

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 20th day of February 2019, the Amarillo Local Government Corporation Board of Directors met at 11:30 a.m. on the Third Floor, Room 306, City Hall, 509 Southeast 7th Avenue, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
William Biggs, Vice President	Y	42	41
Eddy Sauer, Councilmember & Board Member	N	19	15
John Lutz, President	Y	61	56
Howard Smith, Councilmember & Board Member	Y	19	19
Michael Haning, Board Member	Y	10	10
Paul Matney, Board Member	Y	10	10
Alfonso Zambrano, Board Member	N	1	0
EX-OFFICIO MEMBERS			
Jared Miller, City Manager	Y	23	15
Mercy Murguia, Potter County Commissioner	N	62	41

Absent were Dr. Eddy Sauer, Alfonso Zambrano and Mercy Murguia.

Staff in Attendance:

Andrew Freeman, William McKamie, Jerry Danforth, Facilities Manager, Frances Hibbs, City Secretary, and Bob Garrett.

ITEM 1: Mr. Lutz called the meeting to order. Mr. Lutz thanked Mr. Poff for his service on the Amarillo Local Government Corporation. He further stated Alfonso Zambrano would replace Mr. Poff. However, Mr. Zambrano and Dr. Sauer were not able to attend the meeting today due to a previous engagement.

ITEM 2: Minutes of the regular meeting held on November 28, 2018 were presented. Motion was made by Mr. Matney to accept the minutes, and seconded by Mr. Smith. The minutes were unanimously approved.

ITEM 3: Mr. Lutz advised that officers needed to be appointed. Motion was made to appoint Mr. Lutz as President, seconded by Mr. Matney. Motion was made by Mr. Lutz for reappoint Michelle Bonner as Treasurer, and Frances Hibbs as Secretary, seconded by Mr. Biggs. Motion was also made by Mr. Lutz to appoint Michael Haning as Vice President, seconded by Mr. Matney. Mr. Matney motioned that the slate of officers nominated be appointed, seconded by Mr. Smith.

Voting AYE were Mr. Biggs, Mr. Lutz, Mr. Haning, Mr. Matney and Mr. Smith voting No were none; the motion carried by a 5:0 vote of the Board of Directors.

ITEM 4: Discussion and Possible Action Regarding Signage and Marketing of the Parking Garage. Mr. Biggs stated at the last meeting they introduced provisional signage and after comments from the City's marketing department they did not meet the design standards. The signs have now been updated and they now conform with the City's design standards. Mr. Miller stated the sign presented today was a non-game sign to be used at all other times. Mr. Biggs stated people did not realize what side of the street they needed to be on to access the parking garage. Mr. Lutz inquired as to how many signs were available. Mr. Miller responded there were currently four. Mr. Lutz inquired if any action was needed regarding the signs. Mr. Biggs stated this item was now complete. Mr. Danforth stated they have been used at a couple of events and once on-street parking begins they would be used simultaneously.

ITEM 5: Mr. Danforth stated that the board needed to discuss and give direction to staff in regard to the parking rates, staffing and allowed uses at the garage during MPEV events. He stated with the MPEV opening in April they need to discuss the parking rates. The \$10 fee does not meet the contractual obligations with the team. The rate will need to be within a percentage of what the team establishes per their lease. Mr. Danforth asked for direction from the Board on how to proceed with the events. He stated the parking garage is not manned but is totally automatic. The garage has the ability to empty within 30-minutes, if parking is paid upon entrance. Employees would be needed at least through the fifth innings. Mr. Danforth asked for direction on the costs for labor for the people taking the payments for entrance fees. There is an ability to do it electronically or for someone to take in the cash. Mr. Biggs stated he remembered during the parking garage discussion phase that they could use Zip Park. Mr. Danforth stated Zip Park is in place and ready to be utilized. They can use handheld scanners to track parking and take cash. Mr. Biggs stated taking cash is a concern for accounting purposes. Mr. Danforth stated a parking count can be done through entries. Mr. Haning inquired if changes could be made to the parking rates and fees at a central command center. Mr. Danforth replied that once the retail space was occupied there is leakage before a baseball event. Mr. Miller stated they would authorize the City to use the pricing in accordance with the lease. Mr. Biggs stated parking prices were proposed by this board but adopted by City Council. Mr. Danforth replied that parking pricing was approved by ordinance by the City Council, which allowed for a fee from \$7 to \$10, and event parking would fit between that scale. He stated it would be up to the LGC board to decide what to charge. Mr. Miller stated they would only be able to use a higher rate on a nonevent day. Mr. Danforth stated they have two full-time employees, and would need to hire at least two more for event parking. City staff could be used and they could pay overtime rates. Ms. Bonner stated she believed there was a group of City employees that would be willing to accept the overtime. Mr. Danforth stated that the team was also interested in negotiations for VIP and season ticketholders parking. An executive session item would be needed to discuss a guarantee for the amount of parking spaces. Mr. Lutz suggested the Executive Committee review this request. Mr. Danforth further stated he has had some interest from people wanting the ability to have events such as sunrise services. They may request free parking or a reduced rate but would need the LGC Board's approval. They would need almost 1,000 parking spots. Mr. Lutz stated the Executive Committee would discuss this with City staff and take time to

review it before they put it on the next LGC agenda. Mr. Lutz motioned to discuss this at the next LGC meeting, seconded by Mr. Biggs.

Voting AYE were Mr. Biggs, Mr. Lutz, Mr. Haning, Mr. Matney and Mr. Smith voting No were none; the motion carried by a 5:0 vote of the Board of Directors.

ITEM 6: Tony Ensor, Panhandle Baseball Club provided an update on Hodgetown (MPEV). Mr. Ensor stated the ballpark is looking beautiful and it changes every day. He stated it was now 47 days from the home opener. City, Western Hunt and Populous have done an amazing job. He stated this team has had more engagement than any other team in the country, including all minor leagues. They will soon be moving in furnishings and be releasing a calendar for promotional items for their 70 home games. There are lots of people coming in for opening day, and the operation is going well. Mr. Lutz inquired about the staffing at the ballpark. Mr. Ensor replied they were fully-staffed with people from all over including locals, and they would all be moved in by mid-March. Mr. Lutz asked Mr. Ensor to elaborate on the involvement of nonprofits and the concessions. Mr. Ensor replied the concessions were allowing the charities to run the stands and get a percentage of the amount collected. He further stated the digital signs were impressive and the scoreboard was an experience seconded to none. Mr. Miller inquired when the mascot would be revealed. Mr. Ensor replied the mascot is still in development but he saw the mold and it was very impressive. The actual costume and uniform was being designed by the same people that design Disney characters. Mr. Matney thanked Mr. Danforth and the contractors for allowing tours. He further stated this helped the community stay engaged. Mr. Ensor stated the tours allowed that one chance to make a first impression. Mr. Ensor stated there would be a three pound hamburger in the ballpark and a lot more food options including high and low-end foods.

ITEM 7: Bobby Dyer, General Manager of the Embassy Suites stated the Star report came out last night and they have more than the market share. They have partnered with Dan Quandt with the CVC to hold the National Pigeon Convention in January 2020, and they are looking forward to doing it many years forward. Las Brisas restaurant will begin construction very soon with an opening in June. They will travel to Austin to help facilitate more national conferences now that the hotel is able to compete on that level. They will also host a Florists Convention in August. The Embassy Suites recently received an award for hiring the most vets of any Embassy Hotel. He further stated the Sod Poodle store has been a great partnership and there is lots of energy in that area. Mr. Smith inquired where Las Brisas would be located. Mr. Dyer replied the building right on the corner would be owned by the Embassy but operated by Las Brisas.

ITEM 8: Jerry Danforth stated the MPEV or now called Hodgetown was making good progress. The contractors were onsite even through the cold weather. The furniture and millwork is being installed; the carpet and tile on second level will be installed next week; the kitchen equipment is being installed; and the field is in great shape and will be green by opening day. The berm or lawn seats are now in and it matches the field sod. The kid's playground will be up by opening day. There will still be touchups and a punch list of items that will not be noticeable to the public. The contractors will be available for any repairs or issues the team sees during the first couple of games. They will soon be in the process of demolition of the white

building near the property, and will be planting a green space. Mr. Miller inquired about the scoreboard. Mr. Danforth replied it would be up the first of March once the structural steel is up. Mr. Biggs inquired if they were ahead of schedule. Mr. Danforth stated there were several days it was muddy and so they are not ahead of schedule but not behind. They are 85-90% complete on the construction. On the fit and finish they are waiting to be stacked on-site, and the locker rooms are in place and being stained and should be finished this week. The batting tunnels will be the last item. They are unique to this construction project. The involvement with the City, contractors and team has been invaluable. Mr. Ensor attends the OAC meetings which deal with the progress. The transition should be seamless.

Mr. Matney provided the board with a timeline of the ballparks and professional baseball dating back to 1922. He stated we were poised to be a great baseball town.

ITEM 9: Mr. McKamie advised at 12:22 p.m. that the Board would convene in Closed Session per Texas Government Code (1) Section 551.071, consult with the attorney on a matter in which the attorney's duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter. (a) Consultation with counsel regarding status of negotiations of proposed amendments to the Convention Center Hotel Lease and Development Agreement, and related matters. (2) Sec. 551.072, discuss the purchase, exchange, lease, sell, or value of real property and public discussion of such would not be in the best interests of the LGC's bargaining position. (a) Lease negotiations for the retail space at the City-owned Parking Garage.

Mr. McKamie announced that the Closed Session was adjourned at 12:59 p.m. and reconvened the Regular Meeting.

ITEM 10: Mr. Lutz stated that at this time the Board would invite comments from interested citizens on matters directly pertaining to policies, programs or activities of the Amarillo Local Government Corporation. There were no comments.

ITEM 11: Mr. Lutz inquired about items for the next agenda. Mr. McKamie stated the need to keep the same two executive session items. Mr. Lutz stated the need to discuss event rates, groups rates and charities; and possibly discuss a contract in executive session. Mr. McKamie also stated a possible policy for parking discounted or reduced rates for community groups. Mr. Biggs stated the need for a value neutral policy and to make no concession or bulk rates. Mr. Smith stated he has been asked more than once when the hotel will receive their four-star rating.


ITEM 12: Mr. Lutz stated the next meeting would be scheduled for Wednesday, March 20, 2019 at 11:30 a.m.

ITEM 13: Mr. Lutz announced the meeting was adjourned.



John Lutz, President

ATTEST:



Frances Hibbs, City Secretary