

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 7th day of October 2019, the Amarillo Local Government Corporation Board of Directors met at 11:00 a.m. on the Third Floor, Room 306, City Hall, 601 South Buchanan Street, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
William Biggs, Board Member	Y	50	47
Eddy Sauer, Councilmember & Board Member	Y	27	20
John Lutz, President	Y	69	64
Howard Smith, Councilmember & Board Member	Y	27	26
Michael Haning, Vice President	Y	18	18
Paul Matney, Board Member	Y	18	17
Alfonso Zambrano, Board Member	Y	9	8
EX-OFFICIO MEMBERS			
Jared Miller, City Manager	Y	31	22
Nancy Tanner, Potter County Commissioner	Y	4	3

Absent were none.

Staff in Attendance:

Andrew Freeman, Bryan McWilliams, City Attorney, and Frances Hibbs, City Secretary. Mick McKamie participated by conference call.

ITEM 1: Mr. Lutz turned this item over to Bob Garrett. Mr. Garrett presented a signed lease with Colby Monroe dba Joe Taco for space in the parking garage retail space at 600 South Buchanan Street. He stated the lease was for 4,851 square feet, beginning on March 1, 2020 through February 28, 2026. Mr. Garrett stated they would pay 100% of the triple nets and 100% of the finish out. Any signage must be approved by the LGC Board. Commencement date shall be March 1, 2020, however, the Tenant may delay commencement date to no later than May 1, 2020, depending on actual construction and completion date or based on certificate of occupancy.

Mr. McKamie stated they used a Texas Real Estate form and made recommendations to two special provisions because LGC is a governmental entity. He stated he believed the contract was adequate to protect the LGC. Mr. Smith inquired about rent the first year. Mr. Garrett stated the rent was zero the first year. Mr. Biggs inquired how long they anticipated construction. Mr. Garrett replied they have until May 1, 2020 but they are giving themselves plenty of time to complete the finish out. Mr. Biggs inquired when baseball season started. Mr. Lutz replied in April. Ms. Bonner stated the contract was consist with what was previously reviewed. Mr. Miller stated from a management standpoint this was a fabulous start. Mr. Biggs inquired if this was close to the original pro forma. Mr. Lutz stated putting up the money in the finish out was a huge

step. Mr. Garrett stated the finish out was about \$8.30 a square foot not as projected but very close. Motion was made by Dr. Sauer to approve the Tenant Lease in the Parking Garage Retail Space to Colby Monroe dba Joe Taco, seconded by Mr. Haning.

Voting AYE were Mr. Biggs, Mr. Lutz, Mr. Matney, Dr. Sauer, Mr. Smith, Mr. Zambrano and Mr. Haning voting No were none; the motion carried by a 7:0 vote of the Board of Directors.

Mr. Lutz thanked Mr. Garrett for bringing in this partner. Mr. Lutz further stated Andrew Freeman would work with the City's Communications Department. Mr. Freeman stated they would also work on signage such as 'coming soon.'

ITEM 2: There was no need for this item.

ITEM 3: Mr. Lutz announced the meeting was adjourned.



John Lutz, President

ATTEST:



Frances Hibbs, City Secretary