

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 2nd day of August 2017, 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
Sunny Hodge-Campbell, President	Y	29	27
Bryan Poff, Jr., Board Member	Y	27	27
William Biggs, Vice President	Y	27	27
Eddy Sauer, Councilmember & Board Member	Y	4	4
John Lutz, Board Member	Y	46	40
Howard Smith, Councilmember & Board Member	Y	4	4
EX-OFFICIO MEMBERS			
Jared Miller, City Manager	N	7	4
Bob Cowell, Deputy City Manager	Y	24	21
Mercy Murguia, Potter County Commissioner	N	46	31

Absent were Jared Miller and Mercy Murguia.

Staff in Attendance:

William McKamie, City Attorney; Jerry Danforth, Facilities Manager; Andrew Freeman, Economic Development Manager; AJ Fawver, Planning Director and Frances Hibbs, City Secretary.

ITEM 1: Ms. Hodge-Campbell called the meeting to order.

ITEM 2: Minutes of the regular meeting held on July 19, 2017 were presented. Motion was made by Councilmember Lutz to accept the minutes, and seconded by Councilmember Biggs. The minutes were unanimously approved.

Voting AYE were Ms. Hodge-Campbell, Mr. Poff, Mr. Biggs, Dr. Sauer, Mr. Lutz, and Mr. Smith voting No were none; the motion carried by a 6:0 vote of the Board of Directors.

ITEM 3: The LGC Board and City staff toured the Embassy Suites Hotel Construction and then resumed their meeting.

Dan Quandt, CVC, stated they have booked 20 conventions to-date at the new Embassy dating from September 2017 through 2022.

ITEM 4: Mr. Cowell presented project updates on the following items:

Mr. Cowell stated the parking garage equipment is being delivered and they should hand over the parking garage next week.

Mr. Cowell reported they are continuing conversations on the Downtown Parking Management with the LGC Board and City Council. He stated there were three components of downtown parking: parking garage, on-street parking and surface parking. They were assessing the costs associated with each. They are currently reviewing two RFP proposals. If City Council approves, the proposed company will have 90-days to get things up and running. There will be ways for people who do not have credit cards or checking accounts to participate as well. The geographic scope and area will also need to be discussed. The initial surface parking will not be controlled until the MPEV is operational.

Mr. Cowell stated there was nothing new to report on the parking garage retail except that Mr. Garrett will provide updates to the Board as needed.

Mr. Cowell stated the Hilton personnel would be onsite at the Embassy for final inspection the closer they get to opening.

Mr. Cowell stated they are finalizing the LOI with the baseball team owners and as soon as the language gets ironed out, the lease will need to be approved by the Texas League and Minor League Baseball. The architects are continuing to work on the design. There will be meetings for the public to give their input to the architects (Populous) on Tuesday, August 15 and again at the Council meeting that evening. These meetings will be posted for Council, LGC and TIRZ Boards so that they may attend. In order to stay on schedule they need to have the groundbreaking in January.

Mr. Cowell stated the tax status on the retail portion of the parking garage would be taxable as well as the parking garage leases with the hotel and individuals. Uses for public purposes and governmental entities would not be taxed.

ITEM 5: Ms. Hodge-Campbell stated the LGC Executive Advisory Committee (Mr. Biggs, Ms. Hodge-Campbell and Mr. Lutz) met on July 27. The contract will be with the City. LGC will review the RFP proposals and make recommendations to Council to issue debt.

Mr. Biggs stated one of the items changed is the way in which the contractor is paid which was originally on a timeline, but they have moved toward goals and to pay when goals are reached on schedule. Mr. Biggs further stated there was no pushing back the schedule or asking for more time. Mr. Cowell replied that if the contractor misses the timing, the contractor would pay financial damages. Mr. Cowell further stated Populous was crafting the documents but there would not be final designs until after the community meetings. The stadium cannot cost more and there would not be an extension of time unless the Team makes special requests and they can add the extra. Mr. Cowell anticipated local, national and international contractors to bid on the stadium and LGC would choose the most experienced, qualified and one able to meet the timelines. He anticipated the Chair of LGC to present this item to City Council on October 2.

ITEM 6: Mr. McKamie advised at 12:48 p.m. that the Board would convene in Closed Session after a short break in Closed Session to discuss the potential purchase, sale, or lease of downtown property, together with (i) economic incentives that may be available for a prospective or existing business and (ii) attorney-client communication and advice regarding same, per Texas Government Code sections 551.071, as they relate to proposed projects for downtown redevelopment.

Mr. McKamie announced that the Closed Session was adjourned at 12:54 p.m. and reconvened the Regular Meeting.

ITEM 7: Mr. Cowell stated the preliminary conceptual design of the Multi-Purpose Event Venue was moving quickly. He handed out copies of the most recent designs to the Board. He anticipated that 20% of the design was completed. They are in collaboration with the architects along with the team owners. He further stated these handouts were preliminary and conceptual drawings only.

Mr. Smith left during this item.

ITEM 8: Mr. Cowell stated the need to begin establishing the scope of the Parking Garage Revenue Enhancement Committee. It currently consists of Ms. Hodge-Campbell, Mr. Burkett and Ms. Murguia. This committee will assist with non-parking revenue for the parking garage. Mr. Biggs volunteered to replace Mr. Burkett. Ms. Hodge-Campbell stated perhaps Mr. Smith would like to volunteer. Mr. Lutz stated in case he did not have time, he would do so. Ms. Hodge-Campbell stated perhaps they could contract with the Symphony and others on valet parking services. Mr. Biggs suggested reaching out to Bob Garrett and perhaps Civic Center employees to assist. Mr. Cowell suggested Mr. Biggs, Ms. Murguia, Mr. Smith, and possibly Mr. Garrett brainstorm some ideas. Ms. Hodge-Campbell suggested this group take control of who they would like on their committee to assist them. Mr. Cowell stated updates can be reported at future LGC meetings.

ITEM 9: Ms. Hodge-Campbell 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. James Scheneck, 6216 Gainsborough Street, inquired if the \$40 million included work that had already been completed and if the HOT tax paid for the land. Mr. Cowell stated the land was provided to the City. Mr. Schenck further inquired if the escrow would go back into the City's coffers. Mr. Cowell stated these funds will pay for repair, replacement and obligations of the City for the stadium, be kept in a separate fund and not rolled up with the other funds. There were no further comments.


ITEM 10: Mr. Cowell stated the items for the next agenda would be similar to today's. They will also discuss the two committees design and communication.

ITEM 11: Mr. Cowell stated the next meeting is scheduled for Wednesday, September 6, 2017. Ms. Bonner noted the budget would also need to be approved by September 30. Judge Poff noted he would not be able to attend the September meeting.

ITEM 12: Ms. Hodge-Campbell announced the meeting was adjourned.


Sunny Hodge-Campbell, President

ATTEST:


Frances Hibbs, City Secretary