

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 22nd day of February 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	23	22
Bryan Poff, Jr., Board Member	Y	21	20
William Biggs, Vice President	Y	21	21
Les Simpson, Board Member	N	96	71
Lisa Blake, Councilmember & Board Member	N	6	4
John Lutz, Board Member	N	40	35
Randy Burkett, Councilmember & Board Member	Y	23	21
EX-OFFICIO MEMBERS			
Jared Miller, City Manager	Y	1	1
Bob Cowell, Interim City Manager	Y	18	15
Mercy Murguia, Potter County Commissioner	Y	40	27

Absent were Les Simpson, Lisa Blake and John Lutz.

Staff in Attendance:

William McKamie, City Attorney; Jerry Danforth, Facilities Manager; Michelle Bonner, Assistant City Manager; and Frances Hibbs, City Secretary.

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

ITEM 2: Minutes of the regular meeting held on January 4, 2017 were presented. Motion was made by Mr. Burkett to accept the minutes, and seconded by Mr. Poff. The minutes were unanimously approved.

Voting AYE were Ms. Hodge-Campbell, Mr. Poff, Mr. Biggs and Mr. Burkett voting No were none; the motion carried by a 4:0 vote of the Board of Directors.

ITEM 3: Mr. Cowell presented project updates on the following items:

The TxDot Streetscape is underway at two locations 6th Avenue and 10th Avenue working north on one side of the street. The traffic lights sequences have been changed to accommodate traffic. This project is scheduled to conclude in June.

The Parking Garage remains on schedule. The building should be turned over to the City by the end of March. The equipment installation will conclude at the end of April and open for business at the beginning of May. Mr. Cowell stated the City will operate the garage initially. Eventually, when the parking garage proves itself they will discuss privatizing the operation. He stated he would like the Board to tour the garage at the end of April with a opening celebration. Ms. Murguia stated the County hosted a dialogue and discussed the operation for County employees. The employees will park in the structure when it is up and running Monday-Friday, 7:30 a.m.-5:30 p.m., and then the spots will be released and sold. The ground level parking will be off limits and will be for retail. Mr. Cowell stated a change order would be forthcoming to the Board for the reconstruction of 6th and 7th Avenues which are currently half brick and half asphalt.

Mr. Cowell stated the Convention Center Hotel has fallen behind schedule and anticipates opening the end of summer rather than the beginning of summer. Mr. Cowell stated he has met with the hoteliers and they wish to discuss an insurance issue, and would like the LGC Board to tour their progress. Mr. Cowell suggested syncing up the garage and hotel tours. Mr. Cowell further stated they also wished to discuss their employee parking lot and they are interested in finding another location.

Mr. Cowell stated phase I and phase II of the demolition of the Coca-Cola property was almost complete and should be done by the end of the month. They will soon being work moving the storm sewers out of 7th Avenue to 8th Avenue.

ITEM 4: Ms. Hodge-Campbell stated the Executive Advisory Committee met on January 20 with the hoteliers and again on February 13 to talk about the retail contract. Mr. Burkett inquired as to what parking spots the hotel would be receiving. Mr. Cowell stated there were locations in the parking garage to accommodate valet parking.

ITEM 5: Mr. Cowell presented the Management Agreement for the Downtown Parking Garage Retail Space. Mr. Cowell stated the agreement has been dramatically changed along with way. Mr. Garrett has been patient throughout. The Master Agreement's term is for 66 months. The term begins in January 2017. Section 7, paying for advertising, was been clarified. The Broker will advertise, unless LGC decides to advertise beyond the standard advertising which will be at their discretion. Section 9.3 will allow the budget to be presented every year, including the operating, marketing and leasing plans. Section 10.2 through 11 answers the questions about minor repairs and the ongoing contractual maintenance that will be covered. Mr. Garrett has discretion up to but not over \$5,000. Anything above \$5,000 will need LGC Board approval. Section 17.1 sets out the compensation for services and it has not changed, \$2,500 a month or 6% of gross receipts from the premises whichever is more. Office space on the 2nd floor will be available for their use and there will be no need to finish out the location. Mr. McKamie stated Section 14 was taken out. Section 17.3 is for the finish out. The agreement is broken into three services, leasing, management and management of the finish out. If Mr. Garrett manages all of it, he will be paid a 15% fee; there is a 10% version, and 5% version of which this role will be very minor and coordinating with someone else, and a zero version. The square footage remains the same at \$50 per square foot. Section 21.4 has one termination component. If LGC decides to terminate the lease under breach, the preceding calendar month payments will be paid for the remaining time of the agreement. Ms. Murguia inquired if the fees were equal to the marketplace. Mr. McKamie stated the percentages and fees were taken from

the local market rates. Ms. Murguia inquired if the parking garage retail was in competition with the Xcel retail. Mr. McKamie stated it was very hard to carve out. There was a benefit to the broker no matter where they are leasing. Mr. Burkett stated the hotel also has retail space. Motion was made by Mr. Burkett to approve the Management Agreement, seconded by Mr. Biggs.

**Voting AYE were Ms. Hodge-Campbell, Mr. Biggs, and Mr. Burkett voting
No was Mr. Poff; the motion carried by a 3:1 vote of the Board of Directors.**

Item Taken Out of Order.

ITEM 6: Mr. McKamie advised at 11:34 a.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, section 551.071, as it relates to proposed projects for downtown redevelopment.

Mr. McKamie announced that the Closed Session was adjourned at 12.21 p.m. and reconvened the Regular Meeting.

ITEM 7: 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. There were no comments.

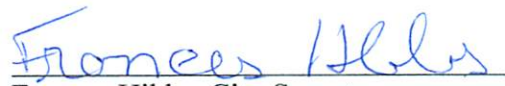
ITEM 8: Mr. Cowell stated upcoming agenda items will include a change order for 6th Avenue, parking discussions will continue, and anything else that may be brought forward.

ITEM 9: Mr. Cowell stated the next meeting may be as early as March 8, but for the Board to let him know their availability on March 15, 22, and 29. Mr. Burkett sated he would be out on the 29th.

ITEM 10: Ms. Hodge-Campbell announced the meeting was adjourned.


Sunny Hodge-Campbell, President

ATTEST:


Frances Hibbs, City Secretary