

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 4th day of January 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	22	21
Bryan Poff, Jr., Board Member	Y	20	19
William Biggs, Vice President	Y	20	20
Les Simpson, Board Member	Y	95	71
Lisa Blake, Councilmember & Board Member	Y	5	4
John Lutz, Board Member	Y	39	35
Randy Burkett, Councilmember & Board Member	Y	22	20
EX-OFFICIO MEMBERS			
Bob Cowell, Interim City Manager	Y	17	14
Mercy Murguia, Potter County Commissioner	Y	39	26

Absent were none.

Staff in Attendance:

William McKamie, City Attorney; Jerry Danforth, Facilities Manager; Michelle Bonner, Assistant City Manager; AJ Fawver, Planning and Zoning 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 November 29, 2016 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, Mr. Simpson, Ms. Blake, Mr. Lutz and Mr. Burkett voting No were none; the motion carried by a 7:0 vote of the Board of Directors.

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

1) Mr. Cowell stated the streetscape would begin in February. It will begin on the 6th Avenue portion then on Buchanan Street. 2) Mr. Cowell stated the Convention Center Parking Garage was 80-85% complete and would be nearing completion in mid-March. They are preparing for the streetscape. 3) Mr. Cowell stated the Convention Center Hotel remains on schedule and they

anticipate opening in summer or early fall. The hoteliers have requested a meeting and suggested a tour of the hotel for the Board. They are continuing discussions regarding their insurance requirements. Ms. Murguia inquired when the pro forma model would begin. Ms. Bonner replied it was reliant on the ballpark but two years after the MPEV opens. Ms. Murguia inquired if there would be a revised pro forma. Ms. Bonner replied it would be updated as there are new estimates. 4) Mr. Cowell stated the demolition with the Coca-Cola property was temporarily stopped due to an address different than the overall project, and the contractor was waiting to bid on Phase II. The bids opened last week and the contractor lost by approximately \$1,000. Staff is still assessing the bid proposals. The demolition is still within its original timeframe. Mr. Burkett asked if it had to be placed with the lowest bidder. Mr. Cowell replied yes, they would have to award the contract to the lowest bidder. Once the site is cleared there will be a need to relocate utilities and the storm water from one side of the street to the other.

ITEM 4: Mr. McKamie advised at 11:43 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 551.072, as it relates to proposed projects for downtown redevelopment.

Mr. McKamie announced that the Closed Session was adjourned at 12:29 p.m. and reconvened the Regular Meeting.

ITEM 5: Management Agreement for the Downtown Parking Garage. Ms. Hodge-Campbell stated there was no action to be taken on this item at this time.

ITEM 6: Parking Garage Equipment Award of Contract to Skidata, Inc. in the amount of \$268,207. Mr. Cowell stated this item was slightly below what was budgeted and the timing is good to open the garage in March. He asked the LGC Board to approve this contract conditionally while waiting on two exhibits on the software licensing agreement and authorize the Chair to execute the agreement. Motion was made by Mr. Biggs to approve this contract conditionally based upon Legal's review and satisfaction, and for the Chair to execute said document, seconded by Mr. Burkett.

Voting AYE were Ms. Hodge-Campbell, Mr. Poff, Mr. Biggs, Mr. Simpson, Ms. Blake, Mr. Lutz and Mr. Burkett voting No were none; the motion carried by a 7:0 vote of the Board of Directors.

ITEM 7: Parking Garage Security and Access Control Award of Contract to Entech Sales and Services in the amount of \$25,842 and ConTech Technologies, Inc. in the amount of \$56,322.52. Mr. Cowell stated these contracts were associated with the garage elements, badge access and security cameras in the garage. Mr. Danforth stated the equipment is linked into the 911 system. Mr. Lutz inquired how much cost savings there was by utilizing city staff. Mr. Danforth stated that building automation technology charges around \$85-90/hour and city staff is about \$36/hour. Mr. Cowell stated they have had meetings with the hotelier and the hotelier has requested an additional security arm gate at their costs. He further stated their meetings have been beneficial. Mr. Simpson inquired if the equipment meets the needs and technology. Mr. Cowell replied details need to be worked out on how many and where they are located and

accommodations need to be made for the County, hotel and retailers. Motion was made by Mr. Poff to approve this item, seconded by Mr. Biggs.

Voting AYE were Ms. Hodge-Campbell, Mr. Poff, Mr. Biggs, Mr. Simpson, Ms. Blake, Mr. Lutz and Mr. Burkett voting No were none; the motion carried by a 7:0 vote of the Board of Directors.

ITEM 8: Mr. Cowell stated he hoped at the next meeting to enter into a contract on the retail space. Discussions with the City Council and LGC will need to begin regarding the operation of the parking garage, equipment, whether or not it is advantageous to contract the operation of the parking garage, short-term and when the ballpark is up and operational. Also, the need to initiate the conversation about parking lots around the parking garage. Mr. Simpson inquired about the technology of the parking garage equipment and needed staffing. Mr. Cowell replied city staff would be trained and they will be able to remote-in for support and, if necessary, physically come to Amarillo from Dallas. He further stated that it would be different for event parking which would require additional staff. Mr. Simpson further inquired about who would be responsible for cleaning. Mr. Cowell replied that would be included in a contract between the City and LGC. He further stated any dollars made off the parking garage would be dedicated to debt service. Mr. Poff inquired if off-street parking would also be addressed. Mr. Simpson stated the importance of education to the public on downtown free parking and working with private owners which could change over time. Mr. Lutz stated it was important to get Xcel involved. Mr. Cowell replied OPUS would be turning that building over in April.

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 Schenck, 6216 Gainsborough Road, inquired if the demolition costs were missed by \$60-70,000. Mr. Cowell replied the demolition was divided into two phases and the first phase came in lower. Mr. Cowell stated the second phase area is being used for employee parking while Xcel finishes their parking garage. Mr. Schenck further inquired about approving Item 6 without knowing the legal aspects. Mr. Poff replied the item was conditional approved. There were no further comments.

ITEMS 10 and 11: Mr. Cowell proposed a second meeting of the LGC Board for Wednesday, January 25, 2017 at 11:30 a.m. He stated a need for an executive session on the lease negotiations; approval of the retail management agreement and an update on the parking discussions. Mr. Cowell further stated the hoteliers would be in town on January 19-20 and he would like to convene the Executive Advisory Committee and perhaps schedule a tour of the hotel in February.

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


Sunny Hodge-Campbell, President

ATTEST:


Frances Hibbs, City Secretary