

STATE OF TEXAS  
COUNTIES OF POTTER  
AND RANDALL  
CITY OF AMARILLO

On the 7th day of June 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	26	25
Bryan Poff, Jr., Board Member	Y	24	22
William Biggs, Vice President	Y	24	24
Eddy Sauer, Councilmember & Board Member	Y	1	1
John Lutz, Board Member	Y	43	37
Howard Smith, Councilmember & Board Member	Y	1	1
EX-OFFICIO MEMBERS			
Jared Miller, City Manager	Y	4	3
Bob Cowell, Deputy City Manager	Y	21	18
Mercy Murguia, Potter County Commissioner	Y	43	29

Absent were none.

Staff in Attendance:

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

ITEM 1: Ms. Hodge-Campbell called the meeting to order. She also introduced new board members Howard Smith and Eddy Sauer.

ITEM 2: Minutes of the regular meeting held on April 19, 2017 were presented. Motion was made by Mr. Poff to accept the minutes, and seconded by Mr. Biggs.

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

This item was taken out of order.

ITEM 4: Mr. McKamie advised at 11:38 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, section 551.071, as it relates to proposed projects for downtown redevelopment.

Mr. McKamie announced that the Closed Session was adjourned at 12:55 p.m. and reconvened the Regular Meeting.

Sunny Hodge-Campbell left the meeting at this time.

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

Mr. Cowell stated the TxDot streetscape was complete. There is a crown in the road for drainage purposes and the street would be smoother when it is reconstructed.

Mr. Cowell reported the Convention Center Parking Garage was also complete except for the installation of equipment and signage. There will be a ribbon cutting following the Monday, June 26 Local Government Corporation (LGC) meeting. The July 1 celebration will be the first paid event for the parking garage.

Mr. Cowell stated Council has taken action for the conversion of the one-way streets to two-way streets on Buchanan and Fillmore Streets. The traffic signals have been installed and there will be information for the public coming soon.

Mr. Cowell stated the Downtown Parking Management was an item for today's consideration.

Mr. Cowell stated the Parking Garage Retail was also an item for today's consideration.

Mr. Cowell reported construction was continuing on the Convention Center Hotel with a late opening this summer. They are also interested in hosting a tour for the Local Government Corporation Board.

The design is almost complete for the rerouting of the storm sewers from City Hall for the Multi-Purpose Event Venue and construction will begin soon.

Ms. Murguia asked if the County's 150 parking spots would have signage in the designated areas. Mr. Cowell stated the hotel was also inquiring about acquiring additional parking spaces in the parking garage at market rate.

ITEM 5: Mr. Biggs stated items 5 and 6 were related. Mr. Cowell stated there is no need for action on this item. He stated the Parking Garage Operating Budget may need to be amended at a later date. He further stated LGC would enter into an agreement with the City to operate the parking garage at cost.

ITEM 6: Mr. Cowell stated this item was an agreement between the LGC and the City so the City would operate the Downtown Parking Garage. Item 5 above is the budget for the Parking Garage operation. Ms. Murguia inquired about the tax exemption status. Mr. Cowell stated at this time they had not received anything from the appraisal district. Mr. McKamie stated sales tax is charged on all parking rates according to state law. Mr. Cowell interjected the attached budget does not include making tax payments. Mr. Biggs asked that this item be moved to the June 26 agenda for approval to add additional language limiting the liability cost to revenue.

ITEM 7: Mr. Biggs stated this item was to consider the award to Wellborn Sign Co. for the fabrication and installation of signs in the downtown convention center parking garage at a cost of \$76,215. He noted at the previous LGC meeting they were approached by a vendor having problems bidding and the LGC Board voted to return to the bidding process with changes in the design requesting to add neon lights. Mr. Cowell stated this bid was consistent with the renderings. Ms. Murguia stated it reminded her of the Amarillo National Bank signs. Motion was

made by Mr. Lutz to approve the award of this contract for the parking garage, seconded by Mr. Poff.

Voting AYE were Mr. Poff, Mr. Bigg, Dr. Sauer, Mr. Lutz, and Mr. Smith voting No were none; the motion carried by a 5:0 vote of the Board of Directors.

ITEM 8: Mr. Biggs presented a change order to the contract with Western Builders for the Downtown Parking Garage Construction in the amount of \$63,786. Mr. Cowell stated the contractor had left and had to come back to finish the streetscape around the hotel and there were also changes in the elevation. He further stated the parking garage and retail project were under budget. Mr. Danforth stated they were under budget by \$10,000 and finished a month and a half ahead of schedule. Mr. Biggs inquired if there were any remaining change orders. Mr. Danforth replied that Newcrest was adding additional components to the garage, but the charge would be billed back to Newcrest. Mr. Cowell stated they did not anticipate additional costs. Motion was made by Mr. Lutz to approve the change order to the downtown parking garage, seconded by Dr. Sauer.

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

ITEM 9: This item exercises the authority specified under Section 16 of the Management Agreement for the Downtown Garage to clarify that Robert E. Garrett is the sole owner of Amarillo Retail, LLC and removing any references of G4D Limited as a limited owner. Motion was made by Mr. Smith to approve the change from G4D references to Amarillo Retail, LLC, seconded by Dr. Sauer.

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

ITEM 10: Mr. Cowell stated this item was a duplicate from the last meeting and was not needed.

ITEM 11: Mr. Biggs 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 12: Mr. Cowell stated the next upcoming agenda will be heavy loaded with items including a ribbon cutting for the parking garage following the meeting. He further stated the need to solidify and establish ways to generate additional revenue for the parking garage.

ITEM 13: Mr. Cowell stated the next meeting is scheduled for Monday, June 26, 2017.

ITEM 14: Mr. Biggs announced the meeting was adjourned.

  
Sunny Hodge-Campbell, President

ATTEST:

  
Frances Hibbs, City Secretary