

STATE OF TEXAS  
COUNTIES OF POTTER  
AND RANDALL  
CITY OF AMARILLO

On the 24th day of January 2018, 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
Bryan Poff, Jr., Board Member	Y	33	32
William Biggs, Vice President	Y	33	33
Eddy Sauer, Councilmember & Board Member	Y	10	9
John Lutz, President	Y	52	47
Howard Smith, Councilmember & Board Member	Y	10	10
Michael Hanning, Board Member	Y	1	1
Paul Matney, Board Member	Y	1	1
EX-OFFICIO MEMBERS			
Jared Miller, City Manager	Y	13	10
Mercy Murguia, Potter County Commissioner	N	52	35

Absent was Mercy Murguia.

Staff in Attendance:

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

ITEM 1: Mr. Lutz called the meeting to order. Mr. Lutz stated Mercy Murguia would not be joining by video conference because of technical difficulties. He further welcomed Michael Hanning and Paul Matney to the LGC Board.

ITEM 2: Minutes of the regular meeting held on December 20, 2017 were presented. Motion was made by Dr. Sauer to accept the minutes, and seconded by Mr. Smith. The minutes were unanimously approved.

ITEM 3: Mr. Danforth stated the Parking Garage was used 2,170 times in the last 30 days with 638 paying customers and 1,521 by the hotel valet. He further stated the hotel is working with the Amarillo Symphony to provide valet parking.

Mr. Danforth stated the 5<sup>th</sup> Street construction is 75% complete. He further stated he is coordinating the remainder 25% with the Globe News Center and Civic Center. The construction will block the loading docks for the hotel and the Civic Center for seven days.

Mr. Danforth stated the MPEV demolition area will be 75% complete by the end of next week. He stated they have found some items through the demolition process and he expects a minor change order. He stated the current timeline syncs up with the contractors. He further stated the mass excavation will begin accepting bids and should start the middle or end of February.

Mr. Danforth stated the groundbreaking for the MPEV will be at 2:00 p.m. in front of City Hall on February 1, 2018. Mr. Miller asked the LGC Board to consider waiving parking fees during the groundbreaking ceremony. Mr. McKamie stated he has visited with Mr. Lutz and proposed to have this item on the next agenda. Dr. Sauer inquired how close they were operating to the proforma that was created. Mr. Danforth replied they are getting very close with the valet parking spaces. He stated he believed it would not be a problem when the hotel is at full occupancy

Mr. Biggs inquired as to the timeline the Embassy would apply for four-diamond status. Mr. Danforth replied they will apply in April. They wanted to make sure everything worked before they made application and they also would like 5<sup>th</sup> street to be completed before they apply.

Mr. Matney inquired as to the west side of the hotel, an area appearing to look like a display area. Mr. Danforth stated he believed it was an architect feature and not designed for signage. He further stated this area did not go through the Downtown Review Board.

Mr. Garrett gave an update on the Parking Garage Retail space. He presented possible graphics for the retail space area. He stated they would obtain samples and pricing with a rendering of the ballpark or MPEV. Mr. Garrett stated interest has picked up since the City signed the contract for building the MPEV. Mr. Miller inquired if by waiting would tenants they receive better rates. Mr. Garrett stated the right leads will make a difference and get better rents. He further stated he believed they would be better quality rents than what he originally thought. Mr. Miller inquired if the retail space would open about the same time as the MPEV. Mr. Garrett stated there would be couple of stages. Some would be open 4-6 months before the MPEV and others would time it for opening day of the MPEV. Mr. Haning asked if there was a list of prospects. Mr. Biggs replied Mr. Garrett had provided LGC with a list of potential tenants. Mr. Garrett stated they were actively seeking tenants. Mr. Biggs stated they were very conservative on the proforma.

Mr. Poff arrived at this time.

Mr. Garrett stated he felt good about obtaining tenants and the rates they would be able to get.

ITEM 4: Mr. Lutz advised that appointments need to be made to the Parking Revenue Enhancement Committee. Mr. Biggs reported the Committee met and created a long list of potential members. He stated they would meet with the potential members and see if they are interested before submitting their names. He hoped to make formal appointments at the next LGC meeting. Motion was then made by Mr. Biggs to appoint Mr. Haning to the Parking Revenue Enhancement Committee, seconded by Dr. Sauer. Mr. Lutz reiterated that the current members are Mr. Biggs, Mr. Smith and Mercy Murguia.

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

ITEM 5: Mr. Lutz stated Mr. Burkett as not able to attend this meeting.

ITEM 6: Mr. McKamie advised at 11:56 a.m. that the Board would convene in Closed Session per Texas Government Code section 551.071, consult with the attorney on a matter in which the attorney's duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter.

Mr. McKamie announced that the Closed Session was adjourned at 12:08 p.m. and reconvened the Regular Meeting.

ITEM 7: Mr. Lutz 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. Elaine Hays inquired about the hotel's additional parking spots and the land status. Mr. Miller replied they have not been completed. Mr. Miller stated Amarillo hosted TML Region 2 at the Embassy Suites. He stated there was a large gathering and everyone was impressed. There were no further comments.


ITEM 8: Mr. Lutz inquired about items for the next agenda. He reminded the board of the groundbreaking event on February 1. He also proposed the parking fees be waived during that time. Mr. McKamie stated that items may include an update on signs and a hotel lease agreement amendment. Mr. Lutz recognized Mr. Miller and Mr. Danforth for their service. Mr. Danforth stated Western/Hunt would be putting construction trailers on site and construction fencing would also be going up around the site.

ITEM 9: Mr. Lutz stated the next meeting was scheduled for Wednesday, February 21, 2018.

ITEM 10: Mr. Lutz announced the meeting was adjourned.

  
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John Lutz, President

ATTEST:

  
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Frances Hibbs, City Secretary