

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 3rd day of April 2019, 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
William Biggs, Board Member	N	44	41
Eddy Sauer, Councilmember & Board Member	Y	21	16
John Lutz, President	Y	63	58
Howard Smith, Councilmember & Board Member	Y	21	20
Michael Haning, Vice President	Y	12	12
Paul Matney, Board Member	Y	12	12
Alfonso Zambrano, Board Member	Y	3	2
EX-OFFICIO MEMBERS			
Jared Miller, City Manager	Y	25	17
Mercy Murguia, Potter County Commissioner	Y	64	43

Absent was William Biggs.

Staff in Attendance:

Andrew Freeman, William McKamie, Jerry Danforth, Facilities Manager, Frances Hibbs, City Secretary, and Bob Garrett.

ITEM 1: Mr. Lutz called the meeting to order. Mr. Lutz also introduced new board member Alfonso Zambrano.

ITEM 2: Minutes of the regular meeting held on March 20, 2019 were presented. Motion was made by Mr. Haning to accept the minutes, and seconded by Mr. Zambrano. The minutes were unanimously approved.

ITEM 3: Mr. Lutz stated this item has been on the agenda for team updates however, they are in full game mode today and not able to attend. Mr. Miller stated everyone was invited to the ribbon cutting tomorrow at 1:00 p.m. The event tomorrow night is for full-season ticketholders only.

ITEM 4: Mr. Danforth stated substantial completion has been received on the MPEV. The outdoor bar will be functional by this weekend. The team has taken possession of the facilities. The team has been working out in the field and left this morning for their first game in Corpus Christi. The ribbon cutting will be held at the corner of 8th & Buchanan at the rotunda tomorrow at 1:00 p.m. The rotunda will be closed off until after the ribbon cutting and speeches, then

attendees will have a chance for a preliminary look at the facility. They are currently working on a punchlist of items to be corrected. He anticipates working about 30-days on the punchlist and then going into a warranty phase. They are replacing some grass on the field but the roots are developing.

Mr. Sauer came in at this time.

Mr. Danforth stated the Team Manager felt comfortable enough to play on the field. The field requires condition approval by both the visiting and home team before playing on the field. He stated the team locker rooms were open to the press yesterday. Mr. Wellman, Team Manager, has been in baseball for 20-years, and in his opinion, if it is not the nicest facility, it's one of the nicest. Ms. Murugia inquired if there were a number of punch items. Mr. Danforth stated the punchlist was fit and finish items. He stated a sheen on the bricks has been postponed in order to make the timelines. Mr. Lutz inquired as to the definition for substantial completion. Mr. Danforth replied substantial completion means it is ready for any services required to be done, safety, handicap accessible, food safety, fire, police rescue, etc. The only thing lacking yesterday was a washer and dryer that was being installed today. Mr. Lutz inquired about the timeline and budget. Mr. Danforth replied they were exactly on time, April 1, and they came in slightly under budget. Mr. Matney thanked to Mr. Danforth, Populous, Western Hunt and all the local subcontractors. He added it was just 13 months ago the first load of dirt was hauled out. Mr. Lutz stated it should be noted that when Amarillo people decide to do something, it proves with great leadership and teamwork, we can build great things which is a great testament. He stated he hoped to use this approach on other projects in the future.

ITEM 5: Mr. Danforth stated they were testing the Zip Phase in the parking garage. The parking garage is fully automated and is set up for credit and debt only. During the first couple of games they will be prepared for some paying with cash but there are drawbacks in handling cash and they will educated. The baseball event rate is \$7.00. The payment will be accepted with handheld card readers upon enter. After the 5th inning the gates will be opened for departures. The garage is capable of unloading in 20 minutes when full. The baseball team has presold 68 spots in the parking garage as of Monday. Ms. Murguia stated she has received concerns during community forums about the potential traffic down Arthur Street. Mr. Danforth stated they would use Facilities employees and others but will need direction on how the labor will be tracked and coded. Mr. Lutz stated the need to make a great impression. Mr. Danforth stated the parking garage is well-lit and can tolerate larger vehicles. It was built to accommodate pickup trucks and larger vehicles. Ms. Murguia inquired where the parking spots will be for the ticketholders in the garage. Mr. Danforth stated they are waiting on a final count from Mr. Ensor. Mr. Lutz stated the Executive Committee met last week and discussed the parking arrangements. Mr. McKamie inquired if the team will provide support in the garage. Mr. Danforth stated they will have an employee checking on the parking mirror tags. Mr. Lutz stated this would be our April meeting but at the next meeting he would like an overview of how things went and changes that were made.

ITEM 6: Mr. McKamie advised at 12:00 p.m. that the Board would convene in Closed Session per Texas Government Code (1) 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. (a) Consultation with counsel regarding status of negotiations of proposed amendments to the Convention Center Hotel Lease and Development Agreement, and related matters. (2) Sec. 551.072, discuss the purchase, exchange, lease, sell, or value of real property and public discussion of such would not be in the best interests of the LGC's bargaining position. (a) Lease negotiations for the retail space at the City-owned Parking Garage.

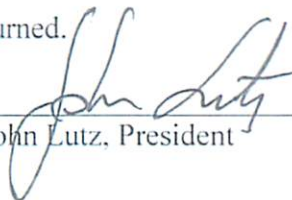
Mr. McKamie announced that the Closed Session was adjourned at 12:33 p.m. and reconvened the Regular Meeting.

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. James Schenck, 6216 Gainsborough Road, inquired how much the project was under budget, and he stated concerns about the retail space. He encouraged using hotels to generate additional hotel occupancy tax to pay the debt. There were no further comments.

ITEM 8: Mr. Lutz inquired about items for the next agenda. Mr. Lutz stated he would like review of parking operations. Mr. Matney inquired about an update from Mr. Ensor. Mr. Freeman stated there would also be a hotel update.


ITEM 9: Mr. Lutz stated the next meeting would be scheduled for Wednesday, May 15, 2019 at 11:30 a.m.

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



John Lutz, President

ATTEST:



Frances Hibbs, City Secretary