

STATE OF TEXAS  
COUNTIES OF POTTER  
AND RANDALL  
CITY OF AMARILLO

On the 1<sup>st</sup> day of August 2012, the Amarillo Local Government Corporation Board of Directors met at 11:30 a.m. on the Third Floor, Room 306, City Hall, 509 E. 7th Avenue, with the following members present:

Gary Pitner	President
Richard Brown	Vice President
Ron Boyd	Board Member
Brian Eades	City Commissioner and Board Member
Glen Parkey	Board Member
Jarrett Atkinson	City Manager
Marcus Norris	City Attorney
Donna DeRight	City Secretary and Secretary of the Board

Absent were Jim Simms, City Commissioner and Board Member, and Les Simpson, Board Member. Also in attendance were Joe Esch and Costa Bajjali, Wallace Bajjali Development Partners.

ITEM 1: The meeting was called to order by Mr. Pitner.

ITEM 2: The minutes of the regular meeting held on June 6, 2012 were presented. Motion was made by Mr. Boyd, seconded by Commissioner Eades, and carried unanimously.

ITEM 3: Mr. Pitner presented the streetscape funding agreement for the downtown redevelopment projects between the Tax Increment Reinvestment Zone #1 (TIRZ) and the Amarillo Local Government Corporation. This agreement provides up to \$2.7 million to fund the necessary streetscape improvements for the proposed Convention Hotel, Parking Garage and Multi-Purpose Event Venue subject to the stated terms and conditions. He stated that this agreement has been approved by the TIRZ #1 Board of Directors, the Potter County Commissioners Court and the Amarillo City Commission. Mr. Brown advised that he is acting on behalf of the TIRZ Board and will abstain from taking action as a Local Government Corporation board member. He stated that the streetscape project is for the entire downtown redevelopment area. Mr. Pitner stated that the improvements will be made closer to the completion of the projects but we need to have the agreement in place. Motion was made by Mr. Boyd and seconded by Mr. Parkey to approve the streetscape funding agreement. Voting AYE were Mr. Pitner, Mr. Boyd, Commissioner Eades and Mr. Parkey; voting NO were none; ABSTAINING was Mr. Brown; the motion carried by a 4:0:1 vote of the Board.

ITEM 4: Mr. Pitner presented a resolution to amend the charge originally assigned to the Amarillo Local Government Corporation (LGC) Document Development and Review Committee on September 21, 2011. Specifically, this amendment renames the Committee as the Project Advisory Committee and both continues its previous charges and adds the responsibility

to assist in the administrative implementation of the Downtown Redevelopment Projects. Motion was made by Mr. Parkey, seconded by Mr. Boyd, and unanimously carried, to approve Resolution No. 5.

ITEM 5: Mr. Pitner stated that the Board would receive an update from Wallace-Bajjali Development Partners, LP as well as an update and discussion regarding the overall status of the Downtown Redevelopment Projects, pending or contemplated legal agreements and contracts necessary to implement the projects and estimated project timelines.

Mr. Esch stated that construction is projected to begin on the hotel and parking garage in late 2013 with the opening in 2015. He stated that they are moving forward with the architectural agreement, construction plans and a construction budget. He advised that a selection process is in place to hire a construction manager. Mr. Esch stated that work continues on the financing. He stated that in order to complete the financing, the Multi-Purpose Event Venue (MPEV) agreement needs to be approved. Mr. Atkinson stated that the Project Advisory Committee will begin reviewing the MPEV agreement in the next few weeks. He advised that the downtown utility relocation project will begin soon, which will place all utility lines in a single underground trench.

ITEM 6: Mr. Pitner 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 7: Mr. Pitner advised at 12:18 p.m. that the Board would convene in Closed Session to discuss the potential purchase, sell, 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 and, per Texas Government Code sections 551.071, .072 and .087, as relates to proposed projects for downtown redevelopment.

Mr. Pitner announced the Closed Session was adjourned at 1:23 p.m. and no action would be taken in regard to the Closed Session. Mr. Pitner reconvened the Regular Meeting.

ITEM 8: Mr. Pitner stated that the next board meeting is scheduled for Wednesday, August 15, 2012 at 11:30 a.m. at City Hall, Third Floor, Room 306. Mr. Atkinson advised that there might not be a need for a meeting on that date so he would be in contact with the board about the meeting.

ITEM 9: Mr. Pitner announced the meeting was adjourned.

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Gary Pitner, President

ATTEST:

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Donna DeRight, City Secretary