

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 14th day of January 2015, 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
Richard F. Brown, President	Y	60	55
Glen Parkey, Vice President	Y	60	52
Ron Boyd, Board Member	Y	60	52
Les Simpson, Board Member	N	60	48
Brian Eades, Councilmember & Board Member	Y	60	56
John Lutz, Board Member	N	4	3
Lilia Escajeda, Councilmember & Board Member	Y	2	2
EX-OFFICIO MEMBERS			
Jarrett Atkinson, City Manager	Y	60	59
Melissa Dailey, Executive Director of DAI	Y	60	60
Mercy Murguia, Potter County Commissioner	Y	4	2

Absent were Les Simpson and John Lutz.

Staff in Attendance:

Marcus Norris , City Attorney, Michelle Bonner, Assistant City Manager, Bob Cowell, Assistant City Manager and Frances Hibbs, City Secretary.

Also in Attendance were the following: Mike Patel, Jerry Merriman, Merriman & Associates, Jennifer Picquet-Reyes, Architect, Milton Anderson, Director of Design, Chuck Patel, Raymond Braswell, Wallace Bajjali, Tom Lavin, Lavin Associates and John Jenkins, Lavin Associates.

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

ITEM 2: The minutes of the regular meeting held on December 10, 2014 were presented. Motion was made by Ronald Boyd to approve the minutes, seconded by Glen Parkey and unanimously carried.

ITEM 3: Mr. Brown introduced Bob Cowell, who presented a project status update on the Pierce Street construction project. He stated all the utility work has been completed. He further stated there are two projects on Buchanan Street. The first is the underground storm sewer. The design is complete and bids should be opening sometime next month with construction to begin in March and completion in November. The second is the streetscape project. The streetscape invitation for bids is 75% complete and should be ready for bidding in late Spring. Construction should begin in June or July and completed toward the end of the year.

ITEM 4: Mr. Atkinson stated the Amendment to the Interlocal Agreement between the City and Local Government Corporation (LGC) updates the agreement to match the recently approved Council resolution and LGC actions for the projects and the current funding model, including the

performance assurance clause. This amendment does not change the approved funding model but rather ensures that the LGC has the necessary funding mechanism for the projects under the current financial structure. Motion was made by Lilia Escajeda to approve the Interlocal Agreement Amendment #1, seconded by Glen Parkey; motion carried 5:0.

Mr. Brown advised at 11:48 a.m. that the Board would convene 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 sections 551.071, .072 and .087, as they relate to proposed projects for downtown redevelopment.

Mr. Brown announced the Closed Session was adjourned at 12:00 p.m. and no action would be taken in regard to the Closed Session.

Mr. Brown reconvened the Regular Meeting at 12:00 p.m.

ITEM 5: Mr. Atkinson stated Staff has reviewed the Standard Form of Agreement between Supreme Bright Amarillo II, LLC and Merriman Associates/Architects, Inc. He then read a proposed sentence to be added under the Scope. With that addition, it was found to be acceptable and ready for the approval by the LGC Board. Mr. Brown inquired about the details in obtaining a Triple A 4 Diamond rating and how the architect made sure that happened. Mr. Merriman stated several things are considered, along with a good design and great materials, so the facility could allow for full-service level. Mr. Mike Patel stated as previously discussed, Embassy Suites meets the criteria but does not meet the customer value for in-room service. He further stated the consumer dictates the value. Motion was made by Lilia Escajeda that the Agreement with the additional language was acceptable, motion was seconded by Ron Boyd; motion carried 5:0.

Mr. Atkinson stated there were two separate agreements for Architectural Services which Staff has also reviewed between Amarillo Local Government Corporation, Wallace Bajjali Development Partners, L.P. and Lavin Associations, Inc. for the 1) Convention Center Parking Garage and 2) the Downtown Streetscape. Mr. Atkinson stated additional language needs to be added to both agreements under Section 1. Mr. Atkinson stated Lavin Associates were currently renovating the Simms Building for the City. Mr. Lavin stated they have contracted with C. Kirk Taylor, a parking garage architect, and with Jay Farris, a structural engineer. Mr. Raymond Braswell stated the design was being started and construction could begin as soon as July and would be a 10-11 month construction project. Motion was made by Mr. Parkey, to approve Items 5B and 5C with the additional language added to Section 1 of both agreements, seconded by Brian Eades; motion carried 5:0.

ITEM 6: Mr. Brown 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. Mr. Robert Goodrich stated he is working on converting the Herring Hotel into apartments. Mr. Brown thanked Mr. Goodrich for being a big supporter of the downtown redevelopment. There were no further comments.

ITEM 7: Mr. Brown advised at 12:52 p.m. that the Board would again convene 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 sections 551.071, .072 and .087, as they relate to proposed projects for downtown redevelopment.

Dr. Eades left the meeting at 2:05 p.m.

Mercy Murguia left the meeting at 2:09 p.m.

Mr. Brown announced the Closed Session was adjourned at 2:10 p.m. and no action would be taken in regard to the Closed Session.

Mr. Brown reconvened the Regular Meeting at 2:10 p.m.

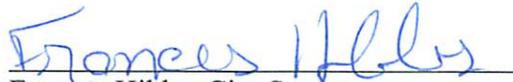
ITEM 8: Mr. Brown stated that the next Board meeting would be scheduled for February 4, 2015.

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



Richard F. Brown, President

ATTEST:



Frances Hibbs, City Secretary