

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 11th day of February 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	62	57
Glen Parkey, Vice President	N	62	53
Ron Boyd, Board Member	Y	62	54
Les Simpson, Board Member	N	62	49
Brian Eades, Councilmember & Board Member	Y	62	57
John Lutz, Board Member	Y	6	4
Lilia Escajeda, Councilmember & Board Member	Y	4	4
EX-OFFICIO MEMBERS			
Jarrett Atkinson, City Manager	Y	62	61
Melissa Dailey, Executive Director of DAI	Y	62	62
Mercy Murguia, Potter County Commissioner	Y	6	4

Absent were Glen Parkey and Les Simpson.

Staff in Attendance:

Marcus Norris, City Attorney, Michelle Bonner, ACM – Finance and Frances Hibbs, City Secretary.

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

ITEM 2: The minutes of the regular meeting held on January 14, 2015 and special meeting on January 27, 2015 were presented. Mr. Brown made a correction to the minutes of January 27, 2015. Motion was made by Ronald Boyd to approve the minutes as amended, seconded by Lilia Escajeda and the minutes were approved 5:0.

ITEM 3: Mr. Brown stated as directed by the LGC Board, a letter was sent to Wallace Bajjali Partners for notice of termination under the Master Development and Lease and Development Agreement for the convention hotel and parking garage. To-date, no replies have been received. Mr. Brown also stated he spoke to Paul Sanders about dealing with the demand letter from Prime, Inc. Mr. Sanders sent a letter to Prime Inc.'s attorney stating Wallace Bajjali never received permission from LGC and Wallace Bajjali did not have any interest with any of the LGC contracts. There has not been any reply to Mr. Sander's letter. Mr. Atkinson stated he had spoken to Mr. Patel and informed him of the processes LGC was following.

Mr. Brown stated he had also spoken to Mark Johnson with Xcel. Mr. Johnson understood that LGC had no interest in Wallace Bajjali, but inquired as to what LGC or the City was going to do across the street at the MPEV location. Mr. Atkinson stated he had spoken to Lavin & Associates and let them know LGC was taking over the A&E contracts previously held by Wallace Bajjali. Mr. Brown stated everyone who was directly involved were notified that LGC

was still moving forward. The response was understanding and positive.

Mr. Lutz thanked Mr. Brown for his discussion with the DAI Board yesterday. He further stated it was an interesting discussion. The DAI Board is confident and grateful that the LGC deal was structured to allow LGC to be in such a good position.

Ms. Murguia asked if there would be a revised agreement for the architecture services of the parking garage. Mr. Brown replied, no, that the agreement is still valid. Mr. Brown stated the three-party contact was constructed with a step-in feature for LGC. Mr. Atkinson stated the Wallace Bajjali contract became LGC's contract.

Dr. Eades arrived during this Item.

Mr. Atkinson stated he has had several conversations with the Newcrest group, and they have begun working directly with Mr. Danforth. Mr. Danforth is currently working with Lavin on the garage. Mr. Atkinson stated the design and features ultimately will get approved from the hotel flag and they should be able to release the drawings and designs for public review in approximately 2-4 weeks.

Mr. Atkinson further stated the garage design is well underway and Lavin has brought in their entire design team. Mr. Danforth and other City departments are working with Lavin, Merriman & Associates and the parking consultant, and they should have a set of drawings available to be reviewed publicly soon. Mr. Atkinson stated that the garage could start construction as early as the end of June or first of July. All four projects could be under construction at the same time, the hotel, garage, Xcel Building and the Simms Municipal Building. Mr. Atkinson stated Coca-Cola will take possession of their new building in CenterPoint on March 6. After 60-days and the completion of the property transactions, demolition of the current buildings can begin. Mr. Brown stated everything will be underway by the end of summer. Mr. Atkinson stated there would be temporary parking lots and additional parking for the Globe News Center during construction and at the last minute the removal of the current Globe News Center parking lot. Ms. Escajeda inquired where the construction staging would be kept. Mr. Atkinson stated there was a partially fenced and secured area for construction items at the Santa Fe Depot location. Buchanan Street will remain open, but it will look like Pierce Street did last summer. Mr. Brown stated it will be great congestion problem to have.

Mr. Atkinson said there will soon be a web presence for the patrons at the Globe News Center, District Court, Library and Civic Center to direct them to extra parking. He further stated it will be difficult to park but they will accommodate the parking. Renderings will be put on the web and the portal will have all the parking information available.

Mr. Quandt stated he is currently working with Mr. Patel and should be able to start accepting bids very soon.

ITEM 4: 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. There were no comments.

ITEM 5: Mr. Brown advised at 12:04 p.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 1:16 p.m. and no action would be taken in regard to the Closed Session.

Mr. Brown reconvened the Regular Meeting at 1:16 p.m.

ITEM 6: Mr. Brown stated that the next Board meeting would be scheduled as needed.

ITEM 7: Mr. Brown announced the meeting was adjourned.



Richard F. Brown, President

ATTEST:



Frances Hibbs, City Secretary