

STATE OF TEXAS  
COUNTIES OF POTTER  
AND RANDALL  
CITY OF AMARILLO

On the 30th day of April 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	67	62
Glen Parkey, Vice President	N	67	55
Ron Boyd, Board Member	Y	67	58
Les Simpson, Board Member	Y	67	53
Brian Eades, Councilmember & Board Member	Y	67	62
John Lutz, Board Member	Y	11	9
Lilia Escajeda, Councilmember & Board Member	N	9	6
<b>EX-OFFICIO MEMBERS</b>			
Jarrett Atkinson, City Manager	Y	67	66
Melissa Dailey, Executive Director of DAI	Y	67	67
Mercy Murguia, Potter County Commissioner	N	11	7

Absent were Glen Parkey, Lilia Escajeda and Mercy Murguia.

**Staff in Attendance:**

Bryan McWilliams, Assistant City Attorney; Michelle Bonner, Assistant City Manager, 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 April 15, 2015 were presented and unanimously approved 5:0 as amended.

Note Item taken out of order.

ITEM 6: Janie Arnold appeared and presented the Annual Financial Report for September 30, 2014 and 2013. Ms. Arnold stated the financial position of the Local Government Corporation as of September is materially correct in accordance with the General Accounting Principles. She stated it was a clean audit. There were no deficiencies in internal control or compliance issues and, there were no significant audit or other findings to report. Motion was made by Mr. Boyd, seconded by Dr. Eades, and unanimously carried, to approve the Financial Report.

ITEM 3: Mr. Atkinson stated there was a pre-proposal meeting on the Request for Qualifications (RFQ) for the parking and retail spaces and the RFQ would be distributed next Thursday. Mr. Danforth stated the A&E is moving along and at a good pace. The parking garage will be separate from the retail space and they are looking at current construction issues such as

elevation for storm water runoff; soil testing; footing and foundations; and pre-stressed concrete that has been tested from several locations. Those issues will be dealt within the next two weeks.

Mr. Atkinson stated TxDOT will soon get notice to proceed on the large storm sewer project. Mr. Atkinson further stated there was a walkthrough of the Coca-Cola facilities on Thursday. He further stated Coca-Cola has done a good job at emptying the facilities they have owned for 90 years. Several items were identified on a punch list, which are to be resolved shortly.

Mr. Atkinson stated the turnover of the downtown facility was well ahead of schedule and the first demolition phase would be the small fenced area and buildings on the Buchanan side. This will then allow for a construction staging area. Mr. Brown inquired about a timeline for completing the demolition and the site being available. Mr. Atkinson replied everything other than the west block would be available in January or February of 2016. Staging in that area could possibly start in 6 to 8 weeks. Mr. Atkinson further stated there was no doubt that the Santa Fe Depot area would also be used for construction staging. Mr. Brown inquired where Xcel would stage their construction site. Mr. Atkinson replied that they were in discussions with them and they may possibly use the same property. Mr. Atkinson stated all of Coca-Cola's operations were currently being operated from their new facility.

ITEM 4: Mrs. Dailey presented an update on the downtown hotel schematics. Mr. Atkinson stated this item allows the LGC to approve the schematics. Section 8.1.2(a) of the Lease and Development Agreement is the time sequence by which Newcrest submits the schematics to the LGC for approval. The schematics were received timely and Newcrest accommodated requested changes by the LGC. Newcrest has received approval from Hilton to move forward. Hilton's revisions were not substantial. Ms. Dailey stated the major change is the fact that Hilton required the north entrance and exit be located closer on 5th Avenue. She presented a new rendering of the hotel and garage indicating the change. Motion was made by Dr. Eades to approve the schematics as outlined, seconded by Mr. Simpson; and unanimously carried 5:0.

Mr. Simpson inquired about obtaining more images of the hotel and presenting them to the public. Mr. Atkinson stated with this approval, the drawings would turn into actual construction work. The next step for the LGC Board will be on or before June 30, to be satisfied with the financing and equity, releasing site, and then construction is ready to begin.

ITEM 5: Mr. Brown stated the RFQ was sent to the Board and is now ready for Board approval. He further stated the RFQ does not state how the project will be structured. Dr. Eades stated the Convention and Visitors Council (CVC) would also be assisting with booking of the MPEV. Mr. Atkinson gave a summary of the RFQ which will include a description of the hotel contract and estimated start date; parking garage location; the SPS headquarters facility and estimated start date; the building of the MPEV and MILB standards, all associated with a minor ballpark, plus outdoor events and sporting events. The potential operator will demonstrate promotion of multi-line events capacity for the entire facility for year-round concerts, sporting events, and baseball. They will have a baseball team, MILB or independent available to play when the facility is complete; have the ability to operate the concessions/catering and hospitality services; operations and maintenance on a year-round basis, which will not include capital repair. This contract will be based on performance days or event days. The RFQ will also direct them to the

relevant plans and studies on the Downtown Amarillo, Inc. website. Mr. Atkinson stated that it was suggested to focus on amenities, not just the number of seats. Mr. Atkinson stated the successful respondent will operate all the MPEV facilities. Mr. Simpson inquired if this would lessen LGCs risk to hire a third-party to operate the facilities. Mr. Atkinson stated the successful respondent will also lend their expertise in the design and will work with LGC. The Lessee will provide funding for tenant improvements and for operations and maintenance including personnel and insurance. The Scope of Work will need to demonstrate historical and current performance. The potential operations will be ranked from stated evaluation criteria: satisfactory evidence of a baseball team under contractor/ownership or control for the 2017 season; baseball team affiliation; performance in promotions, concessions/hospitality, operations and maintenance, experience, financial capacity and references. Motion was made by Mr. Lutz to approve the amended RFQ, seconded by Mr. Boyd; and unanimously carried 5:0.

ITEM 7: 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. Alan Abraham urged the Board to consider other sports such as football, softball, soccer or baseball to be played at the MPEV as a draw for parents to come to Amarillo for the multi-sports in the outdoor venue. Dr. Eades inquired if football could be played in the MPEV. Mr. Boyd also suggested outdoor volleyball and other sports and concerts to use the MPEV as much as possible. There were no further comments.

ITEM 8: Mr. Brown advised at 1:12 p.m. 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 that the Closed Session was adjourned at 1:25 p.m. and no action would be taken in regard to the Closed Session.

Mr. Brown reconvened the Regular Meeting at 1:25 p.m.

ITEM 9: Mr. Brown stated that the next Board meeting would tentatively be set for Wednesday, May 13, 2015.

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



Richard F. Brown, President

ATTEST:

  
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Frances Hibbs, City Secretary