

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 29th day of July 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	73	67
Glen Parkey, Vice President	N	73	55
Ron Boyd, Board Member	Y	73	64
Les Simpson, Board Member	N	73	55
Brian Eades, Councilmember & Board Member	Y	73	67
John Lutz, Board Member	Y	17	15
Lilia Escajeda, Councilmember & Board Member	Y	15	12
EX-OFFICIO MEMBERS			
Jarrett Atkinson, City Manager	Y	73	72
Melissa Dailey, Executive Director of DAI	Y	73	72
Mercy Murguia, Potter County Commissioner	N	17	9

Absent were Glen Parkey, Les Simpson, and Mercy Murguia.

Staff in Attendance:

Bryan McWilliams, Assistant City Attorney and Frances Hibbs, City Secretary.

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

ITEM 2: The minutes of the special meeting held on July 1, 2015 and the regular meeting held on July 8, 2015 were presented. After a minor change to the July 1, 2015 minutes, both sets of minutes were unanimously approved.

ITEM 3: Mr. Brown advised at 11:52 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 that the Closed Session was adjourned at 12:38 p.m. and reconvened the Regular Meeting.

ITEM 4: Mr. Brown stated this item was to consider the proposed budget revision to the Garage and Retail project based on current architectural estimates and to recommend the same to the Amarillo City Council.

Mr. Brown stated there were two existing City Council Resolutions that governs what the LGC should be doing, and many events have transpired since the last City Council Resolution. Mr. Brown further stated he combined the two Resolutions into a draft single Resolution to consolidate them and made the needed changes. The hotel piece is formalized now and there are contracts for the hotel and parking garage. LGC has since engaged Lavin & Associates. LGC has approved the parking garage budget. One missing piece is the retail space in the parking garage. Wallace Bajjali was originally going to build the retail space, lease the properties and recapture their cash flow from those spaces. There was a meeting held with approximately 15-20 developers then LGC went forward with the RFQ. The first task with the retail space was how the retail spaces would be filled. Those numbers needed to come from someone experienced in the business. The first person to respond was a local developer. Based on the numbers from Lavin & Associates, it is now time to ask the City Council to change their budget numbers for the parking garage to proceed. There have been some questions on exactly what was going to happen with the project. Mr. Patel expressed concerns if his assumptions were still correct, and if he would have to reevaluate the project. City Council and LGC have not made a clear decision on how they are poised on the commencement and the construction date. Both Mr. Patel and LGC felt they were not ready and both sides decided a 90-day pause was necessary. The delay has only affected a handful of dates on when the projects would commence.

Mr. Atkinson stated he spoke to Mr. Patel this morning and Newcrest has been approved by Hilton for the Embassy Flag and the property location has a property number. Mr. Patel has a commitment from his lender including the debt component. Mr. Patel would like the parking garage addressed before going forward. Mr. Brown stated the new numbers from Lavin & Associates would be included, plus the G4D retail totals. Mr. Brown stated he hoped to have the Resolution on the City Council's agenda next Tuesday so he could get back to Mr. Patel and let him know the parking garage is going to get built and he needs to commence construction. Although there is uncertainty about the MPEV, the City would begin work on getting the hotel site ready and the LGC would defer further action on the MPEV until it receives additional instructions from the City Council. Motion was made by Mr. Boyd and seconded by Mr. Lutz, to instruct the President, the Project Committee, and City Manager to submit a revision of the Resolutions to the City Council at its earliest convenience, and defer further action on the MPEV until further action. The motion was unanimously carried.

Mr. Boyd inquired if it was possible for the Council to give LGC permission to continue on the plans until they receive further instructions from the Council. Mr. Brown stated this action would slow things down on the MPEV but they need to go with the parking garage until there is guidance on the MPEV.

ITEM 5: 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 6: Mr. Brown stated that the next Committee meeting would be schedule as needed.

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


Richard F. Brown, President

ATTEST:


Frances Hibbs, City Secretary