

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 21st day of October 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
Sunny Hodge-Campbell, Vice President	Y	4	4
Bryan Poff, President	Y	2	2
William Biggs, Board Member	Y	2	2
Les Simpson, Board Member	Y	77	58
Brian Eades, Councilmember & Board Member	Y	77	71
John Lutz, Board Member	Y	21	19
Randy Burkett, Councilmember & Board Member	Y	4	3
EX-OFFICIO MEMBERS			
Jarrett Atkinson, City Manager	Y	77	76
Melissa Dailey, Executive Director of DAI	Y	77	75
Mercy Murguia, Potter County Commissioner	N	21	11

Absent was Mercy Murguia.

Staff in Attendance:

William McKamie, Interim City Attorney; Michelle Bonner, Assistant City Manager; Jerry Danforth, Facilities Manager; Bob Cowell, Assistant City Manager and Frances Hibbs, City Secretary.

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

ITEM 2: Minutes from the regular meeting held on October 7, 2015 were presented. Motion was made by Mr. Biggs and seconded by Mr. Burkett. The minutes were unanimously approved.

Voting AYE were Mr. Poff, Ms. Hodge-Campbell, Mr. Biggs, Mr. Simpson, Councilmember Eades, Councilmember Burkett and Mr. Lutz, voting No were none; the motion carried by a 7:0 vote of the Board of Directors.

ITEM 3: Mr. Cowell stated the Liberty Theater parking lot is handling the Globe News Center overflow parking and it has been used several times over the last few weeks. Additional improvements such as curb removal and wheel stops have also been added. The Globe News Center parking lot has been demolished and turned over to the hotel developer. The Buchanan Street storm sewer project has been finished. TxDot has had one review of the streetscape project. There will be a public hearing on the design after a 21-day notice. TxDot in Austin will then have final approval with a Spring letting of the project. Xcel Energy continues to be on schedule and is progressing on the design. The Convention Center Hotel had their groundbreaking on Friday, October 16, 2015.

ITEM 4: Ms. Hodge-Campbell inquired if any of the Board members would like to change the date and time of the Amarillo Local Government Corporation meetings. After discussion from the Board members, it was decided that the meeting schedule will remain the same. The first and third Wednesday of each month at 11:30 a.m.

ITEM 5: Mr. Atkinson stated that the LGC Board presently has three ex-officio positions. He further stated the committee structure was approved on October 25, 2011, but no such committee has been created. The Project Advisory Committee has only one of its three members currently on its Board. Mr. Poff inquired if the Board wanted to amend the bylaws or continue to operate as they were currently. Councilmember Burkett asked if the advisory committee was necessary. Councilmember Eades stated that the advisory committee has done so much work when the Board could not get a quorum together. The advisory committee has reviewed contracts and then they brought back their recommendations to this Board. Ms. Hodge-Campbell stated she believed the subcommittee should stay for that exact reason. Mr. Atkinson asked if on the next agenda they should post to change the advisory committee appointments by the Board instead of by the President. Motion was made by Mr. Poff, seconded by Mr. Eades, to present a resolution at the next LGC meeting to change the subcommittee advisory committee appointments by action of the Board instead of the President.

Voting AYE were Mr. Poff, Ms. Hodge-Campbell, Mr. Biggs, Mr. Simpson, Councilmember Eades, Councilmember Burkett and Mr. Lutz, voting No were none; the motion carried by a 7:0 vote of the Board of Directors.

Mr. Lutz inquired if the advisory committee needed to appoint two additional people. Councilmember Eades stated as the hotel begins construction there will be benchmarks that will need approval and the need to signed-off on things by the Board. He further inquired if the decisions could be achieved if the Board only meets every two weeks. Mr. Atkinson stated there will certainly be a series of reports that the hotel builder will bring back to this body and anything that requires a decision will come to back this body.

Mr. Atkinson inquired on the need to leave in the subcommittee management committee. There has never been one but this allows them to have that ability. Councilmember Eades stated he did not believe it hurt to have that option available in the future.

ITEM 6: Mr. Poff stated he do not like ex-officios and would consider expanding the Board members to nine (9) voting members. Councilmember Burkett inquired as to when they could populated the Board to nine (9) members. Mr. Poff stated they would need to go to the Amarillo

City Council for approval. He does see an issue on having more people and believes in new eyes reviewing these issues. Ms. Hodge-Campbell asked if there was a reason in removing the ex-officios. Mr. Simpson stated he saw no problem with ex-officios, in fact the ex-officios communicate with other stakeholders making sure there is communication going on which is a positive thing. The Board members do not necessarily get into the weeds. There are a lot of moving pieces as these projects move forward. Mr. Poff stated he never suggested that Ms. Dailey not attend the meetings. Mr. Burkett stated he believed Potter County should have a voting seat at the table. Mr. Lutz stated the two ex-officios bring value to the table and the Board has needed help. There will be a lot to do over the next few months and years. Mr. Lutz further stated he did not see a need to change the ex-officios moving forward. Mr. Atkinson stated that each ex-officio attends meetings, including any closed and executive sessions. He further stated that the City Manager does not have to be ex-officio. Mr. Biggs stated he would like to hear from the ex-officios.

Ms. Dailey stated the ex-officios provide information and input, important and factual information. Mr. Lutz stated the closed session contained the most delicate conversations. They are people to be trusted and they added value to the conversation. Ms. Hodge-Campbell inquired if the Board could request people stay during closed sessions. Mr. McKamie replied they could invite anyone except for a few exceptions. Mr. Eades stated Potter County has a big investment in downtown with the Tax Increment Reinvestment Zone #1 (TIRZ) and the parking garage. He further stated often the important people are the ex-officios. Mr. Simpson stated there was institutional knowledge brought to the table by the ex-officios and Melissa Dailey should remain in that position. Mr. Lutz stated the top attendance has been from the two ex-officios. Mr. Simpson stated he saw no downside in having the ex-officios, and if the City Council wants to add additional members they could, but he thought it would be fine the way it currently operates. Mr. McKamie stated appointing two members was not posted for today's agenda. The discussion today, is on the bylaws and ex-officios and whether to keep them. At the next meeting, the Board could discuss increasing the size of the Board to nine (9). Mr. Atkinson stated the City Council could discuss this and then this Board could make a proposal and then report to the City Council. Mr. Poff stated the more Board members the better. Ms. Hodge-Campbell stated she was in agreement with the subcommittee but stated she did not see the need for more Board members. Mr. Briggs stated revising the advisory committee was more important.

Mr. Atkinson stated at the next meeting they would propose a resolution amending the bylaws subcommittee numbers and they would be appointed by the Board instead of the President and to propose to amend the Bylaws to add two (2) members, one being Potter County. Mr. Biggs stated he did not like to remove someone out of respect without hearing from them. Ms. Hodge-Campbell asked if this item should be tabled for when Ms. Murguia was present. Motion was made by Ms. Hodge-Campbell to table this item, seconded by Mr. Lutz.

Voting AYE were Mr. Poff, Ms. Hodge-Campbell, Mr. Biggs, Mr. Simpson, Councilmember Eades, Councilmember Burkett and Mr. Lutz, voting No was Mr. Simpson; the motion carried by a 6:1 vote of the Board of Directors.

Item taken out of order.

ITEM 9: Mr. McKamie advised at 12:30 p.m. that the Board would convene in Closed Session after a short break 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. McKamie announced that the Closed Session was adjourned at 1:41 p.m. and reconvened the Regular Meeting.

ITEM 7: Mr. Poff stated the Board would proceed with the parking garage with retail space.

ITEM 8: Mr. Poff 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.

Jesse Pfrimmer, 5723 South Milam Street, inquired as to the cost of the retail parking garage. Mr. Atkinson replied that the number is just under \$3.5 million for the unfinished retail shell. Mr. Pfrimmer stated he liked Amarillo as it is and not as a recreational hub. Darin Hudson, Grant Street, stated he did not understand the motivation in killing the downtown projects moving forward. Mr. Lutz stated due to the current pending referendum and the possibility of electioneering, he suggested questions be asked of individuals privately. Mr. McKamie stated that the open meetings act would not allow a response. Mr. Hudson further stated the catalysts projects were the reason he bought his properties. There were no additional comments.

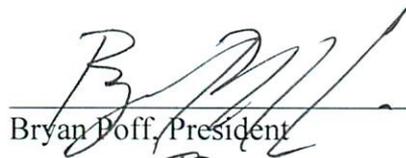
ITEM 10: Future agenda items discussed by the Board were: a resolution changing the advisory committee appointments by the Board instead of the President; re-post the discussion on the Board appointed ex-officio members and discussion regarding increasing the size of the Amarillo Local Government Corporation Board to nine (9) members from seven (7) members with one such new position being designated for Potter County.

ITEM 11: Mr. Poff stated that the next meeting would be tentatively scheduled for November 4, 2015.

ITEM 12: Mr. Poff announced the meeting was adjourned at 1:48 p.m.

ATTEST:

Frances Hibbs
Frances Hibbs, City Secretary


Bryan Poff, President
JR