

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 16th day of December 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	8	8
Bryan Poff, Jr., President	Y	6	6
William Biggs, Board Member	Y	6	6
Les Simpson, Board Member	N	81	61
Brian Eades, Councilmember & Board Member	Y	81	75
John Lutz, Board Member	Y	25	23
Randy Burkett, Councilmember & Board Member	Y	8	7
EX-OFFICIO MEMBERS			
Terry Childers, Interim City Manager	Y	3	3
Melissa Dailey, Executive Director of DAI	N	81	78
Mercy Murguia, Potter County Commissioner	Y	25	15

Absent were Les Simpson and Melissa Dailey.

Staff in Attendance:

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

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

ITEM 2: Minutes of the regular meeting held on December 2, 2015 were presented. Motion was made by Councilmember Burkett and seconded by Councilmember Biggs. The minutes were unanimously approved.

Voting AYE were Mr. Poff, Ms. Hodge-Campbell, Mr. Biggs, Councilmember Eades, Councilmember Burkett and Mr. Lutz, voting No were none; the motion carried by a 6:0 vote of the Board of Directors.

ITEM 3: Mr. Cowell presented an update on the Next 30 Days Timeline. He stated a community meeting on the TxDot Streetscape was held and they are wrapping up the comments received. The parking garage plans have been submitted. The Planning Department has completed their review as well as Building Safety and the Fire Marshal. The Purchasing Department is finalizing the full set of plans, but it has not yet been advertised. There have been several contractors who have requested information. Mr. Cowell stated this indicates a

significant amount of interest from contractors which should make the bids more competitive. The LGC Board will receive monthly updates on the hotel's progress. They will begin pouring concrete for the Convention Hotel soon and they continue to be on schedule.

ITEM 4: Ms. Hodge-Campbell stated the Board discussed recommendations at its last meeting for the Executive Committee. Motion was made by Mr. Poff, seconded by Councilmember Burkett for William Biggs, Sunny Hodge-Campbell, and John Lutz to serve on the Executive Committee and for Ms. Hodge-Campbell to serve as chair.

Voting AYE were Mr. Poff, Ms. Hodge-Campbell, Mr. Biggs, Councilmember Eades, Councilmember Burkett and Mr. Lutz, voting No were none; the motion carried by a 6:0 vote of the Board of Directors.

ITEM 5: Ms. Hodge-Campbell stated she had previously met with Mr. Biggs and Mr. Lutz about the various committees and offered the following:

The Public Information Committee name was suggested to be changed to **Community Outreach Committee**. Mr. Lutz will initiate a dialogue with the community to make sure that citizens are kept informed.

- 1) John Lutz - Chair
- 2) Sunny Hodge-Campbell
- 3) Dan Quandt
- 4) Beth Duke
- 5) Steve Pair
- 6) Unfilled position

The **Facilities Committee** will deal with the A&E.

- 1) Mr. Biggs - Chair
- 2) Architect – person not yet confirmed
- 3) Bryan Heinrich, Attorney
- 4) Kent Ries, Attorney
- 5) Victor Leal
6. John Lutz
- 6) Pursuing one other person for fundraising purposes
- 7-8) Possibly two more positions at a future time

The **Operations & Business Committee** to participate in negotiations and speak on behalf of LGC.

- 1) Judge Poff - Chair
- 2) Don Powell
- 3) Richard Ware
- 4) Jerry Hodge
- 5) Sunny Hodge-Campbell
- 6-9) Possibly three others

Mr. Poff stated he had spoken to all the proposed Operations & Business Committee members and all have agreed to serve.

Mr. Biggs stated the Executive Committee chose to exclude elected officials on the Advisory Committees. Ms. Murguia expressed her disappointment and stated that Potter County did not have a voting seat on the Local Government Corporation. She stated Potter County has

resources at its disposal to bring to the table. She also noted few women and minorities were included in the committees and the need for more diversity. Ms. Hodge-Campbell replied it would be noted in the minutes. Ms. Murugia stated Potter County has been trying to get into the conversation for years. Potter County pays double into TIF fund and they do not have a vote. Motion was made by Mr. Biggs, seconded by Ms. Hodge-Campbell to accept the committee structure as outline. The motion unanimously passed.

Voting AYE were Mr. Poff, Ms. Hodge-Campbell, Mr. Biggs, Councilmember Eades, Councilmember Burkett and Mr. Lutz, voting No were none; the motion carried by a 6:0 vote of the Board of Directors.

ITEM 6: Taken out of order

Mr. Childers stated they are working off of a 4-5 year old feasibility study that states the path should be with an independent team. The environment has changed since that study. He inquired if the LGC Board desired to proceed with and explore an affiliated team instead of an independent team. Mr. Cowell stated at some point they could not go back. Councilmember Burkett suggested that LGC explore an AA affiliated team. Mr. Poff stated an affiliated team was better than an independent. Councilmember Burkett stated they were talking about two different types of ballparks. Councilmember Eades stated they need to explore their options and work from there. Mr. Biggs stated there is an opportunity to talk to an affiliated team, and it would cost more, but it ought to be pursued. Ms. Murguia suggested they pursue the opportunity if it is on the table, and then take it to the next level. Mr. Childers asked the Board of Directors to authorize staff to explore the affiliated option. Staff will then come back with the implications and proposals. Motion was made by Ms. Hodge-Campbell, seconded by Mr. Lutz for staff to pursue the affiliated option. The motion unanimously passed.

Voting AYE were Mr. Poff, Ms. Hodge-Campbell, Mr. Biggs, Councilmember Eades, Councilmember Burkett and Mr. Lutz, voting No were none; the motion carried by a 6:0 vote of the Board of Directors.

ITEM 7: Mr. Cowell stated the timeline was very tight. He stated that Councilmember Burkett was approached by Brailsford & Dunlavey, a firm who does feasibility studies, economic impacts and other related services. A Request for Qualifications (RFQ) was issued and sent to three firms. Once received they were ranked. City staff recommends Brailsford & Dunlavey. Mr. Rich Newman (Cincinnati OH) and Jason Thompson (Detroit MI) with Brailsford & Dunlavey were present at the meeting. Mr. Newman stated ballparks were not standalone projects but catalysts for revitalization, and they become part of the fabric for the community. Mr. Thompson replied that regardless of the size of the city they work at every level. Mr. Newman stated that there are very few teams in a position to relocate and that many are locked into long leases. He further stated that if there was not an opportunity for a Double A team, they would not be offering their assistance. Mr. Childers stated there are people who are looking at Amarillo, how Amarillo will handle, and manage the opportunities. He further stated it was important for the community to make the best opportunity.

Mr. Newman noted the new corporate headquarters being built, parking garage, and convention hotel. He further stated there was a lot of energy and investment going on in Amarillo and it takes a lot of political will because it is a very complicated process but Amarillo has a lot of merit to explore. Mr. Childers stated the need for the best course of action to explore affiliated baseball. He highly recommended to negotiate the scope and price for final approval by LGC.

Mr. Cowell stated the initial planning work project scope can fit within the timeline however there are constraints on moving things forward in keeping with the project scope and securing an operator and designer.

Mr. Thompson suggested to start with the scope of work, a standard planning exercise with a detailed market analysis, demographics of the corporate market, analysis to pinpoint what the market would support, attendance, and sponsorship packages. How it would work while identifying projects, identifying each square foot of the building, identifying seating inventory, what it would cost, a comprehensive budget as the project moves forward, budgets to identify every cost that will incur, including A&E fees, financing, lawyers, accounting, league premiums, environment mitigation, and it would also include a 15% contingency. How it would be paid for, identifying the marketplace, a laundry list of options; a benefit analysis, economic benefits, physical and quality of life benefits. Motion was made by Ms. Hodge-Campbell to instruct City staff to enter into negotiations with Brailsford & Dunlavey, seconded by Mr. Biggs.

Councilmember Eades stated the RFQ went out seven (7) days ago and he stated he needed time to do his due diligence and review the documents. Mr. Childers replied staff was asking for authority to negotiate the scope and price with Brailsford & Dunlavey, and then staff would come back to the Board for approval after review, answer additional questions, discuss the scope and price. Mr. Childers stated because of the very aggressive timeline a contract could be authorized at their next meeting. Mr. Newman stated the concern was that Amarillo is not the only city in a position to secure a team, but other cities are not as far down the road.

Voting AYE were Mr. Poff, Ms. Hodge-Campbell, Mr. Biggs, Councilmember Burkett and Mr. Lutz, voting No was Councilmember Eades; the motion carried by a 5:1 vote of the Board of Directors.

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. Allen Finegold, 2601 North Grand Street, suggested the Board take their time in making decisions for events held at the MPEV, and the actual location of the MPEV. He further suggested local investors recruit the baseball team. Robert Goodrich, 4111 Stony Point, stated he had previously offered his services for a committee because he has an interest in downtown. He suggested a possible citizen's audit committee to track what the various committees will do and to offer feedback and input. There were no additional comments.

ITEM 9: Future items to be discussed:

- 1) RFQ Brailsford & Dunlavey – authorize contract?

ITEM 10: Mr. Poff stated that the next meeting would be scheduled for January 6, 2016.

ITEM 11: Mr. Poff announced the meeting was adjourned.



Bryan Poff, Jr., President

ATTEST:



Frances Hibbs, City Secretary