

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 23rd day of March 2016, the Amarillo Local Government Corporation Board of Directors met at 11:00 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	12	12
Bryan Poff, Jr., President	Y	10	9
William Biggs, Board Member	Y	10	10
Les Simpson, Board Member	N	85	63
Brian Eades, Councilmember & Board Member	Y	85	78
John Lutz, Board Member	Y	29	27
Randy Burkett, Councilmember & Board Member	Y	12	11
EX-OFFICIO MEMBERS			
Terry Childers, Interim City Manager	Y	7	6
Mercy Murguia, Potter County Commissioner	Y	29	18

Absent was Les Simpson

Staff in Attendance:

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

ITEM 1: The meeting was called to order by Ms. Hodge-Campbell.

ITEM 2: Minutes of the regular meeting held on February 17, 2016 were presented. Motion was made by Mr. Poff to accept the minutes, and seconded by Mr. 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 provided project updates. He stated Xcel was conducting a topping out ceremony which means the steel work is complete. The streetscape remains on schedule with a letting by TxDot in June or July. TxDot will award and manage the project. The parking garage site work is underway and the soil work is being prepped. Mr. Danforth stated the schedule would be finalized tomorrow. Mr. Cowell stated there has not yet been a groundbreaking for the parking garage but there will be a ceremony when construction begins.

Mr. Cowell further stated that a lane closure on Pierce Street will stay for the entirety of the projects and a lane closure will be necessary for the projects on Buchanan Street. The hotel's steel work is underway, and Fuller Construction will begin relocating a water main in the City Hall parking lot which will be the first construction piece for the MPEV.

ITEM 4: Rich Newman and Jason Thompson, Brailsford & Dunlavey (B&D) presented a report regarding the MPEV planning services and budget. Jason Thompson presented a budget and benefit analysis for the MPEV project. The total budget would be \$48.4 million including soft costs of \$10 million. This amount includes a 10% owner's contingency. The amount does not include the land acquisition or off-site infrastructure or parking. Direct benefits and indirect benefits were calculated in the totals. The team owner/operator will have approximately 70 games per year. He further stated the other events or community events are not normally moneymakers. Mr. Biggs inquired as to how much it would cost a family of four to attend a game. Mr. Newman estimated between \$50 and \$75 including concessions. Mr. Biggs noted that many of the misunderstandings from the study done six years ago were because there was no consideration of an affiliated team.

Taken out of order

ITEM 5: Mr. Biggs presented a report from the Executive Advisory Committee. He stated they met on March 10 and March 22. They discussed the parking garage operations and the hotel's insurance. Mr. Cowell stated the next advisory committee meeting would focus on the parking garage and follow-up on other items.

ITEM 6: Mr. Lutz presented a report from the MPEV Community Engagement Advisory Committee. Mr. Lutz introduced committee member Steve Pair and other committee members in attendance: Patricia Baca, Dan Quandt, Beth Duke, Sunny Hodge-Campbell and himself. He stated the committee met on February 26 to determine how to undertake the communication processes. Mr. Pair stated the importance of being open, getting the community engaged and behind this project. He further stated that downtown has something for everybody, and it is an exciting time in our City's history. They discussed ideas for a kickoff event in June or July led by local people. The ideas included the launch of a Facebook page providing consistent updates. A social media campaign of approximately 30 videos from people across the community stating why they are excited about downtown. Mr. Cowell also stated the importance of finding a name other than the MPEV. Ms. Murguia stated the importance in allowing others to join the committees. Mr. Burkett cautioned the committees on getting too big. Mr. Pair responded that there would be other opportunities for many people to be engaged.

ITEM 7: Mr. Cowell presented a report from the MPEV Facilities Advisory Committee. He stated they met on March 11, 2016 and the meeting was focused on the draft RFQ for the design services.

ITEM 8: Mr. Cowell stated the consultants had completed their report and the need to start moving on the design piece of the MPEV. He stated staff was proposing to hire a construction manager at risk. The contractor would make a bid and any amount over the bid, the contractor would be responsible. A designer would first work with the LGC Board on the schematics, budget numbers, and would seek a guaranteed minimum. The designer would be: 1) someone who has deep experience in designing these types of structures; 2) someone able to demonstrate experience working with contractors, and the designer works with firms that have done this type of work before. Mr. Cowell stated he and Mr. Danforth have been meeting with designers and contractors. The designer would work with the contractor; not necessarily the subcontractors; 3) the designer needs to have specific experience on this delivery method; to have had performed

construction manager at risk projects. Mr. Cowell stated there were two impacts: 1) potential to slow or delay issuance of the RFQ while trying to figure out the operator scenario; 2) start the RFQ process fairly soon and the need to have some assurance, it could be or likely would be the operator; move some of the designs forward, and build into the design the availability to stop construction. Mr. Cowell stated there was no direction needed today but they need to stay on schedule. He further stated the need to talk through the scoring process of the RFQ at a future meeting.

ITEM 9: Mr. Lutz stated Downtown Amarillo, Inc. did not have a new executive director at this time. Mr. Burkett inquired if this position needed to be filled. Mr. Cowell replied that this position could be eliminated or held. Mr. Lutz stated he would like to have the opportunity to fill this position at a later date. Motion was made by Mr. Biggs to not fill the ex-officio position at this time but re-entertain the idea at a future date, and the motion was seconded by Mr. Burkett. The motion was 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 10: Mr. McKamie stated there was no need for an executive session.

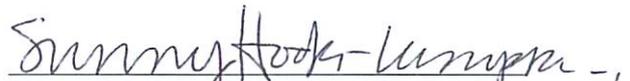
ITEM 11: Mr. McKamie stated there was no need for this item since they did not have an executive session.

ITEM 12: Ms. Hodge-Campbell 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. James Schenek, 6216 Gainsborough Street, inquired about B&D's average income analysis and the MPEV budget was almost double from what was voted on. He further inquired as to why the ex-officio members did not include a public citizen. Paul Matney, 3918 Eaton Drive, stated he appreciated the Board's genuine hard work. There were no further comments.

ITEM 13: Mr. Cowell stated he would send out an agenda for the next meeting's future items. Mr. Cowell suggested the preliminary financing plan, an RFQ item, and an insurance item for the hotelier. Ms. Hodge-Campbell also suggested an item about the roles of board members and their attendance. Mr. McKamie stated they could put an item on a future agenda but it may be a two-step process to possibly amend the bylaws.

ITEM 14: Ms. Hodge-Campbell stated that the next meeting would be scheduled for April 6, 2016.

ITEM 15: Ms. Hodge-Campbell announced the meeting was adjourned.


Bryan Poff, Jr., President

ATTEST:


Frances Hibbs, City Secretary