

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 18th day of May 2016, 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	15	15
Bryan Poff, Jr., President	Y	13	12
William Biggs, Board Member	Y	13	13
Les Simpson, Board Member	Y	88	66
Brian Eades, Councilmember & Board Member	Y	88	80
John Lutz, Board Member	Y	32	20
Randy Burkett, Councilmember & Board Member	Y	15	14
EX-OFFICIO MEMBERS			
Terry Childers, Interim City Manager	Y	10	9
Mercy Murguia, Potter County Commissioner	Y	32	21

Absent were none.

Staff in Attendance:

William McKamie, City Attorney; Jerry Danforth, Facilities Manager; Bob Cowell, Deputy City Manager, Michelle Bonner, Assistant 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 April 20, 2016 were presented. Motion was made by Mr. Biggs to accept the minutes, and seconded by Mr. Burkett. The minutes were unanimously approved.

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

ITEM 3: Mr. Cowell provided project updates. He stated the TxDot streetscape bids have been received and came in \$120,000 over the estimate. The City will contribute more than the 20% match to the grant. Councilmember Burkett asked if TxDot would consider a bridge to get people to the ballpark safely. Mr. Cowell stated bridges remove people from the street level and they are not able to interact with the businesses. The Convention Center Parking Garage and

Convention Hotel remain on schedule and are progressing. Mr. Cowell presented copies of the approved City Council Resolution 05-03-16-1. He stated Item 6 would discuss more about the MPEV. The waterline is completed in front of City Hall expect for resurfacing the parking lot. Mr. Simpson asked for estimated completion dates on the projects. Mr. Cowell stated the parking garage would be approximately March 2017 and the Convention Hotel and Xcel building would be in June or July of 2017.

ITEM 4: Ms. Hodge-Campbell stated the Executive Advisory Committee had met on April 27 and May 16. Mr. Cowell stated Item 7 was discussed and also an insurance item on the hotel which would be brought back to the Board at its June meeting.

ITEM 5: Mr. Cowell stated the scope of this discussion was whether or not the LGC Board chooses to proceed with this request for qualifications for services and scope of services associated with the development and management of the downtown parking garage. Some of the information discussed with the Executive Advisory Committee is still private. One year ago, only one response was received from G4D, Limited. He asked the LGC Board if they wished to continue with the original RFQ and finalize the negotiations with G4D under the terms of the original RFQ, or if they desired to look at something different. If they wish to finalize the plans with G4D, Limited, the Executive Advisory Committee would finalize the plans and bring back the contract to the LGC Board for their approval at its June meeting. The Committee would discuss various scenarios on the finish out of the retail space, development component and management portion, marketing the property and trying to locate tenants.

The Committee would negotiate the lease on behalf of the LGC, and all final decisions would come back to the LGC Board for approval. Services being offered by G4D, Limited would be to develop and act as the project manager. They would also secure the operation for day-to-day maintenance with a 30-year term. There would be a provision in the proposal that LGC could end their relationship, but there would be a cost in doing so for the remaining value in the lease.

Another scenario, which is not recommended would be who would pay for the finish out. Ms. Murguia inquired if LGC would be responsible for repairs. Ms. Bonner replied there would be minimal reserves which would come from the lease payments. Ms. Murguia also inquired about the projected property tax. Ms. Bonner stated once the properties were leased there would be property tax. Mr. Simpson inquired how the parking management downtown was progressing. Mr. Cowell stated they have had discussions with parking operators on parking and securing the right equipment. Mr. Danforth stressed the need to secure the right equipment for the operations of the parking garage. Mr. Cowell stated after the RFP for equipment, they would discuss the outside parking, on-street paid parking and how parking lots will be controlled or charged for parking. Mr. Cowell stated the parking garage would open in March 2017. Motion was made by Ms. Hodge-Campbell to keep with the original RFQ with G4D, Limited and bring back the contract to the LGC Board after negotiations, seconded by Mr. Lutz.

Voting AYE were Ms. Hodge-Campbell, Mr. Biggs, Mr. Simpson, Mr. Lutz and Councilmember Eades, voting No were Mr. Poff and Councilmember Burkett; the motion carried by a 5:2 vote of the Board of Directors.

ITEM 6: Mr. Cowell asked the Board to allow him to advertise for the design of the MPEV. The submitting contractors would submit their qualifications. LGC would conduct interviews, review the scope and price and the timeline for the construction-manager at risk approach project. They would hire a designer, who would do the preliminary design, and put a real number based on that design. Then an RFP for the construction would be sent to the contractors, they would work with the designer to work on the timeline. They would not begin discussion with the contractor until a letter of intent has been secured. But they would have reviewed the qualifications and be ready to select someone. He stated he would not recommend signing a designer without the letter of intent and expected the letter of intent to occur in the next couple of months (July-August). He estimated the design taking three months. Mr. Cowell did state there would be some costs in the design phase. Motion was made by Ms. Hodge-Campbell to approve going forward, seconded by Mr. Biggs. Motion carried unanimously.

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

Item 7: Mr. Cowell stated this item was in regard to the planning services associated with the Downtown Multipurpose Event Venue (MPEV). He asked that an RFQ for securing a second set of services as LGC proceeds in negotiations with a operator/team be done with Brailsford & Dunlavey. Brailford & Dunlavey could provide insight, expertise and they would be available for possible upcoming questions. Mr. Cowell stated he would come back to the LGC Board in June with an actual contract if it was the consensus of the LGC Board.

ITEM 8. Mr. McKamie presented an amendment to the LGC Board Bylaws to address minimum attendance requirements. Mr. Biggs asked that 'City Secretary' be changed to 'Board Secretary.' Mr. McKamie stated he would make the recommended changes and have it available for signature at the June meeting. Motion was made by Ms. Hodge-Campbell stated she approved the wording allowing for the flexibility, motion was seconded. Motion carried by a 5:2 vote.

Voting AYE were Ms. Hodge-Campbell, Mr. Biggs, Mr. Lutz and Councilmember Eades and Councilmember Burkett, voting No were Mr. Poff and Mr. Simpson; the motion carried by a 5:2 vote of the Board of Directors.

ITEM 9: Mr. McKamie advised there was no need for a Closed Session.

ITEM 10: Mr. McKamie stated there was no need for this item since they did not have a Closed Session.

ITEM 11: 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. There were no comments.

ITEM 12: Mr. Cowell stated he would bring back the items discussed at the next LGC meeting in June. Mr. McKamie stated he would also have an item to consider on the retention of outside counsel for negotiations.

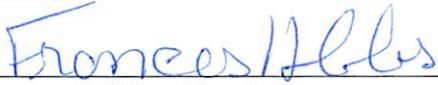
ITEM 13: Mr. Poff stated that the next meeting would be scheduled for June 22, 2016 at 11:30 a.m.

ITEM 14: Mr. Poff announced the meeting was adjourned.



Bryan Poff, Jr., President

ATTEST:



Frances Hibbs, City Secretary