

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 17th day of July 2019, 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
William Biggs, Board Member	Y	46	43
Eddy Sauer, Councilmember & Board Member	Y	23	18
John Lutz, President	Y	65	60
Howard Smith, Councilmember & Board Member	Y	23	22
Michael Haning, Vice President	Y	14	14
Paul Matney, Board Member	Y	14	14
Alfonso Zambrano, Board Member	Y	5	4
EX-OFFICIO MEMBERS			
Jared Miller, City Manager	Y	27	19
Mercy Murguia, Potter County Commissioner	Y	66	44

Absent were none.

Staff in Attendance:

Andrew Freeman, Bryan McWilliams, Jerry Danforth, Facilities Manager, Frances Hibbs, City Secretary, Bob Garrett and Sherman Bass.

ITEM 1: Mr. Lutz called the meeting to order.

ITEM 2: Minutes of the regular meeting held on June 19, 2019 were presented. Motion was made by Dr. Sauer to accept the minutes, and seconded by Mr. Haning. The minutes were unanimously approved.

ITEM 3: Mr. Danforth stated the service system for the automatic parking software went down last night. They estimate they lost revenue of about \$2,100 but introduced new customers to the parking garage. He stated the garage is performing well and has now been repaired. They are looking at additional improvements to the landscape, dressing it up and cleaning up around the streetscape. Hodgetown is also performing well. There has been little to no issues to the facility. He stated they are getting a lot of inquires from other teams looking at the displays and sound systems. Hodgetown was recently named Baseball Field of the Year. Amarillo's engagement with the fans has been every active. The San Diego Chicken will be at the game tonight. He stated everything he has heard has been positive. He stated they anticipate some upcoming events to generate additional revenue. Ms. Murguia stated the 10th Street mural features Hodgetown. Mr. Matney stated the average game attendance was 6,289.

ITEM 4: Michelle Bonner presented the financials through June 30, 2019 including the performance and usage of the parking garage. She stated as the revenue grows there would be a need to put funds aside for depreciation. She stated the parking garage daily revenue chart states May but was actually June 2019. Mr. Lutz inquired if there were still problems with the gates being broken. Mr. Danforth replied that they are using cameras to identify the violators and working with the Amarillo Police Department.

Item Taken Out of Order

ITEM 5: Michelle Bonner presented the revised 2018/2019 budget and the proposed 2019/2020 budget. She explained the cash flows and operations for these budgets. Ms. Bonner stated that legal fees were previously used for outside catalyst agreements. Mr. Lutz stated the need to continue with an expense for retail space leases for the future. Ms. Bonner stated the reserves were healthy. She stated a revised budget would be presented as the retail space leases. Mr. Lutz stated they would begin paying on the loan balance as the retail space is leased, and income and projected expenses would be increasing the revenue from the parking side through enhancing parking management. Mr. Smith inquired how special events would affect the budget. Mr. Lutz stated this year's baseball revenue was included in this budget. Ms. Bonner stated the income for special events came in higher than expected. Mr. Lutz reiterated that they are overperforming on the parking garage based on the budget, and underperforming by not having leased the retail spaces. Motion was made by Dr. Sauer to approve the 2019/2020 fiscal budget as stated including the payment of the debt service a year ahead, seconded by Mr. Smith to approve the budget as presented.

Voting AYE were Mr. Biggs, Mr. Lutz, Dr. Sauer, Mr. Smith, Mr. Matney, Mr. Zambrano and Mr. Haning voting No were none; the motion carried by a 7:0 vote of the Board of Directors.

ITEM 6: Mr. Freeman stated this item was a follow-up from the last meeting concerning the First Amendment to Prime Lease (Hotel) between City of Amarillo and Amarillo Local Government Corporation to Release the Land included for a Hotel Employee Parking Lot. Once approved by LGC, City Council will approve this amendment. Mr. Lutz stated this is the second part of the release of land. Mr. Biggs inquired if the City knew what they would be doing with the property. Mr. Miller stated they are looking at moving the transit transfer station. Mr. Freeman stated the City would now have the entire block including the location where the Liberty Theater is located. Motion was made by Mr. Biggs to approve the First Amendment, seconded by Dr. Sauer.

Voting AYE were Mr. Biggs, Mr. Lutz, Dr. Sauer, Mr. Smith, Mr. Matney, Mr. Zambrano and Mr. Haning voting No were none; the motion carried by a 7:0 vote of the Board of Directors.

ITEM 7: Mr. McWilliams advised at 12:30 p.m. that the Board would convene in Closed Session per Texas Government Code (1) Section 551.071, consult with the attorney on a matter in which the attorney's duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter. (a) Consultation with counsel regarding status of negotiations of proposed amendments to the Convention Center Hotel Lease and Development

Agreement, and related matters. (2) Sec. 551.072, discuss the purchase, exchange, lease, sell, or value of real property and public discussion of such would not be in the best interests of the LGC's bargaining position. (a) Lease negotiations for the retail space at the City-owned Parking Garage.

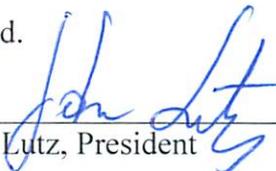
Mr. McWilliams announced that the Closed Session was adjourned at 1:02 p.m. and reconvened the Regular Meeting.

ITEM 8: Mr. Lutz 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 9: Mr. Lutz inquired about items for the next agenda. Mr. Lutz stated Mr. Bass would like to speak about Civic Center parking much like the parking arrangements with the Sod Poodles. Mr. Biggs stated there were previous conversations about a Facebook for the Revenue Enhancement Committee he would like to see proceed. Project updates including updates from Mr. Garrett.

ITEM 10: Mr. Lutz stated the next meeting would be scheduled for Wednesday, August 21, 2019 at 11:30 a.m. He stated he may be absent on that day.

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



John Lutz, President

ATTEST:


Frances Hibbs, City Secretary