

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 19th day of April 2017, 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, President	Y	25	24
Bryan Poff, Jr., Board Member	Y	23	21
William Biggs, Vice President	Y	23	23
Lisa Blake, Councilmember & Board Member	Y	8	6
John Lutz, Board Member	N	42	36
Randy Burkett, Councilmember & Board Member	Y	25	23
EX-OFFICIO MEMBERS			
Jared Miller, City Manager	Y	3	2
Bob Cowell, Deputy City Manager	Y	20	17
Mercy Murguia, Potter County Commissioner	N	42	28

Absent were Les Simpson, John Lutz and Mercy Murguia.

Staff in Attendance:

William McKamie, City Attorney; Jerry Danforth, Facilities Manager; Michelle Bonner, Assistant City Manager; Andrew Freeman, Economic Development Manager; and Frances Hibbs, City Secretary.

ITEM 1: Ms. Hodge-Campbell called the meeting to order.

ITEM 2: Minutes of the regular meeting held on March 22, 2017 were presented. Motion was made by Mr. Burkett to accept the minutes, and seconded by Mr. Biggs. The minutes were unanimously approved.

Voting AYE were Ms. Hodge-Campbell, Mr. Biggs, Ms. Blake, Mr. Poff and Mr. Burkett voting No were none; the motion carried by a 5:0 vote of the Board of Directors.

Mr. Cowell announced that Les Simpson had sent in a letter resigning from the Amarillo Local Government Corporation Board of Directors. Mr. Cowell further stated they would continue with Item 4 and would come back to Item 3.

ITEM 3: Mr. Cowell presented project updates on the following items:

Mr. Cowell stated the TxDot streetscape remains on scheduled. The trees and street lights along Buchanan Street have been installed. This project should be finished about June.

Mr. Cowell stated the Convention Center Parking Garage remains on schedule. SCADA has begun assembling the parking equipment and programming the software. The security cameras and the badge system are underway. The parking garage will be used on a limited basis, and they will not charge for upcoming graduations. This will allow the opportunity to market the parking garage before the official opening.

The conversion of the one-way streets to two-way streets on Buchanan and Fillmore Streets will allow the flow of traffic out of the two parking garages. The goal is to complete the conversion work on 6th and 7th Avenues, after those are done they will look at other opportunities such as 11th Avenue or extending.

Mr. Cowell stated the parking management was reported in Item 8.

Mr. Cowell stated they have met with Bob Garrett regarding the parking garage retail space and all accounts have been set up so that he can begin paying bills, getting utility accounts, and finalizing action taken on the loan agreement. Mr. Cowell further stated as soon as Mr. Garrett is ready with the marketing materials, they will be presented at an LGC meeting. On May 8, Mr. Garrett will hold an open house in the parking garage for the realtors and commercial brokers to let them see what is available.

Mr. Cowell stated the streetscape project in front of the Convention Hotel is in progress. The hotel anticipates an opening in late summer or about the September timeframe.

Mr. Cowell stated the MPEV site has been cleared and they are looking at the utilities that will need to be moved.

A break was taken at this time then resumed in Executive Session.

ITEM 4: Ms. Hodge-Campbell presented the Interlocal Cooperation Agreement between the Amarillo Local Government Corporation and the City of Amarillo, Texas for Downtown Street Reconstruction. Portions of 6th and 7th Avenues between Buchanan and Pierce Streets. Mr. Cowell stated the LGC Board had previously approved change orders for the reconstruction of these streets. This agreement would ensure the use of bond proceeds and to reimbursement LGC for that activity. He further stated both streets would be finished by mid-summer. Motion was made by Ms. Blake to accept the Interlocal Cooperation Agreement, seconded by Mr. Burkett.

Voting AYE were Ms. Hodge-Campbell, Mr. Biggs, Ms. Blake Mr. Poff and Mr. Burkett voting No were none; the motion carried by a 5:0 vote of the Board of Directors.

ITEM 5: Ms. Hodge-Campbell presented a Loan Agreement between the City of Amarillo and the Local Government Corporation for Downtown Parking Garage Retail Finish-out. Mr. Cowell stated this allowed the debt issued for the parking garage and loans to be secure. City Council approved in the budget \$1 million to accommodate the finish-out of the parking garage retail space as it moves forward. A contract has been entered into with Bob Garrett to manage the retail space and there is an obligation to provide the funding necessary for the finish-out. No dollars will be spent until there is a lease signed. The obligation under Mr. Garrett's agreement ensures funding is available to complete the finish-out. The loan agreement is based on a template used for funds borrowed from the TIRZ. Portions of this funding will be used for Mr. Garrett's marketing. The

terms are exactly as in the TIRZ agreement. The repayment will come from the proceeds and interest charged. The City Council approved their portion of the agreement last night. All the pieces are in place for Mr. Garrett to begin marketing, leasing, finishing out and managing the retail space. Motion was made by Ms. Blake to approve the loan agreement, seconded by Mr. Poff.

Voting AYE were Ms. Hodge-Campbell, Mr. Biggs, Ms. Blake and Mr. Poff voting No was Mr. Burkett; the motion carried by a 4:1 vote of the Board of Directors.

ITEM 6: Mr. Cowell presented a draft of the parking garage operating budget. He said it would be an attachment to the Downtown Parking Garage Operations Agreement with the City at the next LGC meeting. A budget will need to be approved each year.

ITEM 7: Mr. Cowell stated the Downtown Parking Garage Operating Agreement with the City of Amarillo is not ready at this time. He stated he would have it ready at the next LGC meeting in May, including all the components such as insurance, utility bills, etc.

ITEM 8: Ms. Hodge-Campbell stated it was necessary to establish parking charges for the Downtown Parking Garage. Mr. Cowell stated to have the parking garage operational there was a need to set parking rates. City Council approved at last night's meeting the proposed pro forma of \$2 for the first 2 hours, maximum of \$7 a day with no charges on Sundays and Tuesdays, unless there is an event. There will be a validation system for handicap parking and for citizens doing business at City Hall or the Library. Phase II will include event parking rates, annual and month-to-month parking rates. The parking garage will need to make \$425,000 to pay off debt, any dollars not paid through parking revenues would come from Hot Tax, second would be the general fund. Council will need to have additional conversations about the on-street parking and private parking lots as well. Mr. Cowell further stated they potential may have to establish a parking authority to manage parking in the area in the future. Ms. Hodge-Campbell inquired about customer and tenant parking, Mr. Cowell replied this item will be negotiated as part of the lease agreements. Mr. Miller stated anyone at City Hall for public business would not pay for parking. Motion was made by Mr. Burkett to accept the Downtown Parking Garage charges, seconded by Mr. Poff.

Voting AYE were Ms. Hodge-Campbell, Mr. Biggs, Ms. Blake, Mr. Poff and Mr. Burkett voting No were none; the motion carried by a 5:0 vote of the Board of Directors.

ITEM 9: Mr. Cowell stated the idea to establish an LGC Committee on Garage Revenue Enhancement was presented at the last meeting. Ms. Hodge-Campbell stated there would be no more than two LGC Board members, and perhaps four others. The Committee would be tasked to come up with ideas on how to generate money for the parking garage. Mr. Cowell suggested the LGC Board identify members for this committee for the next meeting. He further stated Ms. Murguia was interested in serving. Mr. Poff nominated Mr. Burkett and Ms. Murguia. Mr. Burkett also added Ms. Hodge-Campbell.

Back to Item 3.

Ms. Blake left at this time.

ITEM 10: Mr. McKamie advised at 12:24 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, section 551.071, as it relates to proposed projects for downtown redevelopment.

Mr. McKamie announced that the Closed Session was adjourned at 12:36 p.m. and reconvened the Regular Meeting.

ITEM 11: 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. There were no comments.

ITEM 12: Mr. Cowell stated upcoming agenda items will include the agreement for the parking operations and establishment of a Garage Revenue Enhancement Committee.

ITEM 13: Mr. Cowell stated the next meeting is scheduled for May 17, 2017.

ITEM 14: Ms. Hodge-Campbell announced the meeting was adjourned.


Sunny Hodge-Campbell, President

ATTEST:


Frances Hibbs, City Secretary