

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 19th day of August 2020, the Amarillo Local Government Corporation Board of Directors met at 11:30 a.m. via conference, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
William Biggs, Board Member	Y	57	53
Eddy Sauer, Councilmember & Board Member	Y	34	25
John Lutz, Board Member	Y	76	68
Howard Smith, Councilmember & Board Member	Y	34	32
Michael Haning, President	Y	25	25
Paul Matney, Board Member	Y	25	24
Alfonso Zambrano, Vice President	N	16	14
EX-OFFICIO MEMBERS			
Jared Miller, City Manager	N	38	24
Nancy Tanner, Potter County Judge	Y	11	8

Absent were Alfonso Zambrano, and Jared Miller.

Staff in Attendance:

Andrew Freeman, Bryan McWilliams, City Attorney, Mick McKamie, Laura Storrs, Bob Garrett, Tony Ensor and Jerry Danforth.

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

ITEM 2: Mr. Haning 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 3: Minutes of the regular meeting held on June 17, 2020 were presented. Motion was made by Mr. Biggs to accept the minutes, and seconded by Dr. Sauer. The minutes were approved by a 6:0 vote.

ITEM 4: Mr. Danforth stated Joe Taco is open, operating and doing quite well. They are using the parking garage and find it beneficial. The hotel is getting additional traffic and the parking garage is functioning as before.

Item taken out of order:

ITEM 5: Mr. Ensor stated they just finished the Texas Collegiate League season. This league was expanded to a 10 team league. They had 30 regular season games and two additional playoff games. They followed all the safety protocols and provided a healthy plan for the fans.

There were 56,000 people in attendance over 32 days. Mr. Matney inquired how the other league teams evaluated the new format. Mr. Ensor replied this was a shortened season. Amarillo had two teams who participated, the Sod Dogs and Sod Squad. He further stated they are able to bring back 150 employees. They will be hosting movie night on the 28th of August. A second date will be released soon. A community rally is scheduled for August 30, and a large scale event in mid-September. They also have private events inside Hodgetown.

ITEM 6: Laura Storrs presented the 2020/2021 budget. The proposed budget was presented at the meeting back in June. There are no changes from that budget presentation. They have ensured the budgets for maintenance and the upcoming year's cost for the leased areas. They have built everything into the budget as if they are bringing in more businesses. There is a chance that it may not happen but they want to allow for it in the budget. She explained the cash flows and operations for the budget. The parking garage projections will be achieved (\$382,000 projected) and have been revised and through today \$240,000 has been collected for the parking garage. LGC should be good to make the debt service payment at the end of the fiscal year. She noted the retail space negative amounts of \$78,000 for last year, and approximately \$80,000 this year which was interest accruing on the loans from the City and TIRZ. She noted the loan balance from the City to LGC was \$479,000, and the loan from TIRZ to LGC was \$1.9 million. She stated those amounts could grow with interest. Dr. Sauer inquired how the loans will be paid back. Ms. Storrs stated once all the retail spaces are leased out they will be self-supporting and that is when they will be able to build in the pay back. Mr. McKamie stated the legal services are provided to LGC and they could figure out the appropriate needs. Mr. Biggs inquired if there is no risk of default what benefit is there to re-negotiate. Ms. Storrs replied it would lower the amount of interest accruing and increases the principle. Mr. Biggs stated he did not see the benefit unless there was a planned future project. Dr. Sauer stated LGC is its own entity and we are fiduciary responsible. Mr. Smith inquired about the logic in assuming everything is leased. Ms. Storrs stated it allowed LGC to account for it and they would not be required to come back to the board which allows for flexibility. Motion was made by Mr. Biggs to approve the 2020/2021 fiscal budget as stated, seconded by Dr. Sauer.

Voting AYE were Mr. Biggs, Mr. Lutz, Dr. Sauer, Mr. Smith, Mr. Matney, and Mr. Haning voting No were none; the motion carried by a 6:0 vote of the Board of Directors.

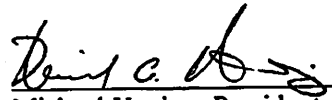
ITEM 7: Mr. McWilliams advised at 12:27 p.m. that the Board would convene in Closed Session per Texas Government Code (1) Section 551.071, Consult with attorney on a matter in which the attorney's duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter. (a) Discussion 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) Negotiations for the retail space at the City-owned Parking Garage, and related issues.

Mr. McWilliams announced that the Closed Session was adjourned 1:22 p.m. and reconvened the Regular Meeting.

ITEM 8: Mr. Haning inquired about items for the next agenda. Mr. Haning suggested the possibility of renegotiating the loans with the City and TIRZ and the same items as on this agenda (1, 2, 3, 4, and 5). Mr. McKamie also stated the need to have the same executive session item.

ITEM 9: Mr. Haning stated the next meeting would be September 16, 2020.

ITEM 10: Mr. Haning announced the meeting was adjourned.



Michael Haning, President

ATTEST:
