

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 20th day of July 2022, the Amarillo Local Government Corporation (LGC) Board of Directors met at 11:30 a.m. on the Third Floor, City Hall, 601 South Buchanan Street, Room 306, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Howard Smith, Councilmember & Board Member	Y	45	42
Michael Haning, President	N	36	35
Alfonso Zambrano, Vice President	Y	26	24
Jennifer Gallardo, Board Member	Y	7	7
Megan Zanchettin, Board Member	Y	4	4
Cole Stanley, Councilmember & Board Member	Y	3	3
Gary Jennings, Board Member	Y	3	2
EX-OFFICIO MEMBERS			
Jared Miller, City Manager	Y	49	32
Nancy Tanner, Potter County Judge	Y	22	17

Also in Attendance:

Andrew Freeman, Assistant City Manager
Laura Storrs, Assistant City Manager
Jerry Danforth, Director of Facilities and CIP
Stephanie Coggins, City Secretary
William "Mick" McKamie, Of Counsel

ITEM 1: *Call to Order.* Vice President Zambrano called the meeting to order at 11:36 a.m.

ITEM 2: *Public Address.* Vice President Zambrano 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.* Minutes of the regular meeting held on May 25, 2022 were presented. Judge Tanner requested the minutes properly reflect her attendance at the May meeting. Motion was made by Ms. Gallardo to accept the minutes with the corrected attendance and seconded by Mr. Smith. The motion carried by a 6-0 vote.

ITEM 4: *Project Updates from City Staff or Project Representatives.* Tony Ensor, Amarillo Professional Baseball, gave a project update on Hodgetown. Sod Poodles are in the middle of the season with four homestands, including 24 games, left in the season. The Sod Poodles are leading

the Texas League in attendance and fall within the top 20 overall in the nation. Hodgetown is in the running for the best stadium in the country, and Mr. Ensor encouraged the Board to go online and vote for Hodgetown. Mr. Ensor shared a video of Sod Poodle first baseman Leandro Cedeno hitting the longest home run recorded in the stats cast era.

Monica Pitt, General Manager, gave a project update on Embassy Suites. Embassy Suites has been very busy. The new ownership group has been putting a lot of money into the hotel for improvements, including the HVAC units. Even though Embassy Suites has earned their Four Diamond status, the new ownership group is continuing to look at what else they can do. The hotel is having the fountain redone at the entrance and updating landscaping. They are also working to implement a project where local artists can display their art at the front entrance to the hotel. The hotel is interested in receiving a quote for parking passes that would allow guests to park their own cars in the Embassy Suites section of the parking garage. Ms. Pitt stated the hotel is happy to pay for the parking passes to accommodate this request. Ms. Pitt anticipates the next Four Diamond review to start within the next 60 to 90 days. Mr. Stanley requested the dollar amount of projects the hotel has completed since the ownership transferred and dollar amount of projects yet to come. Ms. Pitt stated that she could bring that to the next meeting.

Jerry Danforth, Director of Facilities, gave a project update on the Parking Garage and Retail Space. Mr. Danforth shared how the Parking Garage technology works for special events with handheld devices. The Garage uses a program that will no longer interface with the main equipment made by SKIDATA. Facilities is working through this challenge to arrive at a solution. Staff is looking at some options to bring to the Board discussing the Parking Garage and where we are financially. Staff is also working with Mr. Ensor to ensure that we meet any standards set out by MLB for Hodgetown and the Parking Garage. Hodgetown will see minimal impacts resulting from the new MLB standards.

ITEM 5: *Presentation and Consideration of Amarillo Local Government Corporation 2022 Investment Policy.* Ms. Storrs presented the Amarillo Local Government Corporation 2022 Investment Policy, a copy of which was provided to each member. The Investment Policy is approved annually by the LGC Board in accordance with the Texas Public Funds Investment Act. The proposed Policy does not contain any changes from the prior year, aside from revised dates, and it mirrors what the City of Amarillo's Investment Policy says. Motion was made to approve the 2022 Investment Policy, as presented, by Mr. Smith and seconded by Ms. Gallardo. The motion carried by a 6-0 vote.

ITEM 6: *Discussion and Possible Action Regarding Potter County's Agreement for Spaces in the Parking Garage.* Mr. Freeman presented a marked-up copy of the current Agreement to the Board and described the proposed changes. Currently Potter County has 30 parking spaces, and the County would like to change that to 50 spaces that will allow usage 24/7. Approval of this agreement would add an additional two years to the term. Motion was made to approve the change to the Agreement and allow Judge Tanner to take it forward to the Potter County Commissioners Court for consideration by Mr. Stanley, seconded by Ms. Zanchettin. The motion carried by a 6-0 vote.

ITEM 7: *Presentation and Discussion of the 2022-2023 Fiscal Year Budget.* Ms. Storrs presented on copies of the Local Government Corporation proposed budget for fiscal year 2022/2023. LGC started the year with \$419,129 in total available funds. For Fiscal 2021/2022, revenues are anticipated to total \$437,642 and expenditures are anticipated to total \$574,585, resulting in available funds at October 1, 2022 projected to be \$282,186. For fiscal 2022/2023, proposed revenues are \$784,470 and proposed expenditures are \$1,454,916, resulting in proposed available funds at \$1,655 at September 30, 2023. Ms. Storrs explained handouts that show pro forma details for varying change to the Downtown Parking Garage rates as requested by the Board at their prior meeting. Mr. Jennings felt rates at the Parking Garage could be increased to an amount comparable to Rick Husband International Airport's parking garage which is \$12 per day.

Mr. Stanley stated he wants to know the details of the loans with the City of Amarillo. Mr. Stanley recommended modifying the terms of such loans so that the City of Amarillo is required to carry them longer to allow LGC to avoid operating at a loss. Ms. Storrs shared that the City of Amarillo and LGC would have to come back to the table to renegotiate any changes to the loan agreement. Mr. Stanley requested a conversation regarding the maximum amount we are willing to raise our Parking Garage rates. He would like to take this information back to the City of Amarillo and ask for a longer term to the loan in order to accommodate the LGCs financial position.

ITEM 8: *Executive Session.* Mr. McKamie announced at 1:07 p.m. that the Board would enter into executive session for the following items: 1) 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, and 2) Sec. 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) Negotiations for the retail space at the City-owned Parking Garage, and related issues

At 1:35 p.m. Mr. McKamie announced that executive session had concluded, and the regular meeting resumed.

ITEM 9: *Discussion – Future Agenda Items.*

ITEM 10: *Next Meeting Date.* August 17, 2022

ITEM 11: *Adjourn.* There being no further business to conduct, Vice President Zambrano adjourned the meeting at 1:40 p.m.



Michael Haning, President

ATTEST:



Stephanie Coggins
City Secretary