



Amarillo Local Government Corporation Regular Meeting

May 31, 2023
11:30 AM
Room 275, Jim Simms Bldg.
808 S. Buchanan St.
Amarillo, Texas 79101

MINUTES

1. Call to Order

On the 31st day of May 2023, the Amarillo Local Government Corporation met at 11:30 AM for a regular meeting held in Council Chamber, located on the third floor of City Hall at 601 South Buchanann Street, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Howard Smith, Councilmember and Board Member	Yes	52	49
Michael Hanning, Present	Yes	43	41
Alfonso Zambrano, Vice President	No	33	27
Jennifer Gallardo, Board Member	Yes	14	14
Megan Zanchettin, Board Member	Yes	10	10
Cole Stanley, Councilmember and Board Member	Yes	10	9
Gary Jennings, Board Member	Yes	10	9
EX-OFFICIO MEMBERS			
Jared Miller, City Manager	Yes	56	36
Nancy Tanner, Potter County Judge	Yes	29	21

Also in Attendance:

Andrew Freeman, Deputy City Manager
 Laura Storrs, Assistant City Manager & Board Treasurer
 Stephanie Coggins, City Secretary Board Secretary

Jerry Danforth, Director of Facilities and CIP
Bryan McWilliams, City Attorney
Tony Ensor, Sod Poodles
Tom Winzel, Embassy Suites
Katrina Owen, CMMS CPAs

President Haning called the meeting to order at 11:36 p.m.

2. **Public Address** Citizens who desire to address the Amarillo Local Government Corporation Board of Directors with regard to matters on the agenda will be received at this time. Each speaker will be limited to three minutes. The Board may not discuss items not on this agenda, but may respond with factual, established policy information, or refer to staff. The Board may choose to place the item on a future agenda.

No one presented to speak.

3. **Approval of Minutes** Approval of the Amarillo Local Government Corporation minutes for the meeting held on April 26, 2023.

A motion was made to approve the minutes for the meeting held on April 26, 2023 by Ms. Zanchettin. Ms. Gallardo seconded the motion, and it passed by a 6-0 vote.

4. **Receive and Accept the LGC September 30, 2022 Audit**

Ms. Owens, with CMMS CPAs, presented an annual audit of the LGC's financials for the year ended September 30, 2022. A motion was made to accept the presented audit by Mr. Jennings. Mr. Smith seconded the motion, and it passed by a 6-0 vote.

5. **Project Updates**

- 5.A. Hodgetown

Mr. Ensor shared the Sod Poodles are off to a great start for the 2023 season. They have a block party on June 2nd as part of the Route 66 celebrations. They anticipate improvements beginning in October in order to meet the MLB standards set for the next year. The Sod Poodles remain the #1 season ticket team in the nation out of 120 minor league teams.

Mr. Danforth shared that the completed set of plans is ready for the renovation of Hodgetown. They are currently with Building Safety and will be put out to bid in July. This timing will allow the modifications to be done between seasons.

- 5.B. Embassy Suites

Tom Winzel, General Manager of Embassy Suites, shared an update. He has relocated from the Houston area and has worked for the Company that owns the

Embassy Suites. The hotel is almost complete with a \$1.5 million renovation to the HVAC system in support of the 4-Diamond standard. Summit's approach is to not only maintain, but to exceed that standard. The plant wall will be replaced with a mural. The restaurant will be updated during the third quarter, with completion anticipated by the end of the year. If there is any marketing the Sod Poodles would like to share, Embassy Suites would be happy to share that marketing with their partners.

5.C. Parking Garage and Retail Space

Mr. Danforth shared that City Council approved the construction for the display area in the retail space. Once Facilities has dates when the contractor can start, those will be shared with Mr. Freeman to share with the LGC Board. The Downtown Parking Garage has been a smooth transition over to the Sod Poodles for event days. The budget has been approved for a software upgrade. Mr. Ensor shared that an upgrade to software will help bring efficiencies to the process. By selling the parking in advance, the functionality of the Parking Garage and upgraded equipment will result in a better process for users. Mr. Danforth shared that we can adapt the success of the Sod Poodles in parking to the Civic Center to utilize in their events.

6. Update on Status of Listing Agreement and Marketing of Retail Space

Mr. Freeman shared that staff has solicited brokers to submit responses. The due date is June 9, 2023 at 5:00 p.m., and staff will work with the Retail Subcommittee to review submissions and bring a recommendation back to the LGC Board at the next regular monthly meeting.

7. Executive Session

Mr. McWilliams advised at 12:15 p.m. the Board would convene into executive session under Section 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 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: i) Negotiations for the retail space at the City-owned Parking Garage, and related issues.

- 7.A.** 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 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.
 - i. Negotiations for the retail space at the City-owned Parking Garage, and related issues

8. Discussion - Future Agenda Items and Next Meeting Date

The next meeting will be planned for June 21, 2023. Agenda items may include a discussion on progress of the listing agreement for the Retail Space, 2023/24 budget, quarterly financials, and the finish-out of a portion of retail space.

9. Adjourn

President Haning adjourned the meeting at 12:47 p.m.