



Amarillo Local Government Corporation Regular Meeting

August 16, 2023
11:30 AM
City Hall - Room 306
601 S. Buchanan
Amarillo, Texas 79101

MINUTES

1. Call to Order

On the 16th day of August 2023, the Amarillo Local Government Corporation met at 11:30 AM for a regular meeting held in Room 306, located on the third floor of City Hall at 601 South Buchanan Street, with the following members present:

VOTING MEMBERS	PRESENT	MEETINGS HELD	MEETINGS ATTENDED
Howard Smith, Board Member	Yes	54	51
Michael Haning, President	Yes	45	43
Alfonso Zambrano, Vice President	No	35	28
Jennifer Gallardo, Board Member	No	16	14
Megan Zanchettin, Board Member	Yes	12	12
Cole Stanley, Board Member	Yes	12	11
Gary Jennings, Board Member	Yes	12	11
EX-OFFICIO MEMBERS			
Jared Miller, City Manager	No	58	37
Nancy Tanner, Potter County Judge	No	30	22

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
- Mick McKamie, Outside Counsel

President Haning called the meeting to order at 11:30 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 July 19, 2023.

President Haning introduced the item. Ms. Zanchettin motioned to approve the minutes as presented. Mr. Smith seconded, and the motion carried unanimously.

4. Project Updates from City Staff or Project Representatives

4.A. Hodgetown

Jerry Danforth shared that the process has started to construct the necessary updates at Hodgetown to bring it in compliance with MLB requirements.

4.B. Embassy Suites

Tom Winzel, General Manager of Embassy Suites, shared an update. Embassy Suites was one of three second quarter winners for most improved service for the Embassy Suites. There are two projects going on simultaneously this year: 1) 4-Diamond projects and 2) Pick Plan - when the hotel changed ownership, Hilton came in and provided a list of upgrades/ updates needed that are being worked on.

4.C. Parking Garage and Retail Space

Jerry Danforth shared that the parking agreement with the Sodapoodles is working well. The age in the parking software system is becoming outdated and doesn't work well with the newer systems in place. Facilities will be going through this quite heavily in October, after the team is through their current season. There are three pieces of equipment that have failed, and Facilities is working to keep the Parking Garage operational until this can be addressed post-season.

5. Discussion and Consideration of the Panhandle Adult Rebuilding Center's (PARC) Request for Rental of Parking Garage Spaces for a Special Event

Valerie Gooch, Executive Director for the PARC, shared the mission of the PARC. They hosted a special event on the top floor of the Downtown Parking Garage last year and appreciated the help of various City staff. The PARC would like to hold the event again this year, on October 14, 2023, and they are requesting that the LGC Board donate the parking for their guests. Mr. Smith moved to allow the PARC to use the facilities on October 14th. Mr. Jennings seconded and the motion passed unanimously, with the exception of Mr. Stanley who abstained.

6. Presentation and Consideration of Recommendation to City Council to Approve a Commercial Contract to Sell the Commercial Square Footage Portion of the LGC Parking Garage Located at 600 S. Buchanan to Llano Group, LLC

President Haning introduced the item and Mr. Freeman presented the item to sell the retail space at the Parking Garage to Llano Group, LLC. Mr. Freeman stated that Item 7 is related to this item for the Board to consider a long-term lease with Llano for parking spaces, and that these terms could be determined later. Mr. Freeman shared that selling this space would allow the general benefits of giving the opportunity to put the space

back on the tax rolls, give a private party the opportunity to fill the spaces and get more active uses in there, and the sales price will cover all of the debt that LGC owes on the property, including the TIRZ #1 note payable and a loan with the City of Amarillo that would return to the City's general fund for their projects. While there is a gap between the sales price and what it was built for five years ago, getting an owner in there that pays taxes will return more property tax and sales tax to the City of Amarillo. Ms. Zanchettin moved to recommend the item to City Council for their consideration. Mr. Smith seconded and the motion passed unanimously.

7. Presentation and Consideration of a Long-Term Lease with Llano Group, LLC for LGC Parking Garage Parking Spaces Contingent on the City of Amarillo Selling the Commercial Square Footage

President Haning introduced the item and Mr. Freeman presented the item to lease 90 parking spaces in the Parking Garage for 75 years. Mr. Freeman shared that details could be formalized later, before the property is sold. The original request was for a 100-year lease, but staff is recommending 75 years to match back to the useful life of the asset. Mr. McKamie confirmed that LGC has authority delegated from City Council to make all decisions related to this item regarding the parking spots. Mr. Stanley inquired as to consideration of the location of parking spots and asked how far staff has gotten through that negotiation? Mr. Freeman stated that a portion on the east side of the garage, 30-40, would be dedicated on the first three floors. No action was taken by the Board.

8. Presentation and Consideration of the 2023-2024 Fiscal Year Budget

President Haning introduced the item to present and consider the 2023-2024 fiscal year budget. Ms. Storrs presented the item. Ms. Storrs presented two options to give the Board information on if the Retail Space is sold by January 2024. Mr. Stanley motioned to approve the presented budget with the change from \$425,000 to \$318,750 and the additional requirement of minimum operating reserve of \$250,000 plus three months of operating. Mr. Smith seconded and the motion passed unanimously.

10. Discussion - Future Agenda Items and Next Meeting Date

Mr. Freeman said we would be on standby for a next meeting until the parking lease can be solidified. He will email the date to the Board once this is done.

11. Adjourn

There being no further business to conduct, President Haning adjourned the meeting at 12:28 p.m.

ATTEST:

Stephanie Coggins, City Secretary

Michael Haning, President