

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 26th day of April 2023, 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	Yes	51	48
Michael Haning, President	Yes	42	40
Alfonso Zambrano, Vice President	Yes	32	27
Jennifer Gallardo, Board Member	Yes	13	13
Megan Zanchettin, Board Member	Yes	9	9
Cole Stanley, Councilmember & Board Member	Yes	9	9
Gary Jennings, Board Member	Yes	9	8
EX-OFFICIO MEMBERS			
Jared Miller, City Manager	No	55	35
Nancy Tanner, Potter County Judge	Yes	28	20

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
Todd Boykin, Underwood Law Firm
Monica Pitts, Embassy Suites

ITEM 1: Call to Order. President Hanning called the meeting to order at 11:31 a.m.

ITEM 2: Public Address. President Hanning 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 March 29, 2023 were presented. Motion was made by Ms. Zanchettin to approve the minutes and seconded by Ms. Gallardo. The motion passed by a 5-0 vote.

ITEM 4: Project Updates from City Staff or Project Representatives. Mr. Danforth shared an update on the project currently underway to upgrade Hodgetown to meet MLB specifications. He stated the

Sod Poodles are marketing the parking garage and that is going well. He stated that staff has not met the new general manager of the Embassy Suites yet, but a meeting is scheduled with them to discuss the parking garage. Mr. Freeman shared that he and President Haning have a lunch scheduled with the new GM to meet him and bring him up to speed on the parking garage and 4-diamond status.

At 11:33 p.m., Vice President Zambrano joined the meeting.

At 11:34 p.m., Mr. Stanley joined the meeting.

ITEM 5: *Discussion and Consideration of Condo Regime Documents for Marketing Retail Spaces to Potential Buyers.* Mr. Freeman stated the documents are in a fairly good spot with only some information needed to help Mr. Boykin wrap them up. The documents will stay in draft format until LGC has an offer, at which time, Mr. Boykin will help wrap them up. Mr. Boykin shared the changes from the last discussion with LGC. These changes include a change to the declaration and some more information regarding the architects. Mr. Freeman shared feedback from the retail subcommittee -- their recommendation is to give two parking spaces as a minimum per unit. In addition, for every 500 square feet over 1,000 square feet, a unit would obtain an additional space. The Board asked about best practices for voting arrangements, and Mr. Boykin shared that it is often based off square footage. This is how the documents are currently drafted.

ITEM 7: *Discussion and Provide Direction to Staff on Next Steps for Listing Agreement and Marketing of Retail Space.* Mr. Freeman stated this is another item the Retail Subcommittee discussed last time they met due to the upcoming expiration of the current listing agreement. The Subcommittee recommends seeking informal submissions that the Subcommittee can review and bring a recommendation back to the full Board. This is a different situation because we are only looking for a listing agent and not someone to manage the space. The Board gave consensus for the Subcommittee to proceed with this route and bring the top three submittals back with their recommendation of who should be chosen.

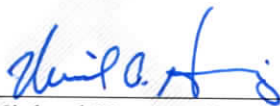
ITEM 8: *Discuss and Consideration of Pilot Program Parking Agreement between Amarillo Local Government Corporation and Panhandle Baseball Club, Inc.* Mr. Freeman presented the draft agreement for the Board's consideration. This looks very similar to prior drafts the Board has reviewed. This draft includes LGC earning 20% of all revenues, no matter the source (\$10 event parking or upfront season passes). The agreement will be for one-year, and at that time LGC could decide to do a longer agreement. The Executive Committee met and discussed and recommends to the full Board for approval. A motion was made to accept the agreement by President Haning, seconded by Vice President Zambrano. The motion passed with a 7-0 vote.

ITEM 9: *Executive Session.* Mr. McWilliams advised at 11:59 that the LGC Board would convene in Executive Session per Texas Government Code: 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.

At 12:46 p.m., Mr. McWilliams announced that the Executive Session was recessed, and the regular meeting resumed.

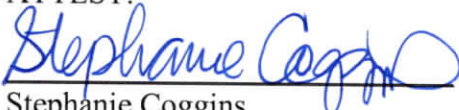
ITEM 10: *Discussion - Future Agenda Items and Next Meeting Date.* The next meeting of the Board is scheduled for May 17, 2023. Mr. Haning may be absent on that day. Ms. Storrs shared they will plan to bring the audit for Board approval at the next meeting. Mr. Stanley asked if the Retail Subcommittee would like to meet before the next LGC Board meeting. Mr. Freeman stated he would find some options and coordinate such meeting.

ITEM 11: *Adjourn.* There being no further business to conduct, President Haning adjourned the meeting at 12:49 p.m.



Michael Haning, President

ATTEST:



Stephanie Coggins
City Secretary