

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 29th day of March 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	50	47
Michael Haning, President	Yes	41	39
Alfonso Zambrano, Vice President	No	31	26
Jennifer Gallardo, Board Member	Yes	12	12
Megan Zanchettin, Board Member	Yes	8	8
Cole Stanley, Councilmember & Board Member	Yes	8	8
Gary Jennings, Board Member	Yes	8	7
EX-OFFICIO MEMBERS			
Jared Miller, City Manager	Yes	54	35
Nancy Tanner, Potter County Judge	No	27	19

Also in Attendance:

Andrew Freeman, Assistant City Manager
Laura Storrs, Assistant City Manager & Board Treasurer
Stephanie Coggins, City Secretary & Board Secretary
Jerry Danforth, Director of Facilities and CIP
Mick McKamie, of counsel
Todd Boykin, Underwood Law Firm
Monica Pitts, Embassy Suites

ITEM 1: Call to Order. President Haning called the meeting to order at 11:32 a.m.

ITEM 2: Public Address. President 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. Minutes of the regular meeting held on February 15, 2023 were presented. Motion was made by Mr. Smith to approve the minutes and seconded by Mr. Stanley. The motion carried by a 6-0 vote.

ITEM 4: Project Updates from City Staff or Project Representatives. 4B: Ms. Pitts shared an update on Embassy Suites. They have raised their prices in the parking garage to \$15 for self-parking and

\$30 for valet. They plan to increase this to \$17 and \$32, respectively, by the end of the month. There will be a change to their hotel restaurant with a new Mediterranean Italian menu. She shared with the Board that she has accepted another position within the company and will be replaced by Tom Windel as the new General Manager. Occupancy is good this month - it is at 99%. They are down \$120,000 from the budget for the quarter. \$86,000 of that deficit is due to the cancellation of the pigeon event. The Board asked her to invite Mr. Windel to the next meeting of the LGC Board to introduce him. 4C: Mr. Danforth shared an update on the Parking Garage and Retail Space. They are preparing to build out a portion of the retail space per the Board's vision shared at the February meeting. Mr. Stanley shared that the space to be remodeled is not the best space to market the retail area, but it makes the most sense construction wise. Mr. Stanley felt construction-wise everything was good, but location-wise he stated the Board may want to have more discussion on it. Mr. Danforth shared that the buildout for a display space will stay within guidelines that any owner would have to follow if they purchase space. Mr. Stanley asked about timing, and Mr. Danforth said it may take approximately six weeks to get a contractor out, but Facilities staff will self-perform some items. Mr. Stanley said if it takes six weeks to get going and 8-10 weeks to complete it, that's three months and he likes the timing on it. Mr. Hanning asked about the location and if it saved money to do it on 6th and use an existing wall. Mr. Danforth confirmed that it would save money. Mr. Stanley suggested scaling the budget back in order to construct the display space on Buchanan instead of 6th. Mr. Stanley asked if the Board could seek the advice of Bob Garrett to see if marketing on one street is better than the other. Mr. Garrett shared that he thought the space on 6th was the best location because LGC should keep the big space open and available. Mr. Garrett said his team is starting to reach out to people concerning the direction LGC is taking with the retail space. He said he believes the increased activity with Hodgetown coming into season will be good for the space. He believes marketing for office spaces, in addition to retail, will be a beneficial option. Mr. Garrett does not believe the rates need to be lowered. He stated people are willing to pay the current rates.

ITEM 5: *Discuss and Consider Approval of Pilot Program Parking Agreement between Amarillo Local Government Corporation and Panhandle Baseball Club, Inc.* Mr. Freeman stated the agreement is being finalized and will be brought back to LGC to consider in a future meeting to ratify. shared that we are looking to partner with the Sod Poodles to operate the Parking Garage for their special events and game days. This would flip the operations and give the City a split of the revenues, while reducing direct costs to LGC for staffing the Parking Garage during special events and games. Mr. Stanley inquired as to if the Board could go ahead and consider the item. He asked if it would help staff to approve before it's final. Mr. McKamie shared that the Board can approve staff move forward with the current terms if they would like to. Mr. Freeman read off the terms. Mr. Stanley asked if we need to plan annual pre-solds. He'd like the Sod Poodles to pay everything up front to the LGC so that LGC's books will be clean. Mr. Freeman shared that they would bring it back to the Board to ratify once everything is finalized. Mr. McKamie shared that most baseball teams have 100% control over parking garages, so the Amarillo partnership is unusual. Based on the outcome of the pilot, the lease agreement with Sod Poodles could be amended for a longer-term solution.

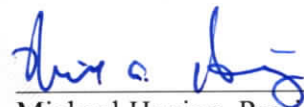
ITEM 6: *Discuss and Consider Approval of Condo Regime Documents for Marketing Retail Spaces to Potential Buyers.* Mr. Freeman introduced Mr. Boykin to present the Condo Regime proposal. The end goal is to have draft documents ready that we can utilize to efficiently work with interested

buyers. Mr. Boykin shared that the idea of condominiums is more mainstream than it was 10 years ago. Mr. Boykin has created draft documents. There are some blanks that will need to be filled in by staff or the Board before the documents are ready to be handed to potential buyers. The concept of a condominium is that there will be a condominium association that will handle the common elements of the building and ensure individual owners are complying with the rules in place. The owners will own the interior of the unit they purchase. One area that may need more thought is how Parking Garage access will be granted to condominium owners. Mr. Hanning stated that by the next time the Board meets, they anticipate having the punch list of information filled out and ready for consideration. Mr. Stanley requested a list of remaining tasks be shared with the Board to track progress. Mr. Boykin confirmed that information was already provided in the packet given to the Board.

ITEM 7: *Presentation of Quarterly Financials.* Ms. Storrs presented the financials for the quarter ended December 31, 2022. Current assets totaled \$421,908 and non-current assets totaled \$48,664,979, for total assets of \$49,086,887. Total liabilities were \$2,515,404 bringing net position to \$46,571,483. Revenues for LGC for the period were \$1,210 and expenses were \$254,375. The expense is non-cash depreciation. Parking Garage revenues totaled \$65,751 and expenses totaled \$174,761. Retail space revenues totaled \$17,585 and expenses totaled \$29,408.

ITEM 9: *Discussion - Future Agenda Items and Next Meeting Date.* The next meeting of the Board will be on April 19, 2023. The Condo Regime documents and the Pilot program for Parking with Sod Poodles will be on the agenda.

ITEM 10: *Adjourn.* There being no further business to conduct, President Hanning adjourned the meeting at 12:44 p.m.



Michael Hanning, President

ATTEST:



Stephanie Coggins
City Secretary