

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 9th day of November 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	Yes	48	45
Michael Haning, President	No	39	37
Alfonso Zambrano, Vice President	Yes	29	25
Jennifer Gallardo, Board Member	Yes	10	10
Megan Zanchettin, Board Member	Yes	6	7
Cole Stanley, Councilmember & Board Member	Yes	6	6
Gary Jennings, Board Member	Yes	6	5
EX-OFFICIO MEMBERS			
Jared Miller, City Manager	No	52	33
Nancy Tanner, Potter County Judge	No	25	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
Bryan McWilliams, City Attorney
Mick McKamie, of counsel

ITEM 1: *Call to Order.* Vice President Zambrano called the meeting to order at 11:38 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 October 19, 2022 were presented. Motion was made by Ms. Gallardo to approve the minutes 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, with Amarillo Professional Baseball, shared an update on updates to the Major League Baseball requirements for stadiums. Amarillo is in a fortunate position with an amazing facility that will require fewer

modifications than many stadiums in the MLB family. They are confident in their plan to modify Hodgetown and are working to complete it. The Sod Poodles are working hard on plans for October and November that will be announced in the future, and they are continually developing their plan for the 2023 season. Since the Sod Poodles have aligned with the Diamondbacks, they have 12 Sod Poodle players that are currently on a 25-man roster for the Arizona Diamondbacks. Vice President Zambrano asked for an update on winter-month events. Mr. Ensor said the Sod Poodles have approximately 15 holiday parties and corporate events scheduled during the winter months. They also held an Autumn Classic which was an open house for partners and season ticket holders that was attended by over 1,000 people. Sod Poodles are the number one full season equivalent team in the nation out of 120 minor league teams in the nation. Ms. Gallardo asked if there were any discussions to partner with Amarillo College's new baseball team. Mr. Ensor confirmed that Amarillo College's baseball team will be playing at Hodgetown as its home field beginning in January – a total of 32 games. On December 16th, the Sod Poodles will host their annual Christmas in the Sky event with a large fireworks display.

Monica Pitt, with the Embassy Suites, shared they are currently busy with the WRCA event this week, and have a large group with JBS scheduled for next week. She reported that they have lost 900 room nights in January, along with business for the Civic Center, due to an annual pigeon event that had to be cancelled due to state legislation restricting the entry of pigeons into Texas. She stated that meetings are not quite back to the level they were pre-COVID in 2019, but they are within \$35,000 of the room revenue levels they achieved in 2019.

Mr. Danforth shared that the Downtown Parking Garage is working with SkiDATA to look at the hardware and ensure the software is up to date. SkiDATA wants to promote packages, but staff has requested they bring a cart options forward that will provide the updates needed at a price within the budget available for the Downtown Parking Garage. The relationship with Embassy Suites for valet services is working well. Ms. Pitts agreed and stated that the new valet parking company is helping on this front.

ITEM 5: Discussion of Year-End Financials and Potential Changes to Existing Loan Agreements. Ms. Storrs shared a copy of unaudited financial statements for the LGC. As of September 30, 2022, total assets were \$49,450,459, total liabilities were \$2,415,611, and net position was \$47,034,849. For the operating business unit, revenues totaled \$1,210 and expenditures totaled \$1,021,621, for a net loss of \$1,020,411. The main driver of the net loss was depreciation expense of \$1,017,500 which is a non-cash expense. For the Downtown Parking Garage,

Discussion re: the loan. Last month we talked about what break-even looks like to cover all the square footage of the retail space. We need to be accumulating about \$20,000 per year for depreciation. If we pull the TIRZ #1 loan out, it comes down to \$3.95 per square foot.

There was consensus for staff to approach TIRZ #1 on the potential to transition the loan agreement into a grant.

ITEM 7: Executive Session. Mr. McKamie announced, at 12:27 p.m., the Board would convene 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.

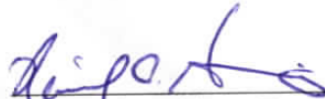
At 1:04 p.m. Mr. McKamie announced that executive session had concluded, and the regular meeting resumed.

ITEM 6: *Discussion of Potential Options to Sell All or Portions of the Parking Garage and Retail Spaces, Including the Use of Restrictions and Covenants on the Property.* Vice President Zambrano

ITEM 8: *Discuss Future Agenda Items.* Update on existing loan agreements

ITEM 9: *Next Meeting Date.* Will look at a date to be determined in December.

ITEM 10: *Adjourn.* There being no further business to conduct, Vice President Zambrano adjourned the meeting at 1:05 p.m.



Michael Haning, President

ATTEST:



Stephanie Coggins
City Secretary