

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 19th day of October 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	Y	47	44
Michael Haning, President	Y	38	37
Alfonso Zambrano, Vice President	N	28	24
Jennifer Gallardo, Board Member	Y	9	9
Megan Zanchettin, Board Member	Y	6	6
Cole Stanley, Councilmember & Board Member	Y	5	5
Gary Jennings, Board Member	Y	5	4
EX-OFFICIO MEMBERS			
Jared Miller, City Manager	N	51	33
Nancy Tanner, Potter County Judge	Y	24	19

Also in Attendance:

Laura Storrs, Assistant City Manager
Jerry Danforth, Director of Facilities and CIP
Jonni Glick, Assistant City Secretary
Bryan McWilliams, City Attorney

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 July 20, 2022 were presented. Motion was made by Mr. Jennings to approve the minutes and seconded by Mr. Smith. The motion carried by a 5-0 vote.

Mr. Stanley and Ms. Zanchettin arrived late.

ITEM 4: *Project Updates from City Staff or Project Representatives:* Embassy Suites – Monica Pitt with the Embassy provided an update on valet parking, restaurant remodel, hotel updates, and the

potential addition of a coffee shop to the hotel property. Mr. Smith inquired about occupancy, Ms. Pitt advised the hotel has been at or above 75% occupancy. Ms. Pitt requested a hotel key machine for the parking garage as they are required by Hilton to provide it. Hodgetown – Jerry Danforth provided an update on changes being made to Hodgetown to accommodate the League's changes in requirements for their stadium. He said he would bring more information back once he has it.

ITEM 5: *Discussion and Consideration of Skidata Software Update for Parking Garage:* Jerry Danforth said they are currently looking at a proposal for the needed parking garage software update.

ITEM 6: *Discussion and Consideration of Parking Garage Retail Space Listing Price.* There was discussion regarding whether or not the offering price for the retail space is too high and whether it should be lowered. Mr. Smith expressed his opinion that the asking price needs to be lowered and Mr. Jennings stated he agreed. Mr. Stanley suggested this item be discussed in conjunction with Item 7.

Mr. Stanley suggested advertising not including tenant improvements and lowering the rate to lease. Justin [realtor] advised that national retailers are not looking downtown due to the demographics being in other areas of the City.

A motion was made by Mr. Smith to lower the rate from \$20 to \$16 and was seconded by Ms. Zanchettin. Mr. Stanley made an amended motion to lower the rate from \$20 to \$14 with no tenant improvement allowance and was seconded by Ms. Gallardo. The vote carried 5:0.

ITEM 7: *Discussion and Consideration of Parking Garage Retail Space Finish Out Project.* Mr. Stanley asked Mr. Danforth for clarification of cost per square foot on the finish out of the retail space. Mr. Stanley then proposed the sale of the retail space. Mr. McWilliams advised that the agenda does not cover the discussion of sale and if there should be further discussion on the matter, it will need to be placed on a future agenda.

Ms. Zanchettin inquired about the intended use for the parking garage and retail space. Mr. McWilliams described the original goal as an incentive for development downtown.

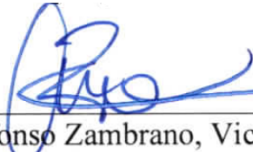
Mr. Stanley suggested holding off on potentially further finishing out the retail space until other discussions have been made

ITEM 8: *Executive Session.* There was no executive session.

ITEM 9: *Discuss Future Agenda Items.* Mr. Haning requested discussion for a possible sale be placed on a future agenda. Mr. Stanley requested the inclusion of restrictions and covenants be included in the possible sale discussion. Mr. Haning also requested year end financials, break even, and options for converting the loan from TIRZ#1 to a grant. The board also requested a real estate expert bring information on how to sell portions of a building.

ITEM 10: *Announcement.* Next meeting date is November 16, 2022

ITEM 11: *Adjourn.* There being no further business to conduct, President Haning adjourned the meeting at 12:41 p.m.



Alfonso Zambrano, Vice President

ATTEST:

Stephanie Coggins
City Secretary