



## Amarillo Local Government Corporation Regular Meeting

April 17, 2024  
11:30 AM  
City Hall - Room 306  
601 S. Buchanan  
Amarillo, Texas 79101

### MINUTES

#### 1. Call to Order

On the 17th day of April 2024, 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	57	53
Alfonso Zambrano, Board Member	No	38	29
Jennifer Gallardo, Board Member	Yes	19	16
Cole Stanley, Board Member	Yes	15	13
Gary Jennings, Board Member	No	15	13
Megan Zanchettin, Board Member	Yes	15	15
James Schenck, Board Member	Yes	2	2
<b>EX-OFFICIO MEMBERS</b>			
Nancy Tanner, Potter County Judge	Yes	61	40

Also in attendance:

Laura Storrs, Assistant City Manager & Board Treasurer  
Stephanie Coggins, City Secretary & Board Secretary  
Andrew Freeman, Deputy City Manager  
Jerry Danforth, Director of Facilities,  
Mick McKamie, of counsel  
Tony Ensor, Amarillo Professional Baseball

Mr. Stanley called the meeting to order at 11:40AM.

- 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.

Mr. Stanley opened public address. No one presented to speak. Mr. Stanley closed public address.

4. **Election of Officers of the Board of Directors** This item provides for the election of Officers of the Board of Directors, to serve one-year terms: President, Vice-President, Secretary and Treasurer. (Newly elected Officers begin service immediately).

Mr. Stanley opened the item. Mr. Smith moved to nominate Alfonso Zambrano for President; Ms. Gallardo second and the motion passed 5-0. Mr. Smith moved to nominate Megan Zanchettin for Vice President. Mr. Stanley seconded, and the motion passed 5-0. Ms. Zanchettin motioned to appoint Stephanie Coggins to Secretary and Laura Storrs to Treasurer. Ms. Gallardo seconded and the motion passed 5-0.

3. **Approval of Minutes** Approval of the Amarillo Local Government Corporation minutes for the meeting held on January 17, 2024.

Vice President Zanchettin introduced the item. Mr. Smith made a motion to approve the minutes as presented. Mr. Stanley seconded, and the motion passed 5-0.

5. **Consider Acceptance - LGC Annual Comprehensive Financial Report for the Year Ended September 30, 2023**

Vice President Zanchettin introduced the item. Ms. Storrs and Janie Arnold, CMMS, presented the audit. For the year ended September 30, 2023, the LGC received an unmodified (clean) opinion. Total assets ended the year at \$52.4 million, compared to \$54.2 million for the prior year. Total liabilities as of September 30, 2023 were \$2.3 million, compared to \$2.5 million for the prior year. Net position ended the year at \$45.1 million as compared to \$47.0 million last year. Operating revenues for the year were \$0.5 million which was comparable to the prior year. Operating expenses were \$1.9 million for the year as compared to \$2.1 million in the prior year. Mr. Smith moved accept the audit report as presented. Mr. Schenck seconded, and the motion passed 5-0.

6. **Project Updates from City Staff or Project Representatives**

- 6.A. Hodgetown - including current construction project

Vice President Zanchettin introduced the item. Tony Ensor reported that there is a lot going on at Hodgetown, primarily renovations to the ballpark. They are close to finishing the clubhouse; the entire netting is brand new & meets MLB requirements; padding has been added to every part of the field that a player may impact when playing; new female locker room facilities are installed; they lost the auxiliary locker room to expansion of new coaching space and training space for visitors; and they created new awning space for players on both teams. Mr. Ensor anticipate positive results from the MLB audit of Hodgetown. More storage space was added with a 150-person party deck built on top of it. New LED will be coming to Hodgetown; The team has played four games in the new season. Amarillo was the 2023 minor league baseball organization of the year; #1 season ticket holder venue in the nation; and Calf Fries were named the best alternate brand in all of minor league baseball.

**6.B. Embassy Suites**

**6.C. Parking Garage and Retail Space - including update on Llano Group contract**

Vice President Zanchettin introduced the item. Mr. Danforth reported that the construction contract at Hodgetown is running on-time, and should be done in the next 1-2 months. For the Parking Garage, their automated system is being updated by running new fiber optics from the Garage to Simms in order to shift from Suddenlink. A one-time cost of \$10,000 will provide savings over time, since Suddenlink service costs LGC \$1,000 per month. This project will be completed by the end of April. Software is currently being updated at a cost of approximately \$25,000 and should be in place by middle of May. The current software was outdated and not communicating properly with newer systems.

Mr. Freeman share that he is now working directly with the vendor for the parking lease agreement and should bring that back in May; Llano is still in progress to purchase the retail space. They are working through condo regime information to finalize the sale and anticipate bringing something back to LGC Board in May. There may be a subsequent lease agreement for the 90 spaces to accompany the sale of the retail space. The new closing date is June 25, 2024 and feasibility period runs through May 11, 2024, but once we get the condo regime documents in place, we may likely close sooner (late May/early June).

**7. Discuss and Consider Approval of Parking Agreement between Amarillo Local Government Corporation and Panhandle Baseball Club, Inc.**

Vice President Zanchettin introduced the item. Mr. Freeman presented a draft agreement and suggested that i) the word "Pilot" be removed; and ii) the agreement be written as an evergreen. Mr. Stanley motioned to approve the agreement as discussed with a 120-day auto-renewal clause. Mr. Smith seconded and the motion passed 5-0.

**8. Discuss and Consider Appointment of Members to serve on Standing Committee**

Vice President Zanchettin introduced the item. After discussing the topic, Vice President Zanchettin made a motion to nominate the president, vice president, and member Jennifer Gallardo to serve on the Standing Committee. Mr. Stanley seconded and the motion carried 5-0.

**9. Discussion - Future Agenda Items and Next Meeting Date**

The next meeting will be planned for May 15, 2024.

**10. Adjourn**

Vice President Zanchettin adjourned the meeting at 12:53 p.m.

ATTEST:

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Stephanie Coggins, Secretary

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Alfonso Zambrano, President