



## Amarillo Local Government Corporation Regular Meeting

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May 15, 2024  
11:30 AM  
City Hall - Room 306  
601 S. Buchanan  
Amarillo, Texas 79101

### MINUTES

#### 1. Call to Order

On the 14th day of May 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	58	54
Alfonso Zambrano, President	Yes	39	30
Jennifer Gallardo, Board Member	No	20	16
Cole Stanley, Board Member	No	16	13
Gary Jennings, Board Member	Yes	16	14
Megan Zanchettin, Vice President	No	16	15
James Schenck, Board Member	Yes	3	3
<b>EX-OFFICIO MEMBERS</b>			
Nancy Tanner, Potter County Judge	No	62	40

Also in attendance:

Laura Storrs, Assistant City Manager/CFO & Board Treasurer  
Stephanie Coggins, City Secretary & Board Secretary  
Andrew Freeman, Deputy City Manager  
Jerry Danforth, Director of Facilities,  
Bryan McWilliams, City Attorney

Mr. Zambrano called the meeting to order at 11:38AM

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

3. **Approval of Minutes** Approval of the Amarillo Local Government Corporation minutes

for the meeting held on May 14, 2024.

Mr. Zambrano introduced the item. Mr. Smith made a motion to approve the minutes as presented. Mr. Schenck seconded, and the motion passed with a 4-0 vote.

#### **4. Project Updates from City Staff or Project Representatives**

##### **4.A. Hodgetown - including current construction project**

Mr. Danforth shared that construction is 90% completed, and the new party deck has been used twice already. The architect has been requesting from Tony and the team the results of the grading from MLB. They have yet to receive them, but staff doesn't anticipate any issues to cause us to be in non-compliance with MLB. Staff will be bringing a change order to Council to bring some changes forward to save money through economies of scale.

##### **4.B. Embassy Suites**

No specific update.

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

The Llano Group feasibility period has ended, and a drop dead close date is June 25, 2024. Staff is working through the final items now and reaching the home stretch. Staff will send an email to the Board once closing is set.

The Parking garage generated just over \$1K in revenue for the day game on May 14. Staff is starting to see some more issues with the control system at the Garage, including three recent failures. Every failure costs us revenue, so we want it addressed as soon as possible. As soon as we get onto the city servers, we will end our contract with Optimum.

#### **5. Discuss and Consider Approval of Parking Lease with AMA Condos 79101, LLC for 90 Spaces Related to the Sale of Commercial Square Footage within the Parking Garage**

Mr. Freeman presented the draft document and pointed out the obligations of the LGC Board and the lessee under Section 3 and Section 4. The term is 75 years to match the term of the agreement with Embassy.

Motion was made to approve the agreement as presented by Howard Smith and seconded by James Schenck. The motion passed with a 4-0 vote.

#### **6. Discussion - Future Agenda Items and Next Meeting Date**


Tom Wetzel will give an Embassy update; Financials; parking garage lease agreement; Andrew will send dates for a consensus.

**7. Adjourn**

Mr. Zambrano adjourned the meeting at 11:53 a.m.

ATTEST:

  
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Stephanie Coggins, City Secretary

  
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Alfonso Zambrano, President