



Amarillo Local Government Corporation Regular Meeting

July 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 July 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	59	55
Alfonso Zambrano, President	Yes	40	31
Jennifer Gallardo, Board Member	Yes	21	17
Cole Stanley, Board Member	No	17	13
Gary Jennings, Board Member	Yes	17	15
Megan Zanchettin, Vice President	Yes	17	16
James Schenck, Board Member	Yes	4	4

EX-OFFICIO MEMBERS

Blair Schaeffer, Potter County Commissioner	No	1	1
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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 11:32AM

- 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.

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

3. **Approval of Minutes** Approval of the Amarillo Local Government Corporation minutes for the meeting held on May 15, 2024.

President Zambrano introduced the item. Mr. Smith moved to approve the minutes as presented, and Vice President Zanchettin seconded. The motion passed by a 6-0 vote.

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

- 4.A. Hodgetown

Mr. Ensor shared an update on Hodgetown. The construction project is completed. A new LED board has been installed. They have a great team. The team has a nine-game home stand beginning Friday, July 19th. There are some great promotions coming up. The recent drone show promotion was a vast success. The largest crowd at Hodgetown happened on July 3rd.

- 4.B. Embassy Suites

Bistro tables have been added to the hotel. The plant wall has been removed, and the hotel is working with a group on adding a mural that will be in line with Amarillo's heritage. The Las Brisas restaurant was under performing and shut their doors. Starbucks is looking to replace it, and will likely take up half of the space. The hotel recently had its AAA inspection and continues to be a 4-Diamond hotel in Amarillo. The hotel is adding a digital directory to the lobby and looking at adding a massage therapy room to upgrade services. Overall revenues are up 10% over last year and profits are up 15%. Occupancy rates seem to be better in the even-numbered years for associations. Occupancy is up 11.9% year over year. The average daily rate is down 5% - due to a larger mix of groups.

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

Mr. Danforth shared an update. Staff has implemented the new software and will run it for one month before ending our contract with Optimum. Starting next month, we will start seeing the cost savings. Staff has already started making badges for the new owners of the retail space. The work we are doing with Potter County is still stabilized. With Tony and the team, we have seen an uptick of entry to the Parking Garage. Staff has had conversations with the Civic Center about starting to utilize this space for Civic Center events, but we are not quite there yet. Mr. Freeman shared that the sale of the retail space is complete as of July 2, 2024.

5. **Presentation of Quarterly Financials**

Ms. Storrs presented the unaudited financial statements as of March 31, 2024.

6. **Executive Session** The Board may convene in Executive Session to receive reports on

or discuss any of the following pending projects or matters: (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 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

Mr. McWilliams advised at 12:11 PM that the Local Government Corporation would convene into executive session per Texas Government Code A) (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 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: i) Negotiations for parking spaces at the City-owned Parking Garage and related issues.

6.A. Negotiations for parking spaces at the City-owned Parking Garage and related issues.

Mr. McWilliams announced the executive session was completed at 12:21 PM.

7. Discussion - Future Agenda Items and Next Meeting Date

Items to be discussed at the next meeting include the budget and a parking agreement. The next meeting is scheduled for August 21, 2024.

8. Adjourn

President Zambrano adjourned the meeting at 12:31 PM.

ATTEST:

/s/ Stephanie Coggins
Stephanie Coggins, City Secretary

/s/ Alfonso Zambrano
Alfonso Zambrano, President