

**TEXAS MUNICIPAL LEAGUE
INTERGOVERNMENTAL RISK POOL**
Texas Municipal Center Visioning Committee Meeting

**Barfield Hotel – Ballroom
600 South Polk Street
Amarillo, TX 79101**

October 24, 2024

Committee Members Present:

Mary M. Dennis, Chair
Bert Lumbreras
Chris Coffman
Vacant

Other Board Trustees Present:

J.W. “Buzz” Fullen
Mike Alexander
Austin Bleess
Bennett Sandlin

Staff Present

Jeff Thompson
Lindsey Fields
David Reagan
Bo Joseph
Susie Green
Scott Houston
Atul Poladia
Tito Villegas
Jeffrey Snyder
Patti Ledesma

Others Present:

John Duke, CPM Consulting

Chair Bert Lumbreras called to order the Texas Municipal Center Visioning Committee of the Texas Municipal League Intergovernmental Risk Pool at 12:00 AM on Thursday, October 24, 2024.

1. Texas Municipal Center Visioning Committee Items

a. Consideration of minutes of July 25, 2024 Visioning Committee meeting

MOTION by Chris Coffman, seconded by Bert Lumbreras, to approve the minutes of the July 25, 2024, meeting of the Visioning Committee. Motion carried with unanimous approval.

b. Consideration of Final Visioning Program Deliverable related to the relocation of the Texas Municipal Center

John Duke, CPM Consulting, presented the report under Tab 5 of the findings and recommendations resulting from the conclusion of Phase I of the Building Visioning Process. At the July 2024 Board meeting, it was the Board’s direction to pursue a build-to-suit, or purchase an existing facility that satisfies the Program and Vision. Following that meeting, CPM updated the project and the cost estimates to reflect a build-to-suit scenario. CPM estimates the project budget to be \$88,258,885, as outlined under Tab 5. It is estimated that a building of 100,000 sq. ft. is needed on 6.5 to 10 acres of land.

The Committee discussed the type of meeting space needed. It also discussed the need to partnership with governmental entities where the property is ultimately located to make sure proper infrastructure is in place. Jeff Thompson pointed out that the parameters of the project were still flexible and could still be changed by the Board.

There was additional discussion about whether the square footage allotted in the document was considered “full occupancy” by both TML and TMLIRP staff, especially given the current hybrid work environment. Bennett Sandlin stated TML would likely be moving back to being in the office the majority of the time. Jeff Thompson stated

TMLIRP would likely continue its hybrid work environment, and there is a potential the space could be downsized. However, he noted – to remain flexible – he would prefer to build the full contingent of office space since it will never be less expensive than now to build that space. He also noted it would be considerably more expensive to build additional space in ten years if the Pool outgrew its space, and he would prefer to build as much as reasonably necessary for full occupancy and look at either leaving part of the space unfinished, or perhaps leasing it out to another tenant. After discussion, there was agreement among the Committee to continue to keep its options open with respect to the full complement of space identified in the report, and to maintain this flexibility as the project planning continued.

MOTION by Chris Coffman, seconded by Bert Lumbreras, to recommend to the Board of Trustees the adoption of the report from Perkins+Will. Motion carried with unanimous approval.

c. Consideration of Phase II of Building Visioning Process

Jeff Thompson presented the recommendation under Tab 6 to extend the services of CPM Consulting for the next three months at a cost of \$6,000 per month. The purpose of the extension to have CPM lead and advise the TML Risk Pool in the search for real estate broker who would help identify potential site, land and building options for the future location of the Texas Municipal Center.

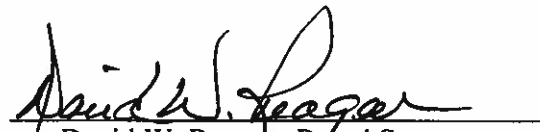
MOTION by Chris Coffman, seconded by Bert Lumbreras, to recommend to the Board of Trustees to extend the relationship with CPM for Visioning Services for \$6000 per month plus expenses through January 2025, and authorize the Executive Director to finalize and execute the final contracts. Further, to recommend to the Board to establish a budget for Phase II in the amount of \$20,000. Motion carrier with unanimous approval.

d. Consideration of appointing a Board Member to fill the vacancy on the Visioning Committee

MOTION by Bert Lumbreras, seconded by Chris Coffman, to recommend to the Board of Trustees the appointment of Austin Bleess to fill the vacancy on the Visioning Committee.

Chair Bert Lumbreras adjourned the meeting at 12:52 AM on October 24, 2024.

Approved by the
Texas Municipal Center Visioning Committee
on
April 16, 2025


(David W. Reagan, Board Secretary