

AUSTIN-BERGSTROM LANDHOST ENTERPRISES, INC.
BOARD OF DIRECTORS MEETING
Tuesday, February 22, 2022
9:00 AM

Austin Airport Hilton Hotel
9515 Hotel Drive
Chennault Room
Austin, Texas 78719

AGENDA

Tracy Thompson, Esq., Vice President
Mukesh (“Mookie”) Patel, Treasurer
Jennifer Williams, Secretary

Angelo DeCaro
Leslie Thorne, Esq.

Call to Order

Citizen Communications – General

A. Discussion and Action Items:

1. Approve minutes of the November 3, 2021 Corporation Board meeting.
2. Discussion of Corporation’s status under its bonds.
(Presented by Rajeev Thomas, Department of Aviation Deputy Chief-Finance)
3. Briefing on the Hotel Loan Agreement with the City of Austin.
(Presented by Rajeev Thomas, Department of Aviation Deputy Chief-Finance)
4. Briefing on communications between Airport staff and the City Council’s Audit and Finance Committee (AFC), including briefings to the AFC on the Hotel Loan Agreement with the City of Austin.
(Presented by Rajeev Thomas, Department of Aviation Deputy Chief-Finance)
5. Briefing on City of Austin Living Wage and its applicability to the Hotel’s wage structure.
(Presented by Tracy Thompson, Department of Aviation Chief Officer-Administrative & External Affairs and Interim Chief Officer-Development)
6. Discussion of and possible action on a resolution regarding ABLE’s compliance with all applicable City rules.
(Presented by Chris Ozburn, ABLE counsel)

7. Briefing on year-to-date operating and financial results through December 31, 2021 and 2022 Q1 forecast.
(Presented by Britt Uдеми, Hotel General Manager)
8. Discussion and possible action to approve a First Amended 2022 Operating Budget.
(Presented by Britt Uдеми, Hotel General Manager)
9. Discussion and possible action regarding Phase 3 of the PIP hotel renovation project.
(Presented by Prospera, Hotel Management Company)
10. Discussion and possible action on engagement of Winstead PC as bond counsel.
(Presented by Greg Milligan, President)
11. Briefing on City Council requirements imposed upon ABLE in Resolution No. 20210603-075 and discussion and possible action on engagement of Boulette Golden & Marin L.L.P. as labor counsel.
(Presented by Greg Milligan, President)
12. Discussion and possible action on engagement of HVS to design and execute a process to solicit competing proposals for Hotel Manager.
(Presented by Greg Milligan, President)
13. Briefing on revised dates for upcoming 2022 board meetings.
(Presented by Greg Milligan, President)

B. Future Business

1. Discussion of future quarterly briefings on the Hotel Loan Agreement with the City of Austin.
2. Briefing on communications between Airport staff and the City Council's Audit and Finance Committee (AFC), including briefings to the AFC on the Hotel Loan Agreement with the City of Austin.

C. Adjournment

Austin-Bergstrom Landhost Enterprises, Inc. and the City of Austin are committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Ammie Calderon at Aviation Department, at (512) 530-6605 or ammie.calderon2@austintexas.gov, for additional information; TTY users route through Relay Texas at 711.

For more information on the Austin-Bergstrom Landhost Enterprises, Inc., please contact Tracy

Thompson at (512) 530-5023 or tracy.thompson@austintexas.gov.

The Board may go into a closed session, if necessary and to the extent permitted by Section 551.071 of the Texas Government Code, to receive advice of legal counsel on certain items on this agenda.