



The City of Liberty
Liberty Community Development Corporation

1829 Sam Houston Street
Liberty, TX 77575
www.cityofliberty.org

Annual Meeting

~ Agenda ~

April Gilliland
City Secretary
936-336-3684

Tuesday, June 15, 2021

6:00 PM

City Council Chambers

The Liberty Community Development Corporation of Liberty, Texas reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code.

I. CALL TO ORDER

Attendee Name	Present	Absent	Late	Arrived
President Dennis Beasley	☐	☐	☐	
Vice-President Barbara Norwood	☐	☐	☐	
Board Member Mark Campbell	☐	☐	☐	
Secretary Kathrine McCarty	☐	☐	☐	
Board Member Dan VanDeventer	☐	☐	☐	
Board Member Julie Hebert	☐	☐	☐	
Board Member Michael Dorsett Jr	☐	☐	☐	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

Citizen Forum is reserved for members of the public who would like to address the LCDC Board regarding agenda and non-agenda items. Please be aware that, under Texas Law, the Board may not deliberate or take any action during Citizen's comments for items not on the agenda. In some situations, City Staff may be able to respond to the public comment with a factual statement or clarification. The LCDC Board of Directors may have the item placed on a future agenda for action or refer the item to Management and Staff for study or conclusion.

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 5124)

General Manager's Report - T. Warner- Projects and Activities - Population, Business Facade Grant update, Commercial Projects, and Sidewalk Project

- LCDC General Manager's Report June 15 2021 (DOCX)

B. LCDC Information Item (ID # 5125)

Finance Report - Asst. City Mgr./CFO - N. Herrington

IV. CONSENT AGENDA

All consent items listed are considered to be routine by the LCDC and will be enacted by one motion. There will be no separate discussion of these items unless a Board Member so requests, and if such a request is made, the item will be removed from the Consent Agenda and considered in a normal sequence on the agenda.

A. Minutes Approval

1. Tuesday, May 18, 2021

V. REGULAR AGENDA**A. Regular Session****1. LCDC Information Item (ID # 5123)**

Oath of Office to be administered to newly appointed Board Members.

2. LCDC Corporation Action (ID # 5126)

Board of Directors to elect a President of the Liberty Community Development Corporation.

3. LCDC Corporation Action (ID # 5128)

Board of Directors to elect a Vice-President of the Liberty Community Development Corporation.

4. LCDC Corporation Action (ID # 5127)

Board of Directors to elect a Secretary of the Liberty Community Development Corporation.

5. LCDC Corporation Action (ID # 5130)

Consider awarding a Business Façade Improvement Grant to Kesha Pickney in the amount of \$14,762.50.

- EXHIBIT A - Kesha Pickney Application (PDF)
- EXHIBIT B - Quote 1 (Kesha Pickney) (PDF)
- EXHIBIT C - Quote 2 (Kesha Pickney) (PDF)

6. LCDC Corporation Action (ID # 5129)

Consider awarding a Business Façade Improvement Grant to Craig Russell in the amount of \$20,000.

- EXHIBIT A - Craig Russell - Application (PDF)
- EXHIBIT B - Craig Russell - Narrative and Conceptual Plan (PDF)
- EXHIBIT C - Craig Russell - Material Costs (PDF)

VI. ADJOURNMENT

I certify that the attached Notice of Meeting was posted on the bulletin board and in the Message Centers located on the east and west sides of the City Hall Administration Building, located at 1829 Sam Houston on the 11th day of June, 2021 at 5:00 p.m. This notice will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

April Gilliland

April Gilliland, City Secretary

NOTICE

In compliance with the Americans with Disabilities Act, the City of Liberty will provide reasonable accommodation for persons attending and/or participating in this Council Meeting. To better serve you, requests must be made at least 24 hours prior to the meeting. Contact the City at (936) 336-3684 or by Fax at (936) 336-9846. The building is wheelchair accessible, with parking available, on the west side of the building.

I certify that the attached Notice and Agenda of items to be considered by the City Council was removed by me from the bulletin board at the City Hall on the _____ day of _____, 2021.



The City of Liberty
Liberty Community Development Corporation
1829 Sam Houston Street
Liberty, TX 77575

3.A

Meeting: 06/15/21 06:00 PM

Department: Administration
Category: LCDC Reports

LCDC INFORMATION ITEM (ID # 5124)

DOC ID: 5124

Subject: General Manager's Report - Projects and Activities

Background: This agenda item affords the General Manager the opportunity to update the Board Members and public on current and future projects, activities and other items related to Corporation business.

To: Liberty Community Development Corporation Board of Directors

From: Tom Warner, General Manager

Date: June 15, 2021

Re: General Manager's Report

1. The City of Liberty's population estimate is 9,506 as of July 1, 2020. This represents an increase of **192** from the City's July 1, 2019, population estimate of 9,314. The 2020 population estimates can be found here: <https://www.census.gov/programs-surveys/popest/technical-documentation/research/evaluation-estimates/2020-evaluation-estimates/2010s-cities-and-towns-total.html>
2. In the FY21 budget, the LCDC Board of Directors approved \$75,000 for the downtown facade grant program. Since that time, the board has approved three grants: two to Frank Biehunko (\$19,888.25) and one to Rodger's Pharmacy (\$4,562.50). There is still \$50,549.75 available to fund additional grants. Businesses on Main Street are now eligible to participate in the grant program.
3. Projects Under Construction:
 - a. Fuel Maxx (1025 N. Main)
 - b. 7-Eleven (2000 US 90)
 - c. McDonalds Interior Remodel (1923 US 90)
4. Upcoming Projects
 - a. Sleep Inn Hotel (1023 N. Main)
 - b. Sheriff's Office and Precinct 3 Annex – **Need TxDOT Approval**
 - c. County Court at Law #2 Interior Remodel (1923 Sam Houston)
5. Burkes Outlet has applied for a building permit to remodel and occupy a portion of the old Palais Royal building at 2323 N. Main. Burkes will occupy slightly over 15,000 square feet of space. The remaining space will be available for lease. *Plans are currently under review.*
6. Mr. Alex Ramirez has applied for a permit to convert old commercial space at 2704 N. Main (behind Budget Food #1) into nine (9) residential apartments. *Plans are currently under review.*
7. The owner of Budget Foods has pulled an electrical permit and sign permit to begin the process of converting Ricky's Food Mart (899 N. Main) into Budget Food #2.
8. Ms. Dayse Valencia has pulled a plumbing permit (and been issued a certificate of occupancy) to relocate her ice cream shop from 2818 N. Main to 2902 N. Main.

9. Brandon Smith expects to build an approximately 11,000 square foot medical and wellness facility at the corner of Jefferson at Chrysler. The current Firm Foundations clinic will be relocated to the new facility. *Plans are currently under review.*
10. The owner of El Tiempo Fajitas expects to open the restaurant the week of July 12th.
11. The owner of dream furniture has purchased the Golden's Furniture building at 2212 N. Main with plans to renovate and occupy the space as a second Dream Furniture location.
12. On May 11th, the Liberty City Council authorized the City Manager to submit a grant application to the Texas Department of Transportation 2021 Transportation Alternatives Set-Aside Program. The program provides grant funds that can be used to pay for sidewalk improvements. If awarded, staff expects to use the grant funds to fund construction of the downtown brick sidewalk project. The deadline to apply is June 14, 2021.



The City of Liberty
Liberty Community Development Corporation
1829 Sam Houston Street
Liberty, TX 77575

3.B

Meeting: 06/15/21 06:00 PM

Department: Administration
Category: LCDC Reports

LCDC INFORMATION ITEM (ID # 5125)

DOC ID: 5125

Subject: Finance Report

Background: This agenda item affords the Asst. City Mgr./CFO an opportunity to report on the financial activities and position of the Corporation, to include revenues, liabilities, assets, and other financial information.



The City of Liberty

Liberty Community Development Corporation

1829 Sam Houston Street
Liberty, TX 77575
www.cityofliberty.org

Meeting

~ Minutes ~

April Gilliland
City Secretary
936-336-3684

Tuesday, May 18, 2021

6:00 PM

City Council Chambers

The Liberty Community Development Corporation of Liberty, Texas reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code.

I. CALL TO ORDER

The meeting was called to order on May 18, 2021 at the City Council Chambers, 1829 Sam Houston Liberty, TX at 6:00 PM by Vice-President Barbara Norwood.

Attendee Name	Title	Status	Arrived
Dennis Beasley	President	Absent	
Barbara Norwood	Vice-President	Present	
Mark Campbell	Board Member	Present	
Kathrine McCarty	Secretary	Present	
Dan VanDeventer	Board Member	Present	
Julie Hebert	Board Member	Present	
Michael Dorsett Jr	Board Member	Present	
Tom Warner	City Manager	Present	
Chris Jarmon	Assistant City Manager	Present	
Daniel Sylvia	Assistant City Attorney	Present	
April Gilliland	City Secretary	Present	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

Citizen Forum is reserved for members of the public who would like to address the LCDC Board regarding agenda and non-agenda items. Please be aware that, under Texas Law, the Board may not deliberate or take any action during Citizen's comments for items not on the agenda. In some situations, City Staff may be able to respond to the public comment with a factual statement or clarification. The LCDC Board of Directors may have the item placed on a future agenda for action or refer the item to Management and Staff for study or conclusion.

Vice-President Norwood welcomed guest and visitors, opening the floor for public comment to those individuals wishing to address the Board. There were no comments.

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 5100)

General Manager's Report - Topics include Burkes Outlet, Firm Foundations, Municipal Airport, Downtown Sidewalks

Minutes Acceptance: Minutes of May 18, 2021 6:00 PM (Minutes Approval)

COMMENTS - Current Meeting:

General Manager Tom Warner reported that on the following:

- Downtown Façade Grant Program Funds
- Burkes Outlet moving into the vacant Palais Royal Building
- Firm Foundations new building
- Council's Ratification of LCDC Funds for Airport Expenditures
- AWOS Installation
- Golf Course Closure for Renovations
- Grant application for Downtown Sidewalk Project

ATTACHMENTS:

- LCDC General Manager's Report May 18 2021 (DOCX)

B. LCDC Information Item (ID # 5101)

Finance Report - Assistant City Manager / CFO Naomi Herrington

COMMENTS - Current Meeting:

General Manager Tom Warner reported on LCDC's financials as of March 2021.

IV. CONSENT AGENDA

All consent items listed are considered to be routine by the LCDC and will be enacted by one motion. There will be no separate discussion of these items unless a Board Member so requests, and if such a request is made, the item will be removed from the Consent Agenda and considered in a normal sequence on the agenda.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Campbell, Board Member
SECONDER:	Kathrine McCarty, Secretary
AYES:	Norwood, Campbell, McCarty, VanDeventer, Hebert, Dorsett Jr
ABSENT:	Dennis Beasley

A. Minutes Approval

1. Tuesday, April 20, 2021
2. Tuesday, April 27, 2021

V. REGULAR AGENDA**A. Executive Session****Tx. Gov. Code §551.087 - Deliberation Regarding Economic Dev. Negotiation**

- To deliberate commercial or financial Information received from a business.

At 6:05 p.m., Vice President Norwood closed the open meeting and opened the Executive Session as authorized above.

B. Reconvene into Regular Session

At 6:27 p.m., Vice President Norwood closed the Executive Session and reconvened the open meeting.

1. LCDC Corporation Action (ID # 5099)

Consider and Take Action, If Any, on the Items as Discussed in the Executive Session.

COMMENTS - Current Meeting:

No action was taken.

RESULT:	NO ACTION TAKEN
----------------	------------------------

VI. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

With no further business to discuss Vice President Norwood adjourned the meeting at 6:27 p.m.

Dennis Beasley, President

ATTEST:

Kathrine McCarty, Board Secretary

Minutes Acceptance: Minutes of May 18, 2021 6:00 PM (Minutes Approval)



The City of Liberty
Liberty Community Development Corporation
1829 Sam Houston Street
Liberty, TX 77575

5.A.1

Meeting: 06/15/21 06:00 PM

Department: Administration
Category: LCDC Oath of Office

LCDC INFORMATION ITEM (ID # 5123)

DOC ID: 5123

Subject: Oath of Office

Background: Mayor Carl Pickett will administer the Oath of Office to re-appointed Board Members Mark Campbell, Dan VanDeventer, and Kathrine McCarty.



The City of Liberty
Liberty Community Development Corporation
1829 Sam Houston Street
Liberty, TX 77575

5.A.2

Meeting: 06/15/21 06:00 PM

Department: Administration
Category: LCDC Misc.

LCDC CORPORATION ACTION (ID # 5126)

DOC ID: 5126

Subject: Officer Appointment

Background: Section 505.053 of the Local Government Code specifies “the board of directors of a Type B Corporation shall appoint (1) a president; (2) a secretary; and other officers of the corporation the governing body of the authorizing municipality considers necessary.” LCDC Bylaws state the President serves for a one-year term. The current President is Dennis Beasley.

Funding Source: NA

Staff Recommendation: Staff recommends the LCDC Board of Directors appoint a President.



The City of Liberty
Liberty Community Development Corporation
1829 Sam Houston Street
Liberty, TX 77575

5.A.3

Meeting: 06/15/21 06:00 PM

Department: Administration
Category: LCDC Misc.

LCDC CORPORATION ACTION (ID # 5128)

DOC ID: 5128

Subject: Officer Appointment

Background: Section 505.053 of the Local Government Code specifies “the board of directors of a Type B Corporation shall appoint (1) a president; (2) a secretary; and other officers of the corporation the governing body of the authorizing municipality considers necessary.” LCDC Bylaws state the Vice-President serves for a one-year term. The current Vice-President is Barbara Norwood.

Funding Source: NA

Staff Recommendation: Staff recommends the LCDC Board of Directors appoint a Vice-President.



The City of Liberty
Liberty Community Development Corporation
1829 Sam Houston Street
Liberty, TX 77575

5.A.4

Meeting: 06/15/21 06:00 PM

Department: Administration
Category: LCDC Misc.

LCDC CORPORATION ACTION (ID # 5127)

DOC ID: 5127

Subject: Officer Appointment

Background: Section 505.053 of the Local Government Code specifies “the board of directors of a Type B Corporation shall appoint (1) a president; (2) a secretary; and other officers of the corporation the governing body of the authorizing municipality considers necessary.” LCDC Bylaws state the Secretary serves for a one-year term. The current Secretary is Kathrine McCarty.

Funding Source: NA

Staff Recommendation: Staff recommends the LCDC Board of Directors appoint a Secretary.



The City of Liberty
Liberty Community Development Corporation
1829 Sam Houston Street
Liberty, TX 77575

5.A.5

Meeting: 06/15/21 06:00 PM

Department: Administration
Category: LCDC Grant Funds

LCDC CORPORATION ACTION (ID # 5130)

DOC ID: 5130

Subject: LCDC Business Façade Improvement Grant Program

Background: Ms. Kesha Pickney owns the building that is located at 1211 N Main Street and is proposing to operate the facility as a transitional living center for youths ages 14 to 18. Ms. Pickney is requesting reimbursement for façade improvements pursuant to the Business Façade Grant Program.

Ms. Pickney has received two bids for her proposed project:

- 1 - Pick and Shovel Construction (\$29,525)
- 2 - Chicas Construction (\$43,887)

Ms. Pickney's application is attached for your review. LCDC's 50% reimbursement is based on the lowest bid for each project.

Funding Source: Thee \$14,762.50 reimbursement will be made from the Business Façade Grant Improvement Program in LCDC's Operating Budget. Reimbursements are made after a project is complete.

Staff Recommendation: Staff recommends approval of a Business Façade Improvement Grant to Kesha Pickney in the amount of \$14,762.50.

Downtown Liberty Façade Improvement Grant Program Application

Applicant Name: Kesha Pickney

Business Name: DIVINE INTEGRITY PROPERTIES

Business Address: 1211 N MAIN ST Liberty Tn 37575

Business Phone: 413-670-7970 Business Email: Kesha@DIVINEINTEGRITY1.C

Type of Working Being Completed (check all that apply):

☒ Façade Improvements (painting, brick repair, etc.)

☒ Landscaping

☒ Exterior Lighting

☐ Windows

☐ Doors

☒ Signage

☐ Awnings or Canopies

☐ Parking Lot

☐ Driveway

☒ Professional Services (architectural, etc.)

Total Estimated Cost of Proposed Improvements: \$ 24,025.00

Estimated Start Date: 5-12-21

Estimated Completion Date: 8-30-21

Please include the following documentation with your application:

1. A narrative description of the project
2. Current photos of the building exterior
3. Quotes or bids received from contractors or vendors
4. Approval from property owner to participate in the program (if required)

Applicant Signature: Kesha Pickney Date: 5-13-2021

Note: LCDC will only reimburse 50% of the total estimated project cost, up to an amount not to exceed \$20,000.

RETURN COMPLETED APPLICATION HERE:

Liberty Community Development Corporation
ATTN: Chris Jarmon, Assistant City Manager
1829 Sam Houston
Liberty, Texas 77575

Attachment: EXHIBIT A - Kesha Pickney Application (5130 : 2021 Grant Application-Kesha Pickney)

1211 N Main St, Liberty, Tx 77575

713-670-7970

kesha@divineintegrity1.com

May 13, 2021

Dear Liberty Community Development Corporation (LCDC),

I have been advised to contact you regarding Commercial businesses grant for a new property that I purchase on May 10, 2021. I have started working on this project already now and ready to put all the pieces together to get the venture started and to successfully move forward. Based on my intensive market study, I estimate that I will be needing a capital of (\$24,025.00) Façade Improvement Grant program, I purchase the property to start transitional living program consists of a 16-bed all female facility. Youth ages can range from 14 to 18 years old and we operate in a group home setting. Our transitional living program provides the basic needs of housing, food, safety and financial security by helping teens save money for their future while they develop and learn the basic independent life skills necessary to be independent and lead productive lives. Our transitional living program is considered a base service that is rendered along with a wide variety of other life skills services that we provide as well. If I am granted the funds available to me to cover facade improvement grant program to help businesses make exterior improvements to their property I would very much appreciate if you would consider providing me with a young business entrepreneurial grant for the project. I have enclosed current photos of the building exterior, bid quotes from contractor and the property owner deed. I hope that you will see the potential in my planned business and support me in this endeavor.

Warm regards,



Kesha Pickney Divine Integrity Properties

Director

Kesha@divineintegrity1.com

Attachment: EXHIBIT A - Kesha Pickney Application (5130 : 2021 Grant Application-Kesha Pickney)



Attachment: EXHIBIT A - Kesha Pickney Application (5130 : 2021 Grant Application-Kesha Pickney)



Attachment: EXHIBIT A - Kesha Pickney Application (5130 : 2021 Grant Application-Kesha Pickney)



Attachment: EXHIBIT A - Kesha Pickney Application (5130 : 2021 Grant Application-Kesha Pickney)



Attachment: EXHIBIT A - Keshia Pickney Application (5130 : 2021 Grant Application-Kesha Pickney)



Attachment: EXHIBIT A - Kesha Pickney Application (5130 : 2021 Grant Application-Kesha Pickney)



Reserved for Recording Office:

After Recording, Return To:

KB
Divine Integrity Properties LLC
3509 George St
Houston TX 77026

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

DATE: May 10, 2021

GRANTOR: JAMES B. STERLING, III, A MARRIED PERSON, NOT JOINED HEREIN
 BY HIS SPOUSE AS THE PROPERTY DOES NOT CONSTITUTE ALL
 OR PART OF THEIR RESIDENTIAL OR BUSINESS HOMESTEAD

GRANTOR'S ADDRESS (including county): P.O. Box 50 Liberty Tx 77575

GRANTEE: DIVINE INTEGRITY PROPERTIES LLC

GRANTEE'S ADDRESS (including county): 2929 Allen Pkwy Houston Tx 77019

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, together with Grantee's execution and delivery of a promissory note (the "Note") of even date payable to the order of James B. Sterling, III ("Lender") in the principal sum of \$160,000.00, said Note being secured by a Deed of Trust of even date herewith to Jeffrey W. Burnett, Trustee, executed by Grantee covering the Property.

PROPERTY: See Exhibit "A" attached hereto and made a part hereof for all purposes.

General Warranty Deed with Vendor's Lien

1

RECORDED AT THE REQUEST
 OF FIRST AMERICAN TITLE
 GF#-2617941

Attachment: EXHIBIT A - Kesha Pickney Application (5130 : 2021 Grant Application-Kesha Pickney)

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, and prescriptive rights, whether of record or not, that are not appurtenant to or benefitting the property; all presently recorded restrictions, reservations, covenants, conditions (except declarant's rights thereunder), oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; availability and kinds of utility services, municipal services, and fire and police protection services; access to public roadways; environmental condition, quality and kind of construction, workmanship and materials, merchantability, habitability or fitness for a particular purpose in respect of the property (including improvements); taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND TO HOLD the Property, unto Grantee, Grantee's heirs, legal representatives, successors and assigns forever, and Grantor does hereby bind Grantor, Grantor's heirs, legal representatives, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, Grantee's heirs, legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject only to the Reservations from and Exceptions to Conveyance and Warranty.

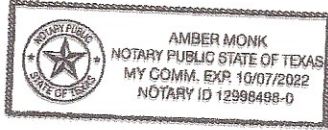
It is expressly agreed and stipulated that the vendor's lien and superior title to the Property are hereby retained until the aforementioned Note is paid in full in accordance with the face, tenor, and effect thereof, whereupon the conveyance hereby made shall become absolute. In consideration of the fact that Lender has advanced to Grantor a portion of the purchase price of the Property, Grantor hereby transfers and assigns said vendor's lien and superior title unto Lender, its successors and assigns; provided, however, that there shall be no recourse against Grantor for payment of the aforementioned Note.

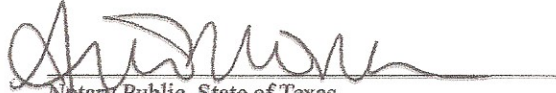
When the context requires, singular nouns and pronouns include the plural.


JAMES B. STERLING, III

STATE OF TEXAS §
COUNTY OF Harris §
§

This instrument was acknowledged before me on this the 10th day of May, 2021, by James B. Sterling, III.




Notary Public, State of Texas

General Warranty Deed with Vendor's Lien

3

Attachment: EXHIBIT A - Kesha Pickney Application (5130 : 2021 Grant Application-Kesha Pickney)

Exhibit AThe Property

LOTS 18 AND 19 AND THE SOUTH 40 FEET OF LOT 17 OF HARVARD NEWBERRY SUBDIVISION, AN ADDITION IN LOT 3, OUTER BLOCK 8, A SUBDIVISION IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 66, OF THE MAP AND/OR PLAT RECORDS OF LIBERTY COUNTY, TEXAS.

Rehab Proposal

Pick and Shovel Construction;

Pick the Best and Shovel the Rest!

P.O. Box 11785, Houston, TX 77293
Phone 281-932-9224 Contact
pickenshovel@aol.com

DATE: MAY 19, 21

Attn: Kesha Pickney

CLIENT: **Divine Integrity Properties LLC**
1211 N Main St
Liberty, Texas 77575
Contact: (713) 670-7970
Customer ID: 123-57577

Work Scope:
Custom:
Building:
Excavation:
Misc:

PROJECT SCOPE	MULITI-FAMILY-DWELLING	PROJECT CODE
Exterior Rehab	Renovation/Remodel	Reference Code: 77575-438

QTY	ITEM #	DESCRIPTION	UNIT PRICE	ESTIMATED REHAB COST	LINE TOTAL
1	121	Facade improvements Exterior Siding Repair and replacement	Flat Rate	\$3,900.00	
1	101	Exterior Lighting	Fragments	\$ 880.00	
1	002	Exterior Painting	"Painting"	\$2,950.00	
1	021	Signage	Units	\$6,000.00	
1	031	Landscaping	Units	\$2,845.00	
1	120	Porches	Flat Rate	\$1,050.00	
1	121	Exterior Foundation Repairs	Flat Rate	\$4,900.00	
1	001	Professional or consulting fees associated with the facade renovation or improvement	Flat Rate	\$1,500.00	
1	125	Install underground poly-wall water barrier protectant shield	Flat Rate	\$5,500.00	
Pick and Shovel Construction P.O. Box 11785 Houston, Texas 77293 (281) 932-9224 pickenshovel@aol.com pickandshovelconstruction.com				<u>Total Rehab Balance</u>	\$29,525.00

Attachment: EXHIBIT B - Quote 1 (Kesha Pickney) (5130 : 2021 Grant Application-Kesha Pickney)

CHICAS CONSTRUCTION

Devine Integrity Investments
1211 N. Main
Liberty Texas 77575
Contact: Ms. Kesha Pickney

Revised Proposal: #1211-77575

May 19, 2012

In-Re: Interior, Exterior Remodel & Renovations

Interior / Remodeling:

1. Structural Demo / Trash & Debris haul and removal
2. Upgrade interior lighting with recess lighting throughout
3. New bath floor & wall drywall & tile flooring
4. Upgrade fire and sprinkler system, with #12 ea. sprinkler drops
5. Install Cat-5 wireless internet router and Motorola 4 line ML1000 DECT-6.0
6. Install #50 gal water heater with CVPC hot & PVC cold water lines
7. Contractor will supply all labor, tools, equipment & materials
8. Upon completion, contractor will remove, clean & haul all trash & debris from site

Total Estimated Job Cost ————— **\$ 15,189.00**

Exterior - Renovations:

1. Demo & repair ext siding, trim, fascia, soffit & complete structure painting.
2. Install new exterior commercial digital street sign
3. Install approx. #200 (sq/ft) underground poly-wall water barrier protectant shield
4. Install 150ft 4" roof gutters with underground down spout drain cap
5. Install new exterior seasonal landscape and lighting design
6. Excavate complete foundation w/ 4" Black Poly Film layer wall barrier @ 2'ft deep x 4' ft height
7. Wet water seal concreted veranda porch w / Polyurea #2 ply cover coated layers
8. Contractor will supply all labor, tools, equipment & materials
9. Upon Completion, contractor will remove, clean & haul all trash and debris from site

Total Estimated Job Cost ————— **\$ 28,698.00**

{Total Estimated Job Cost ————— \$ 43,887.00}

Thank for your kind and generous Patronage !



The City of Liberty
Liberty Community Development Corporation
1829 Sam Houston Street
Liberty, TX 77575

5.A.6

Meeting: 06/15/21 06:00 PM

Department: Administration
Category: LCDC Grant Funds

LCDC CORPORATION ACTION (ID # 5129)

DOC ID: 5129

Subject: LCDC Business Façade Improvement Grant Program

Background: The building located at 2818 N. Main Street is owned by Mr. Craig Russel and he is requesting reimbursement for façade improvements pursuant to the Business Façade Grant Program.

Mr. Russell is proposing a full exterior renovation of the property, including new windows, new doors, trim work, new landscaping, gutter improvements, new signage, and exterior lighting improvements. He is also proposing to operate the property as a retail center and food truck park. A rendering of the proposed renovation is included in your packet.

Mr. Russell has received quotes ranging from \$57,769 to \$61,548 (quotes exclude labor and installation and are for materials only). However, Mr. Russell only has one quote for gutter repair, new signage, and privacy fencing.

Mr. Russell's application is attached for your review.

Funding Source: The \$20,000 reimbursement will be made from the Business Façade Grant Improvement Program in LCDC's Operating Budget. Reimbursements are made after a project is complete.

Staff Recommendation: Staff recommends approval of a Business Façade Improvement Grant to Craig Russell in the amount of \$20,000.

Downtown Liberty Façade Improvement Grant Program Application

Applicant Name: Craig and Katie Russell

Business Name: Market Square – Shopping and Food Truck Park

Business Address: 2818 N. Main Street, Liberty, TX

Business Phone: 936.334.2297 Business Email: marketsquaretexas@gmail.com

Type of Working Being Completed (check all that apply):

☒ Façade Improvements (painting, brick repair, etc.)

☒ Landscaping

☒ Exterior Lighting

☒ Windows

☒ Doors

☒ Signage

☒ Awnings or Canopies

☐ Parking Lot (already completed)

☐ Driveway (already completed)

☐ Professional Services (architectural, etc.)

Total Estimated Cost of Proposed Improvements: \$60,000.00

Estimated Start Date: June 16, 2021

Estimated Completion Date: October 15, 2021

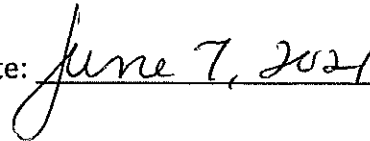
Please include the following documentation with your application:

1. A narrative description of the project
2. Current photos of the building exterior
3. Quotes or bids received from contractors or vendors
4. Approval from property owner to participate in the program (if required)

Applicant Signature:



Date:



Note: LCDC will only reimburse 50% of the total estimated project cost, up to an amount not to exceed \$20,000.

RETURN COMPLETED APPLICATION HERE:

Liberty Community Development Corporation
ATTN: Chris Jarmon, Assistant City Manager
1829 Sam Houston
Liberty, Texas 77575

Attachment: EXHIBIT A - Craig Russell - Application (5129 : 2021 Grant Application-Craig Russell)

Downtown Liberty Façade Improvement Grant Program Application

Market Square – Shopping and Food Truck Park
2818 N. Main Street
Liberty, TX 77575
Craig and Katie Russell

Description and Scope of Façade Improvement
Market Square – Shopping & Food Truck Park
2818 North Main, Liberty Texas

Creating a destination for families to enjoy as well as employing local citizens and giving opportunities to local businesses to thrive is the objective of Market Square.

The location of our commercial complex is 2818 North Main Street in Liberty, Texas. Included in this commercial complex is four buildings with an approximate square footage of 8500.

We have a master plan for the complex of which will include a food truck park along with retail space. The look and feel of the complex will be the farmhouse style including white buildings with wooden trim and wooden barn doors. Exterior lighting and landscaping will add to the overall farmhouse look.

Phase I is almost complete which is the food truck park which did not include any improvements to the commercial buildings themselves. It did include City of Liberty approved asphalt work, electrical and plumbing work.

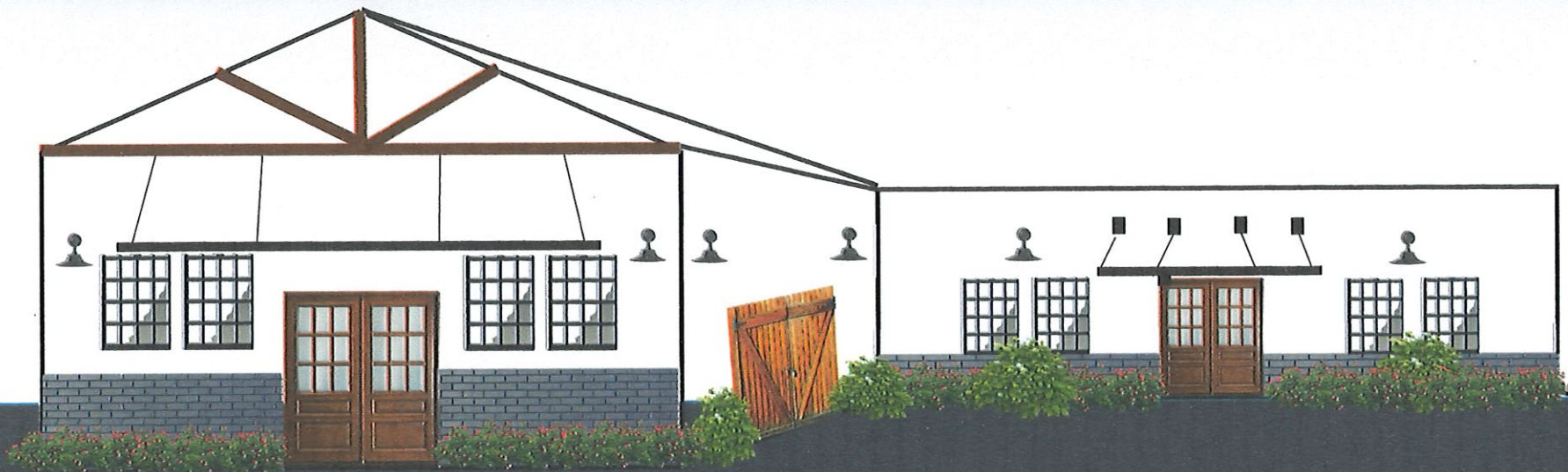
Phase II is the façade improvement of the four commercial buildings which will include exterior painting, new windows, new doors, trim work, landscaping, gutter improvement, signage and exterior lighting.

Phase III will be upgrading the interior of the buildings for retail space.

Our goal is to have a family friendly complex with food trucks and retail shopping with a hometown style, look and feel.

Market Square – Shopping and Food Truck Park

Conceptual Mock Up



View of current complex from North Main Street



View of current complex from Lakeland Drive



QUOTES

	QUANTITY	QUOTE #1	TOTAL #1	QUOTE #2	TOTAL #2
Exterior Paint	all buildings on complex cleaning and painting	23490.00	23490.00	24513.40	24513.40
Exterior Window Replacement	6 Does not include labor	262.26	2173.56	488.22	2929.32
Awnings	2	299.95	599.90	661.00	1322.00
Gutters	gutter repair and reroute (one quote only at this time)	3250.00	3250.00	3250.00	3250.00
Shutters Bldg D	Materials 12 boards	7.47	89.64	7.90	94.02
Sliding Barn Doors	Materials 56 boards Does not include labor	19.77	553.36	19.27	539.56
Exterior Entrance/Exit Doors	Bldg A	2024.61	2024.61	2130.00	2130.00
	Main Entrance to B/C	4370.00	4370.00	4709.99	4709.99
	Back Bldg Doors	1929.05	1929.05	1985.01	1985.01
Planters (galvanized water troughs)	10 troughs	99.99	999.90	109.99	1099.90
Artificial Trees	16 trees	119.90 for 2	959.20	139.99 for 2	1119.92
Live Crepe Myrtle Trees	6	34.95	209.70	42.50	255.00
Exterior Lighting Gooseneck Light Fixture	10 Does not include installation	199.00	1990.00	154.95	1549.50
Exterior String Lights		2 strings 14 boxes bulbs	522.90	6 strings including bulbs	1379.70
Fence on North Property Line	no official quotes at this time; 250 feet of board privacy fence		10000.00		10000.00
Signage	2 sets at 2 locations on the complex (one quote at this time)	1555.00	3110.00	1555.00	3110.00
Photo Op Wall	3 sets of greenery;	115.99	347.97	137.00	411.00
	Lettering		150.00		150.00
Mural	No quotes available at this time; approx. cost from previous experience		1000.00		1000.00
TOTALS			57769.79		61548.32

POWER WASHING AND PAINTING EXTERIO

BEC Services



BILL TO
Kate Russell
 Kate Russell
 2818 North Main
 Liberty, Texas 77575
 United States
 (936)334-2297
 Krussell110@gmail.com

ESTIMATE

BEC Services
 579 Pinchback Dr
 Anahuac, Texas 77514
 United States
 409-834-6185

Estimate Number: 127
 Estimate Date: April 13, 2021
 Expires On: April 13, 2021
 Grand Total (USD): \$24,513.40

Items	Quantity	Price	Amount
Exterior Painting This estimate is to prep and paint the exterior of the building complex located at 2818 North Main in Liberty, TX, 77575. Walls on the portable building will be painted and the trim will be removed and reset. Prior to painting all loose and flaking paint to be removed. All rusted areas are to be sanded and primed with a rust inhibitor. All areas to be repainted with Sherwin Williams Pro Industrial Multi Surface Acrylic. Owners choice of colors to be used.	1	\$24,513.40	\$24,513.40
Total:			\$24,513.40
Grand Total (USD):			\$24,513.40

Dean's Painting & Remodeling

Dean's Painting & Remodeling Co.

80 Meyer Rd
 Huffman, TX 77336

Phone 281-360-6587
 www.deanspaintandremodel.com

QUOTE

Name: Craig Russell Date: 6/2/2020
 Address: 2808 N. Main St Phone: 936-334-6854
Liberty, TX 77575 Terms: 50% To Start
50% Upon Completion

SCOPE OF WORK

Building 1:
 Power wash walls and roof
 Scrape any loose paint
 Apply one coat of bonding primer.
 Caulk areas and cracks as needed.
 Apply one coat of paint to main body
 Apply two coats of paint to trim.

Buildings 2 & 3:
 Power wash building
 Apply one coat paint to main body.
 Apply two coats of paint to trim.

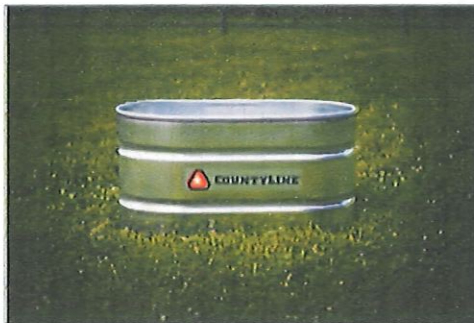
Building 4:
 Power wash building.
 Apply one coat of bonding primer.
 Apply one coat paint to match other buildings.
 Apply two coats of paint to trim.

Total \$ 23,490.00

I prefer applying a bonding primer and one coat of paint instead of a DTM paint

PLANTERS

TRACTOR SUPPLY



CountyLine Oval Galvanized Stock Tank,
2 ft. W x 4 ft. L x 2 ft. H, WT224

SKU: 217720199

★★★★★ 4.5(1104)

\$109.99

MC COYS



2' x 2' x 4' Galvanized Stock Tank, 95 Gallon

📍 **\$99.99** nearby

• In stock

McCoy's Building Supply
810 Texas 146, Dayton
Open today: 7:00 AM - 7:00 PM
(936) 367-7777

[See other locations](#)

ARTIFICIAL TREES

THE SILK TREE WAREHOUSE



Silk Tree Warehouse Company Inc

Two UV Rated Outdoor Artificial 4 foot Cedar Topiary Tree S

★★★★★ 2 Reviews

MSRP: ~~\$199.99~~

Was: ~~\$139.90~~

Now: \$119.90

(You save \$80.09)

We Pay Sales Tax

FREE Shipping

Buy now, pay later. [Learn more](#)

Excellent feedback on amazon and eBay

Quantity:

- 1 +

THE DEARHOUSE STORE



Roll over image to zoom in



DearHouse 2 Pack 4 Foot Artificial Topiary Cedar Trees Potted Indoor Outdoor Plants, Artificial Cedar Topiary Trees Uv Rated Potted Plants in Plastic Pot

[Visit the DearHouse Store](#)

★★★★☆ 89 ratings

Price: ~~\$139.99~~ Prime FREE Delivery & FREE Returns

Thank you for being a Prime Member. Get \$125 off: Pay ~~\$14.99~~ ~~\$139.99~~ upon approval for the Amazon Business Prime Card. Terms apply.

May be available at a lower price from other sellers, potentially without free Prime shipping.

- 2 Pre-potted 4 Foot Artificial Topiary Cedar Trees, real to the touch, this design is covered with lifelike green leaves crafted from plastic. Bring the beauty of gardening
- Indoor & Outdoor Use: Artificial cedar trees is nestled in a black plastic pot, and can be used both indoors and outdoors. Set on in a corner of your living room or use two to flank your front door. Keep your home décor, garden, office, reception area or

LIVE TREES

HOME DEPOT



LOWES



EXTERIOR WINDOWS

LOWES

\$362²⁶ View Q&A

Choose your Lowe's Advantage Card offers

\$61 / Month **\$344** ¹⁵

Suggested payments with 5% or on special financing OR Save 5% on eligible purchases. [Learn how](#)

JELD-WEN V-2500 59.5-in x 47.5-in x 2.9065-in Jamb Between The Glass Left-Operable Vinyl New Construction Egress White Sliding Window

Item #358382 Model #LOWOLJW232900580



HOME DEPOT

JELD-WEN - ... homedepot.com

Search   

Filter & Sort **Product Width (in)** **Brand**

JELD-WEN 59.5 in. x 47.5 in. V-2500 Series White Vinyl Right-Handed Sliding Window with Colonial Grids/Grilles 

\$488²² 

 **X** Pickup **Unavailable** **X** Delivery **Unavailable**

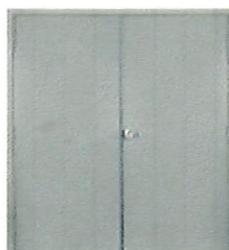
More Options

JELD-WEN 23.5 in. x 23.5 in. V-2500 Series White Vinyl Fixed Picture Window with Colonial Grids/Grilles 

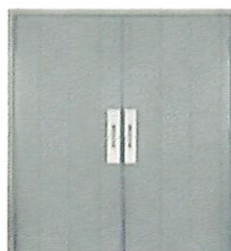
 **\$423**¹⁹ 

EXTERIOR DOORS

Back room exterior doors for Section C



- Gladiator USA Made Commercial Steel Double Door and Frame, 7' x 7' x 1/2" Gray Finish 15 Gauge Heavy Duty Door and 10 Gauge Heavy Duty Frame with Lock and View
- \$2,819.63**
- Auto Door and Hardware
- View product details



- Gladiator USA Made Commercial Steel Double Door and Frame, 6' x 6' x 1/2" Gray Finish 15 Gauge Heavy Duty Door and 10 Gauge Heavy Duty Frame with Lock and View
- \$2,798.88**
- Auto Door and Hardware
- View product details

EXTERIOR DOORS

Front Entrance Doors for Bldg D



- [1] Ranger ADA Compliant 72" x 80" Dark Bronze Aluminum Storefront ... X
Ranger ADA Compliant 72" x 80" Dark Bronze Aluminum Storefront Double Door and Frame ...
with ADA 101 Series 8000 Series Heavy Duty Exit Bar, Concealed Handles, and

[View product details](#)

\$1,000.00
\$1,000.00
Add Door and Hardware
to cart



- [1] Commander 72" x 80" Storefront Double Door and Frame, Dark Bro ...
Commander 72" x 80" Storefront Double Door and Frame, Dark Bronze, 101 Series 8000 ...
with ADA 101 Series 8000 Series Heavy Duty Exit Bar, Concealed Handles, and

[View product details](#)

\$1,000.00
\$1,000.00
Add Door and Hardware
to cart

New front door for Building B/C



CARNATION- flat top transom,
arch inside, prehung, double
tempered glass, removable bug
screens, wrought iron
doors-72x96 Right Hand

gross **\$4,370.00**

For the analysis, the variables falling *trans* cuts with an incidence of 100 entries per detector arm were chosen. These cuts were taken from the 2000–2001 data set of 72 ^{22}Ne ions. Each ion beam is reflected from deuterium walls at the front and back of the trap. The right to being *trans* pointing along the beam axis were proposed. The *trans* deuterium beam is not trapped and is not guided and does not come with an axial field of view, to define the axis and to focus it left point for consideration. A reaction will be used to help in focusing the ion beam. The deuterium also changes the deuterium. However, the *trans* deuterium is not limited with high quality beam resolution.

- Seen 12' x 95'
- Exact Opening Right in middle
- Call on Great Discovery

EXTERIOR DOORS

For Building A

HOME | ABOUT | FAQS | CONTACT

SHIP'S WITHIN 24 TO 48 HOURS. PRODUCT IS READY TO BE PICKED UP

BEVERLY - SINGLE FI

\$2,024.61

Rating of \$153/mo with . [Financing now](#)

[Learn more here](#)

PLEASE SELECT OPTIONS BELOW:

SIZE [View more sizes](#)

36" x 81" [Left Hand to R](#)

COLOR [See color options](#)

Oil-Rubbed Bronze

ESTIMATED TO SHIP WITHIN 24 TO 48 HOURS

UP

See the beautiful glass designs in our new 2021 catalog



TULIP- pre-hung square top, tempered glass, single entry wrought iron door- 38x81 Right hand

Price: \$2,130.00

Designed to replicate the Tulip pre-hung square top single entry door, this door is perfect for every space that needs a 38" x 81" single entry door. The right hand door opening and click handle make it the perfect choice for your home. Moreover, the glass is tempered, ensuring safety and durability. It is a high-quality wrought iron door. Each square top door, standard and 2 custom finishes are included in every purchase. The hand forged in red steel is done with a 3/4" solid iron bar for the handle. For the most, the door has a steel frame for maximum support.

- Size 38" x 81"
- Door Opening Right Hand
- Color: Dark Bronze
- Pre-hung for easy installation
- Glass: Tempered (included)
- Includes 2 Custom Handles

EXTERIOR BARN DOORS

TWO SETS OF BARNDOORS
SIMILAR TO PICTURE BELOW

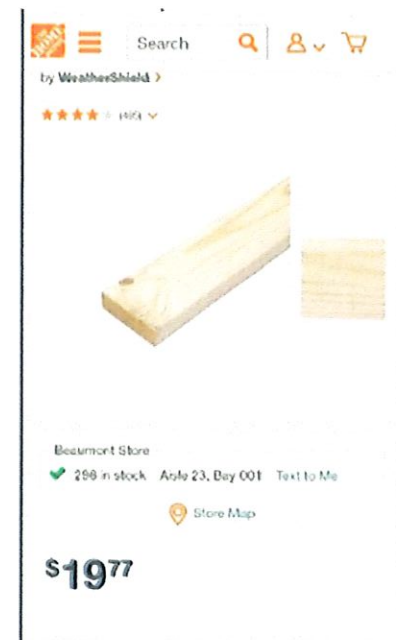


LOWES



MATERIALS NEEDED 56
BOARDS
 $56 \times 19.27 = 539.56$

HOME DEPOT



MATERIALS NEEDED 56
BOARDS
 $56 \times 19.77 = 553.56$

EXTERIOR LIGHTING

STEELE LIGHTING COMPANY



Steel Lighting Co. The Redondo Gooseneck Barn Light, Matte Black, 20" Dome - Farmhouse Light Fixture

Brand: Steel Lighting Co.
★★★★★ 48 ratings | 8 answered questions

Price: **\$199.00**

Thank you for being a Prime Member. Get \$125 off: Pay **\$74.00** ~~\$199.00~~ upon approval for the Amazon Business Prime Card. Terms apply.

Size: **16" Gooseneck**

16" Gooseneck 20" Straight 23" Gooseneck

Upslope Gooseneck

Color: **Matte Black**



- The Redondo: Bring your story to light with The Redondo Farmhouse Wall Light from Steel Lighting Co! The largest of our steel dome light sconces, this large wall light connects to your choice of 20" straight arm, upslope gooseneck, 16" gooseneck, or 23"

HTM LIGHTING SOLUTIONS



17in. Satin Black Outdoor Gooseneck Barn Light Fixture with 22in. Long Extension Arm - Wall Sconce Farmhouse, Vintage, Antique Style - UL Listed - 9W 900lm A19 LED Bulb (5000K Cool White)

Brand: HTM LIGHTING SOLUTIONS
★★★★★ 263 ratings

Price: **\$154.95**

Coupon Save an extra 5% when you apply this coupon. [Details](#)

Get a \$150 Gift Card: Pay **\$4.95** ~~\$154.95~~ upon approval for the Amazon Prime Rewards Visa Card. No annual fee.

Size: **22 in. Gooseneck Arm**

10 in. Gooseneck Arm 15 in. Straight Arm

14-1/2 in. Gooseneck Arm **22 in. Gooseneck Arm**

24 in. Gooseneck Arm

Color: **Satin Black (1-pack)**



EXTERIOR STRING LIGHTING

NOVELTYLIGHTS.COM

ONEEVOLUTIONINC.COM

11:03
53%

Suspended H...
novellylights.com

330' Suspended Black Commercial Grade Stringer (E26 Base)

Add to wishlist
Add to compare list

SKU: HD-M05-165-240K

Availability: **1 in stock - Ships Friday**

Manufacturer: Novelty Lights Inc

8 Reviews

PRICE BREAKS

Quantity	Price
5+	\$220.50
1	\$ 245.00

11:05
52%

Warm White L...
novellylights.com

Warm White S14 LED Plastic Filament Medium Base e26 Bulbs - 25pk

Add to wishlist
Add to compare list

SKU: LED-S14-FB1W-WW

Availability: **3440 in stock - Ships Friday**

Manufacturer: Novelty Lights Inc

9 Reviews

PRICE BREAKS

ONEEVOLUTIONINC.COM



E26 Commercial String Light Sets With Suspended Socket - S14 LED Filament Light Bulbs

~~\$59.95~~ ~~\$229.95~~

Length: 100 Feet, E26 Socket

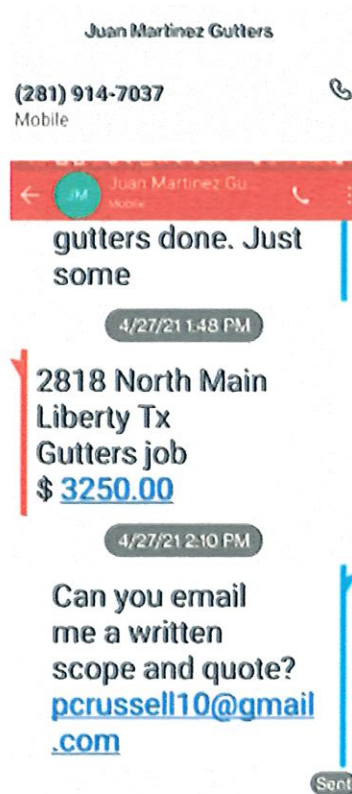
\$229.95

PRIVACY FENCE ON NORTH SIDE OF PROPERTY

NO OFFICIAL QUOTE BUT AN ESTIMATE FROM HOME DEPOT OF \$10,000

GUTTERS

Reality check: sometimes getting quotes can be a challenge 😊



WINDOW AWNINGS

E- CANOPY



Awnitech Dallas Retro Window/Entry Slope Awning for Low Eaves - 4 Feet
 ★★★★★ 1 Review [See 1 Question & 1 Answer](#)
Sale Price: \$299.95 & FREE Shipping
 List Price: \$354.75
 You Save: \$54.84 (17%)

18 Height x 36 Projection (add \$27) ▼
 Black/White (add \$27) ▼
 Nautica ▼

In Stock.
 *Usually Ships within 3-4 Business Days

 **ADD TO CART**

USER RATING: 5.0
 COLOR: ELEGANT
 MATERIAL: Sunbrella®
 FABRIC: Nautica

GENERALAWNINGS.COM

Total price

\$661.00

Quantity:

 **Add to Cart**

Width

52.5" ▼

Height x Projection

18" x 36" ▼

Sunbrella® Fabric

Hatteras Raven 4989-0000

Valance Choices

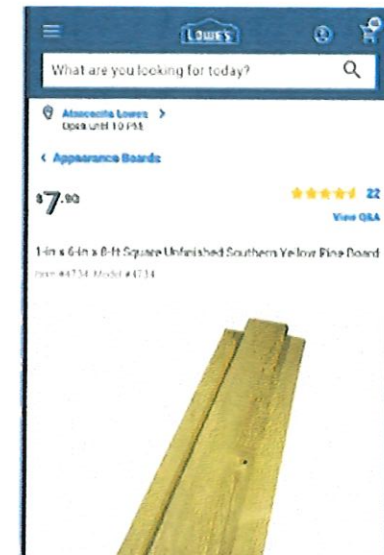
- ☒ Seashore
☐ Sahara
☐ Nautical
☐ Straight
☐ No valance

Valance Trim Color

Black ▼

WINDOW SHUTTERS

12 BOARDS NEEDED FOR TWO
PAIRS OF WOODEN SHUTTERS



SIGNAGE

City approval of signage will be soon. This is what our thoughts are at this time. This will be at two locations on the complex.



SIGNAGE

Fwd: sign quote  Inbox x

 Craig Russell
to me

----- Forwarded message -----
From: Mike Mize - Good Promotions <sales@goodpromos.com>
Date: Fri, May 14, 2021, 11:20 AM
Subject: Re: sign quote
To: Craig Russell <crussell10@gmail.com>

Seems like aluminum panels would be good for this application.

The 3x9 will be \$350 each if you need 2 single sided for the frame or \$450 for a double sided sheet.

The 1x7 double sided aluminum signs will be \$95 each.

These prices include printing anything on them you want. All signs are outdoor durable.

Thanks,

PHOTO OP WALL

A photo op wall will be close to the food truck park so that patrons can take selfies while waiting for their food. This will help market the food trucks as well as Market Square.



MURAL OPTION

Haven't decided on final image; city approval will be sought on any mural

Possible location of mural is this building which faces Lakeland Drive.

