The City of Liberty

Liberty Community Development Corporation

Meeting

~ Minutes ~

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

Dianne Tidwell
City Secretary
(936) 336-3684

Tuesday, February 2, 2010 | **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 February 2, 2010 at the City Council Chambers, 1829 Sam Houston, Liberty,TX at 6:10 PM by President Dennis Beasley.

Attendee Name	Present	Absent	Late	Arrived
Dennis Beasley	þ	¨	¨	
Mike McCarty	þ	¨	¨	
Billy Page	¨	þ	¨	
Louie Potetz	þ	¨	¨	
Mike Van Etta	þ	¨	¨	
Juan Venegas	¨	þ	¨	
Robert Ward	¨	þ	¨	
Gary Broz	þ	¨	¨	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

Prior to the acknowledgement of guests and visitors, President Beasley announced that the Board would move into a brief Executive Session.

At 6:12 p.m., President Beasley closed the open meeting and opened the Executive Session under Gov. Code §551.071 - Consultation With Attorney.

At 6:17 p.m., President Beasley closed the Executive Session and reconvened the open meeting.

President Beasley then welcomed guests and visitors, opening the floor for public comment to those individuals wishing to address the Board regarding non-agenda items. There were no comments.

III. PRESENTATIONS / REPORTS

A. LCDC Information Item 2010-6

Presentation from Schaumburg & Polk, Inc. on Jefferson Drive and Grand Street Expansions.

COMMENTS - Current Meeting:

City Manager Gary Broz stated that this agenda item was an update of the various options for the extension of Jefferson Drive and Grand Avenue, to include related costs.

Mr. Steve Jordan, Schaumburg & Polk addressed the Board and reported that the purpose of the project is to open new areas for development, provide connectivity from the downtown area to the bypass, and alleviate the congestion on Main Street. Mr. Jordan explained the three route options and, at a later date, these options will be considered in detail:

Option 1 - Extension of Jefferson Drive - Approximate cost is $3,536,370.

Pros -

Least expensive alternative of options considered,

Near site for planned hospital development, and

Least amount of direct impact to existing residences & commercial development.

Cons -

Not as centrally located as other routes,

Limited development of north side, due to proximity to cemetery and police station, and

expense to cross drainage ditches.

Option 2 - New location from Main @ Texas Street intersection - Approximate Cost is 2A - $5,636,442 or 2B - $5,130,032.

Pros -

Centrally located near center of area of interest, and

only a few residences to be displaced.

Cons -

No extension of Texas to west side of Main Street, and

highest cost of options due to being the longest route.

Option 3 - Extend Grand Avenue - Approximate cost $4,040,885

Pros -

Most direct route, with nearest proximity, to downtown area, and

through extension at Main Street intersection.

Cons -

Most impact of all routes on established residential homes,

Limited expansion of right-of-way without displacing homes, and

Several properties with little depth for development.

Mr. Jordan will email a copy of his presentation to the City Manager for disbursement to the Board.

B. LCDC Information Item 2010-7

Presentation from Retail Coach, LLC Regarding Retail Development in the City of Liberty.

COMMENTS - Current Meeting:

Mr. Aaron Farmer, Retail Coach LLC, was present to update the Council on the progress of his work on retail development in the City of Liberty.

Mr. Farmer discussed determining the city's retail trade area, an area defined as a place where people shop, eat, etc. on a regular basis. Mr. Farmer stated that by use of credit card data and discussion with retailers, that the retail trade area is approximately 47,000 as opposed to the city's daily population of 8500. The trade area boundaries run south to almost Interstate 10, west to Dayton, and northwest to Cleveland.

Mr. Farmer further discussed retail leakage, the Leakage Gap Analysis, psychographics (lifestyle behaviors), and a future profile of Liberty which will be completed and used as a marketing package. Mr. Farmer explained that the next steps for Retail Coach would be a presentation to the community/retailers/businesses, to include a list of approximately 25 retailers that fit the city's demographics, but that are not in competing communities.

Also discussed was the International Council of Shopping Centers (ICSC) that would be holding a convention in May, in Las Vegas, where Retail Coach will have a booth. Mr. Farmer stated the City may want to send a representative to promote the community to various retailers.

C. LCDC Information Item 2010-8

Presentation from the Liberty County Workforce Academy Regarding Grant Performance Accountability.

COMMENTS - Current Meeting:

Mr. Tim Gassiott, Liberty County Workforce Academy, addressed the Council giving a detailed history, purpose, and examples of success of the LCWA.

Mr. Gassiott stated that the program had grown immensely in the past three years, enrollment had increased, and that the program has won several awards, including being recognized as an example of "Best Practices" by the Texas Economic Development Council. Mr. Gassiott further detailed the value of the program and appreciation for the funding from the various development corporations. As a result of this funding, Mr. Gassiott stated that the LCWA was able to obtain several matching grants, that would sustain the program for several years. Mr. Gassiott presented to Council a copy of the Spring 2007 - Fall 2009 Performance Accountability Report.

Further discussion included the LCWA seeking private sector support, developing relationships with businesses in the community, student participation, future and possibly pro-rated funding, and other related issues.

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:	Mike McCarty, Vice-President
SECONDER:	Mike Van Etta, Board Member
AYES:	Dennis Beasley, Mike McCarty, Louie Potetz, Mike Van Etta
ABSENT:	Billy Page, Juan Venegas, Robert Ward

A. Minutes Approval

1. Tuesday, January 05, 2010

V. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action 2010-2

Consider Approval of a Request from the Liberty County Workforce Academy for Additional Scholarship Assistance, in the Amount of $6,313.97, Applicable Toward Liberty's Workforce Training.

COMMENTS - Current Meeting:

President Beasley stated that this agenda item would be passed on for a future meeting, in order to hold a public hearing for a proposed project.

ATTACHMENTS:

- LCWA Request for Funds Feb 09 (PDF)

2. LCDC Corporation Action 2010-3

Consider and Approve the Appointment of LCDC Board Members to Serve as Representative and Alternate, on the Liberty County Workforce Academy Board of Directors.

COMMENTS - Current Meeting:

Motion was made by President Beasley to appoint Mike Van Etta and Mike McCarty to serve, respectively, as the LCDC's representative and alternate to the Liberty County Workforce Academy Board of Directors.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dennis Beasley, President
SECONDER:	Louie Potetz, Board Member
AYES:	Dennis Beasley, Mike McCarty, Louie Potetz, Mike Van Etta
ABSENT:	Billy Page, Juan Venegas, Robert Ward

B. Executive Session

Deliberation Regarding Economic Development Negotiation. Gov. Code §551.087.
Deliberation Regarding Real Property. Gov. Code §551.072.
Consultation With Attorney. Gov. code §551.071.

1. Discussion of possible real property acquisition for economic development purposes.

At 7:38 p.m., President Beasley closed the open meeting and opened the Executive Session as authorized above.

C. Reconvene into Regular Session

At 8:45 p.m., President Beasley closed the Executive Session and reconvened the open meeting.

1. LCDC Corporation Action 2010-4

Consider and Take Action, If Any, on Acquisition of Real Property for Economic Development Purposes.

RESULT:	**NO ACTION TAKEN**

VI. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Corporation, the meeting was adjourned at 8:45 p.m.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Louie Potetz, Board Member
SECONDER:	Mike Van Etta, Board Member
AYES:	Dennis Beasley, Mike McCarty, Louie Potetz, Mike Van Etta
ABSENT:	Billy Page, Juan Venegas, Robert Ward

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Dennis Beasley, President

ATTEST:

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Dianne Tidwell, City Secretary