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

Thursday, May 13, 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 May 13, 2010 at the City Council Chambers, 1829 Sam Houston, Liberty,TX at 6:00 PM by President Dennis Beasley.

Attendee Name	Title	Status	Arrived
Dennis Beasley	President	Present	
Mike McCarty	Vice-President	Absent	
Billy Page	Board Member	Present	
Louie Potetz	Board Member	Present	
Mike Van Etta	Board Member	Present	
Juan Venegas	Board Member	Late	6:03 PM
Robert Ward	Board Member	Present	
Gary Broz	General Manager	Present	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

President Beasley 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 from the audience.

III. 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]**
AYES:	Beasley, Page, Potetz, Van Etta, Ward
ABSENT:	Mike McCarty, Juan Venegas

A. Minutes Approval

1. Tuesday, April 06, 2010

IV. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action (ID # 1678)

Consider Action on Acquisition and Demolition of Mercy Hospital, 521 Travis Street, as Part of a Joint Effort of Taxing Authorities to Address Dangerous Condition of Building Pursuant to General Direction Received at Joint Meeting of Taxing Authorities Held Thursday, May 6, 2010, at City Hall and Authorize the General Manager to Negotiate Acquisition of Building from Taxing Authorities and Begin Demolition Upon Execution of Appropriate Agreements.

COMMENTS - Current Meeting:

General Manager Gary Broz gave a brief history of the recent events related to the proposed demolition of the old Mercy Hospital located at 521 Travis Street. Mr. Broz reported that after meeting with County Judge Phil Fitzgerald, the City put a bid out for the demolition and received seven responses. A joint meeting of the Liberty City Council, Liberty County Commissioners, and Liberty Independent School District Board of Trustees was held on May 6th to review and discuss this issue. Mr. Broz further reported that the building contained friable asbestos, would require no abatement, and could be demolished in place. Materials for disposal would be transported in covered trucks to an approved landfill.

Mr. Broz explained that total cost for demolition would include the low bid of $97,444, a one-time charge of $4000 for specifications for 3rd party air monitoring, and the engineer's cost to oversee the project, of $600 per day for approximately twenty days ($12,000), a total cost of $113,444.00. The total cost includes the tear down to twenty four inches below ground surface, disposal, and bringing the property up to grade by backfilling and seeding.

Mr. Broz stated that, according to the tax attorneys, in order for the facility to be purchased, court costs of $1689 would need to be paid, and current taxes owed against this property of $26,747.43 would be forgiven. The preliminary proposal resulting from the joint meeting is that LCDC purchase the property for $1689 and fund 50% of the demolition cost in the amount of $56,722 and the remaining 50% be split among three entities (City, County, and LISD) at a cost of approximately $18,907 each, in order to get this property back onto the tax roll.

City Attorney Randy Gunter explained that the insurance underwriters have not yet reviewed information for a title policy, but a preliminary look at getting a title policy, would be for LCDC to have the property in its name, and then sell the property, to include with it a general warranty deed.

Lengthy discussion was held regarding the remaining entities budgets being larger than that of LCDC, other LCDC projects, back taxes, fair market value of the property, stipulations on purchase, LCDC recouping their out of pocket expense of approximately $50,000, and other related issues. Mr. Broz stated that a decision must be made by June 27, 2010.

There was no formal action taken on this agenda item, as it will be revisited at the LCDC meeting of June 1, 2010.

RESULT:	**NO ACTION TAKEN**

V. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Board, the meeting was adjourned at 6:24 p.m.

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

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Dennis Beasley, President

ATTEST:

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Dianne Tidwell, City Secretary