



The City of Liberty
Liberty Community Development Corporation

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

Meeting
~ Agenda ~

Dianne Tidwell
City Secretary
(936) 336-3684

Tuesday, June 1, 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

Attendee Name	Present	Absent	Late	Arrival
President Dennis Beasley	..	..	..	
Vice-President Mike McCarty	..	..	..	
Board Member Billy Page	..	..	..	
Board Member Louie Potetz	..	..	..	
Board Member Mike Van Etta	..	..	..	
Board Member Juan Venegas	..	..	..	
Board Member Robert Ward	..	..	..	
General Manager Gary Broz	..	..	..	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 1685)

Financial Report-April, 2010

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. Thursday, May 13, 2010

V. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action (ID # 1686)

Consider Action on "LCDC Project Funding Options".

2. LCDC Corporation Action (ID # 1687)

Consider Action on LCDC Budget and Financial Opportunities.

- LCDC Budget & Fin Opportunities (PDF)

3. LCDC Corporation Action (ID # 1688)

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.

4. LCDC Corporation Action (ID # 1689)

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.

5. LCDC Corporation Action (ID # 1690)

Consider Request from the City for Funding Airport Improvements.

- City's Request for Funding Airport Imp (PDF)

VI. ADJOURNMENT

A. Motion To: Adjourn

CERTIFICATION

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 28th day of May, 2010 at 1:00 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.

Dianne Tidwell, City Secretary

Notice given to The Vindicator, Liberty Gazette, and KSHN Radio.

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 _____, 2010.



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

3.A

Meeting: 06/01/10 06:00 PM

Department: Administration
Category: LCDC Reports

LCDC INFORMATION ITEM (ID # 1685)

DOC ID: 1685

Financial Report-April, 2010



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

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.

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.

Minutes Acceptance: Minutes of May 13, 2010 6:00 PM (Minutes Approval)

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
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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.

Minutes Acceptance: Minutes of May 13, 2010 6:00 PM (Minutes Approval)

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

Dennis Beasley, President

ATTEST:

Dianne Tidwell, City Secretary

Minutes Acceptance: Minutes of May 13, 2010 6:00 PM (Minutes Approval)



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

5.A.1

Meeting: 06/01/10 06:00 PM

Department: Administration
Category: Project

LCDC CORPORATION ACTION (ID # 1686)

DOC ID: 1686

Consider Action on "LCDC Project Funding Options".



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

5.A.2

Meeting: 06/01/10 06:00 PM

Department: Administration
Category: LCDC Budget Info

LCDC CORPORATION ACTION (ID # 1687)

DOC ID: 1687

Consider Action on LCDC Budget and Financial Opportunities.

LCDC

Item	2010	2011	2012	2013	2014	2015	2016
land acquisition:							
airport	\$250,000						
Fire sta.	\$125,000						
Industrial park	\$250,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
other (TBD)							
Industrial park dev.		\$150,000					
Hospital Development -Jefferson	\$125,000	\$250,000	\$100,000				
Debt Svc.	\$150,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Port Improvements-Laura	\$125,000						
Train Depot -Grant (20%)		\$200,000	\$200,000				
Other: TBD							
New Fire Station				\$150,000			
Old Hospital Demo	\$350,000						
New trinity river boat ramp/park		\$50,000	\$100,000	\$50,000			
Replaces old site							
Airport Improvements:							
terminal building.			\$125,000		\$100,000	\$100,000	\$100,000
sewer			\$5,000				
Elec.			\$21,000				
parking			\$45,000				
water line			\$35,000				
Hanger bldg.		\$276,000					
Fencing		\$23,000					
Relocate fuel system		\$5,000					
other:TBD							
TOTAL EXPENDITURES	\$1,375,000	\$1,654,000	\$1,331,000	\$1,050,000	\$800,000	\$800,000	\$800,000
Beginning balance	\$1,600,000	\$1,249,000	\$615,000	\$299,000	\$260,000	\$471,000	\$683,500
Annual revenue/sales tax	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
other revenue	\$24,000	\$20,000	\$15,000	\$11,000	\$11,000	\$12,500	\$14,000
total expenditures	\$1,375,000	\$1,654,000	\$1,331,000	\$1,050,000	\$800,000	\$800,000	\$800,000
ending balance	\$1,249,000	\$615,000	\$299,000	\$260,000	\$471,000	\$683,500	\$897,500

Exhibit "D"
City of Liberty, Texas
Economic Development Corporation
Estimated Sources & Uses
20-May-10

Sources:

Sales Tax Revenue Bonds	\$ 6,500,000
Original Issue Premium	
Cash on Hand	<u>757,250</u>
Total Sources:	\$ 7,257,250

Uses:

Texas Avenue Extension Project	\$ 6,000,000
Airport Improvements	500,000
Insurance Premium	85,000
Underwriter's Gross Spread	48,750
Reserve Fund Requirements	540,000
Costs of Issuance/Rounding	<u>83,500</u>
Total Uses:	\$ 7,257,250

CITY OF LIBERTY

LIBERTY COMMUNITY DEVELOPMENT CORPORATION

2010 BUDGET WITH 2009 ACTUAL (ADJUSTED)

	FY 08-09 Budget	FY 08-09 Actual	FY 09-10 Budget	FY 10-11 Budget	FY 10-12 Budget
Revenues					
Sales Tax	\$ 1,126,971	\$ 1,126,971	\$ 1,000,000	\$ 1,030,000	\$ 1,060,900
Interest	11,140	11,140	2,500	2,500	2,501
Total Revenues	\$ 1,138,111	\$ 1,138,111	\$ 1,002,500	\$ 1,032,500	\$ 1,063,401
Expenditures					
Director's Insurance	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Levee Maintenance Expenses	12,000	12,000	12,000	12,000	12,000
Office Supplies	200	200	200	200	200
Misc.	3,000	3,000	3,000	3,000	3,000
Workforce Contribution	25,000	25,000	25,000	25,000	25,000
Capital Outlay	-	-	957,250	-	-
Transfer to General Fund	-	-	-	-	-
Transfer to I & S	-	-	-	-	-
Total Expenditures	\$ 40,700	\$ 40,700	\$ 997,950	\$ 40,700	\$ 40,700
Excess Revenues/Expenses:	\$ 1,097,411	\$ 1,097,411	\$ 4,550	\$ 991,800	\$ 1,022,701
Debt Service Requirements				\$ 238,333	\$ 557,500
Coverage Ratio:				4.16	1.83
Estimated Beg. Fund Bal.:		\$ 642,462	\$ 1,739,873	\$ 1,744,423	\$ 2,497,890
Estimated Ending Fund Bal.:		\$ 1,739,873	\$ 1,744,423	\$ 2,497,890	\$ 2,963,091

City of Liberty, Texas

\$6,500,000 Sales Tax Revenue Bonds, Series 2010

Estimated Costs of Issuance

	Estimated 20-May-10
Financial Advisor	\$ 36,875.00
Structuring Fees	9,218.75
Bond Counsel	10,500.00
Bond Counsel Expenses	1,250.00
Ratings: Moody's	9,500.00
Document Prep.	7,500.00
Attorney General Fee	7,000.00
Travel	1,500.00
Rounding/Miscellaneous	156.25
	\$ 83,500.00

CITY OF LIBERTY

Dated Date = 08/15/2010

Delivery Date = 09/15/2010

	<u>Principal</u>	<u>Rate</u>	<u>Interest</u>	<u>Total</u>
04/15/2011			\$ 238,333	\$ 238,333
04/15/2012	200,000	5.50	357,500	557,500
04/15/2013	215,000	5.50	346,500	561,500
04/15/2014	225,000	5.50	334,675	559,675
04/15/2015	240,000	5.50	322,300	562,300
04/15/2016	250,000	5.50	309,100	559,100
04/15/2017	265,000	5.50	295,350	560,350
04/15/2018	280,000	5.50	280,775	560,775
04/15/2019	295,000	5.50	265,375	560,375
04/15/2020	310,000	5.50	249,150	559,150
04/15/2021	330,000	5.50	232,100	562,100
04/15/2022	345,000	5.50	213,950	558,950
04/15/2023	365,000	5.50	194,975	559,975
04/15/2024	385,000	5.50	174,900	559,900
04/15/2025	405,000	5.50	153,725	558,725
04/15/2026	430,000	5.50	131,450	561,450
04/15/2027	450,000	5.50	107,800	557,800
04/15/2028	475,000	5.50	83,050	558,050
04/15/2029	505,000	5.50	56,925	561,925
04/15/2030	<u>530,000</u>	5.50	<u>29,150</u>	<u>559,150</u>
Total	\$ 6,500,000		\$ 4,377,083	\$ 10,877,083
				<u>238,333</u>
				\$ 10,638,750
Average Annual Debt Service (after first year)				\$ 559,934



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

5.A.3

Meeting: 06/01/10 06:00 PM

Department: Administration
Category: Project

LCDC CORPORATION ACTION (ID # 1688)

DOC ID: 1688

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.



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

5.A.4

Meeting: 06/01/10 06:00 PM

Department: Administration
Category: Liberty County Workforce Academy

LCDC CORPORATION ACTION (ID # 1689)

DOC ID: 1689

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.

EXPLANATION:

The LCWA's request for funds was initially made at the LCDC meeting of February 2, 2010. No action was taken on this item, in order for a public hearing to be held on the proposed project/expenditure of LCDC funds. This public hearing was held on March 11th.

Dianne Tidwell



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

5.A.5

Meeting: 06/01/10 06:00 PM

Department: Administration
Category: Airport Projects & Improvements

LCDC CORPORATION ACTION (ID # 1690)

DOC ID: 1690

Consider Request from the City for Funding Airport Improvements.

LCDC APPLICATION REQUEST

DATE: May 27, 2010NAME OF PERSON MAKING REQUEST: Gary Broz, City Manager

TYPE OF ASSISTANCE REQUESTED: _____

Funds to setup terminal building at Airport, relocate fuel farm at airport, Construct a 200 x 50 ft Terminal
parking lot, Build a 10 bay T-Hangar with aprons on both sides. Total Cost is \$896,500. City has \$448,424
matching money. The request is for \$450,000 to do construction.

NAME AND ADDRESS OF BUSINESS: City of Liberty, 1829 Sam Houston, Liberty, TX 77575PRINCIPAL STOCKHOLDERS: N/A

NAME AND ADDRESS _____

LCDC USE ONLY

Date Received: 05/27/2010 By Whom: Gary BrozMeet Type B Guidelines: ☒ Yes ☐ No - Why Not? _____Date Presented to LCDC Board: June 1, 2010GM Signature: 

Proposed Terminal Set-up

Terminal Building Set-up

20 x 30	Building	\$	40,000.00		
6 inch	Water	\$	20,000.00		
Aerobic	Sewer	\$	7,000.00		
	Electric	\$	2,000.00		
	Telephone	\$	5,000.00		
		\$	<u>74,000.00</u>	\$	74,000.00

Relocate Fuel Farm to East Side

\$	2,500.00	\$	2,500.00
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Terminal Parking Lot

200 x 50	\$	20,000.00	\$	20,000.00
20 parking spaces				

T-Hangars

10 Bays	\$	800,000.00		
Apron both sides				
FEMA	\$	214,576.00		
Insurance	\$	<u>137,000.00</u>		
	\$	448,424.00	\$	448,424.00

Courtesy Car

Old Police Car	\$	-	\$	-
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Full Time FBO

Currently	\$	36,000.00		
Proposed	\$	<u>40,000.00</u>		
	\$	4,000.00	\$	4,000.00
			\$	<u>548,924.00</u>

