The City of Liberty

Liberty Community Development Corporation

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

Dianne Tidwell
City Secretary
(936) 336-3684

Meeting

~ Minutes ~

Tuesday, July 13, 2010	5:00 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 July 13, 2010 at the City Council Chambers, 1829 Sam Houston, Liberty,TX at 5:05 PM by Vice-President Mike McCarty.

Attendee Name	Title	Status	Arrived
Dennis Beasley	President	Absent	
Mike McCarty	Vice-President	Present	
Billy Page	Board Member	Absent	
Louie Potetz	Board Member	Present	
Juan Venegas	Board Member	Present	
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 of Directors. There were no comments.

III. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action 2010-13

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 a 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.

HISTORY:

07/06/10 **Liberty Community Development Corporation** **MEETING CANCELLED**
Next: 07/13/10

COMMENTS - Current Meeting:

Vice-President McCarty reported that the LCDC, Liberty ISD, and Liberty County have agreed to share in the cost of the demolition of the old Mercy Hospital located at 521 Travis Street. Mr. McCarty further explained that each entity agrees that LCDC be allowed to purchase the property at a cost of $1689 and pay fifty percent of the cost of demolition ($113,500). Liberty

County and Liberty ISD will each assume 25%, of the remaining 50%, of the cost. LCDC, upon selling the property, would recover any additional costs related to the sale before division of the sale proceeds among the three entities.

Motion was made that LCDC purchase the property for $1689, thereby controlling the land use of the property.

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

2. LCDC Corporation Action 2010-14

Consider Approval of a Downtown Analysis and Strategy Program.

HISTORY:

07/06/10 **Liberty Community Development Corporation** **MEETING CANCELLED**
Next: 07/13/10

COMMENTS - Current Meeting:

General Manager Gary Broz reported on a proposal from Retail Coach LLC for an Analysis and Strategy Program for improvements to the City's downtown area.

Mr. Broz reported that an assessment of the downtown would consist of visiting with business owners, review of the city's land use plan and available property, and other related issues. At the conclusion of the assessment, Retail Coach would present a powerpoint with their recommendations. Recommendations will include assistance with marketing, parking, facade enhancement, city code modifications, and incentives to assist with revitalization. This project would provide the City with guidelines to begin with the rehabilitation process of the downtown area. Lengthy discussion was held regarding the future value of this proposed $14,000 project, which would take approximately three-months to complete.

Motion was made to approve LCDC funding this project in the amount of $14,000.

ATTACHMENTS:

- Downtown Analysis and Strategy Program (PDF)

RESULT:	**APPROVED [3 TO 1]**
MOVER:	Robert Ward, Board Member
SECONDER:	Juan Venegas, Board Member
AYES:	Mike McCarty, Juan Venegas, Robert Ward
NAYS:	Louie Potetz
ABSENT:	Dennis Beasley, Billy Page

3. LCDC Corporation Action (ID # 1749)

Discuss Approval of a Process for Evaluation of the Engineering Proposals for the Texas Street Extension Project.

COMMENTS - Current Meeting:

General Manager Gary Broz reported that the City received five proposals, for engineering services, for the Texas Street Extension Project. Mr. Broz asked for direction on a preferred process to evaluate these proposals and make a selection.

Mr. Broz stated that he recommends that each proposer be given ten minutes to make a presentation on their firm and how they intend to proceed with the project. Any proposer using more than ten minutes is automatically disqualified. Mr. Broz suggested that each Board Member have a score sheet to rank the firms and then begin the negotiation of fees, etc. with the highest ranking proposer. If that negotiation does not come to fruition, then move to the next highest ranked firm until an agreement is made.

Mr. Broz went on to report that engineering fees for this approximate $6 million project is approximately $750,000. The Board approved of the plan and directed him to move forward with the process for evaluation.

RESULT:	**NO ACTION TAKEN**

IV. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Corporation, the meeting was adjourned at 5:39 p.m.

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

Dennis Beasley, President

ATTEST:

Dianne Tidwell, City Secretary