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, August 3, 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 August 3, 2010 at the City Council Chambers, 1829 Sam Houston, Liberty,TX at 6:15 PM by President Dennis Beasley.

Attendee Name	Title	Status	Arrived
Dennis Beasley	President	Present	
Mike McCarty	Vice-President	Present	
Billy Page	Board Member	Present	
Louie Potetz	Board Member	Absent	
Juan Venegas	Board Member	Absent	
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. 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:	Robert Ward, Board Member
AYES:	Dennis Beasley, Mike McCarty, Billy Page, Robert Ward
ABSENT:	Louie Potetz, Juan Venegas

A. Minutes Approval

1. Tuesday, June 22, 2010

2. Tuesday, July 13, 2010

IV. REGULAR AGENDA

A. Regular Session

1. LCDC Public Hearing (ID # 1756)

Public Hearing on the Liberty Community Development Corporaton Budget for Fiscal Year 2010-2011.

COMMENTS - Current Meeting:

At 6:17 p.m., President Beasley opened the public hearing on the proposed budget for Fiscal Year 2010-2011.

General Manager Gary Broz reported that proposed for the new fiscal year is $850,000 in sales tax revenue and $2,500 in interest income for a total of $852,500. This figure is down from the $1,004,000 this current year. Mr. Broz further reported that $701,000 in expenses is being proposed as follows:

$2000	Insurance
$18,000	Levee Maintenance
$1,000	Office Supplies
$5,000	Miscellaneous
$15,000	Legal Fees
$10,000	Tx Workforce Contribution
$150,000	Purchase of Fire Dept. Property
$450,000	Airport Project
$50,000	Texas St. Extension, Phase 1

Brief discussion was held regarding the increase in the levee maintenance line item, from $12,000 to $18,000, and the need for increased maintenance of this structure.

At 6:20 p.m., President Beasley closed the Public Hearing.

ATTACHMENTS:

- LCDC Proposed Budget 2010-11 (PDF)

2. LCDC Resolution 2010-2

Consider Approval of a Resolution Regarding the Liberty Community Development Corporatioin Budget for Fiscal Year 2010-2011.

COMMENTS - Current Meeting:

President Beasley read the caption of the Resolution into the record as follows:

"A RESOLUTION OF THE LIBERTY COMMUNITY DEVELOPMENT CORPORATION OF LIBERTY, TEXAS, APPROVING A BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2011."

Motion was made to approve the Resolution regarding LCDC budget for Fiscal Year 2010-11 and that the increase in the levee maintenance expense be reconsidered the following year.

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

3. LCDC Corporation Action (ID # 1759)

Consider Approval of the Final Report by Retail Coach LLC Regarding Retail Development in the City of Liberty.

COMMENTS - Current Meeting:

Mr. Aaron Farmer, Retail Coach LLC, was present to give a final report on Retail Coach recommendations for retail development in the City of Liberty. Mr. Farmer presented a set of CDs to General Manager Gary Broz containing15-20 different documents that would consist of all the information that a retailer considering this community would need. Mr. Farmer stated that the CD is complete with 2010 information regarding the 2010 trade area of 47,200, updated marketing materials, retail leakage, contact information for possible retailers for this area, and various additional information.

Mr. Farmer further reported that "community development precedes economic development" and commented on recommendations to assist in obtaining quality retailers; code enforcement, signage, improvements to the major gateways into the city, mowing, City/LCDC Community Development Plan, pride of ownership by business owners, etc. Mr. Farmer remarked that the City should continue to focus on primary job recruitment, the downtown area, and promotion of single family housing.

Further discussion included potential retailers who have expressed an interest in the community, regular meetings of a "Liberty Community Exchange" with the Chamber, realtors, brokers developers to assure that each is using the same and most current data, and a three-month program focusing on downtown revitalization. Mr. Farmer remarked that Retail Coach also has a twelve-month coaching period with the City in which they will continue to contact retailers and assist in attracting them to the community.

RESULT:	**NO ACTION TAKEN**

4. LCDC Corporation Action (ID # 1758)

Consider Approval of a Process for Selection of an Engineering Firm for the Texas Street Expansion Project.

COMMENTS - Current Meeting:

General Manager Gary Broz reported that five proposals had been received for engineering and design services for the Texas Street Extension Project. Mr. Broz stated that these firms will make a 10-15 minute presentation on their firm and its qualifications on Wednesday, August 11th at 6:00 p.m. Mr. Broz directed the Board Members to review the proposals and that score sheets should not be filled out until after the presentations.

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 7:01 p.m.

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

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Dennis Beasley, President

ATTEST:

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Dianne Tidwell, City Secretary