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, November 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 November 2, 2010 at the City Council Chambers, 1829 Sam Houston, Liberty,TX at 6:05 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	
Juan Venegas	Board Member	Present	
Robert Ward	Board Member	Present	
Barbara Norwood	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.

General Manager Gary Broz and President Beasley remarked on the success of the recent Open House - Public Meeting held regarding the Texas Street Extension Project. The purpose of the meeting was to present general project information and gather public input.

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, October 05, 2010

IV. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action (ID # 1845)

Consider Approval of a Contract with Paul Goodwin to Provide LCDC Grant Assistance for the Demolition of the Structure at 2106 Martin Luther King Drive.

COMMENTS - Current Meeting:

President Beasley suggested new language for a proposed contract with Paul Goodwin regarding Mr. Goodwin's request for funds for the demolition of the structure at 2106 Martin Luther King Drive.

President Beasley recommended that the funds be dispersed in the following manner:

1) one-third to be released at the end of the demolition and cleanup of the site,

2) one-third upon construction of a new structure on the site, and

3) the final one-third at the point in which three individuals have been hired and employed for a period of six months.

There was no action taken on this item, as this information was to be presented to Mr. Goodwin for his consideration.

RESULT:	**NO ACTION TAKEN**

2. LCDC Corporation Action (ID # 1846)

Discussion, and Possible Action, on Retail Coach LLC Recommendations Resulting from the Downtown Analysis and Strategy Program.

COMMENTS - Current Meeting:

General Manager Gary Broz requested feedback on the recent report and recommendations on the Downtown Analysis and Strategy Program, presented by Retail Coach, LLC. Lengthy discussion was held regarding the proposed farmers market and its location, a new outlook for downtown being of vital significance in not losing the charm and uniqueness of the area, several downtown county offices moving to a new location providing for additional retail in the downtown area, opportunities for current business owners to comment on recommendations, concerns regarding costs of improvements, state grants and local funds to assist business owners with improvement costs, and other related information.

ATTACHMENTS:

- Retail Coach Presentation 10 05 2010 to LCDC (PDF)

RESULT:	**NO ACTION TAKEN**

3. LCDC Corporation Action 2010-19

Consider Approval of Contract Verbiage for the Real Property Sale of the Old Mercy Hospital Site Located at 521 Travis Streeet.

COMMENTS - Current Meeting:

City Attorney Randy Gunter addressed the Board regarding ways in which to conduct the real property sale of the old Mercy Hospital site located at 521 Travis Street. Mr. Gunter explained the use of a bid document that would include a proposal for planned economic development use of the property. Discussion included a performance agreement, specific terms such as keeping the property on the tax roll for twenty-five years, and a deed of trust lien. Any violation of the terms could be used as a default condition, allowing the property to be recaptured. Further discussion included setting a minimum bid, consideration of a proposal amount vs. the economic development benefit, and possible use of a long-term lease agreement.

Motion was made to move forward with the bid document process for the sale of the property at 521 Travis Street, authorizing General Manager Gary Broz to put out invitations to bid.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Louie Potetz, Board Member
SECONDER:	Barbara Norwood, Board Member
AYES:	Beasley, Page, Potetz, Venegas, Ward, Norwood
ABSENT:	Mike McCarty

B. Executive Session

Deliberation Regarding Real Property. Gov. Code §551.072

1. Deliberation regarding real property purchase; river frontage.

At 6:31 p.m., President Beasley closed the open meeting and opened the Executive Session as authorized above.

At 6:45 p.m., President Beasley closed the Executive Session and reconvened the open meeting.

V. ADJOURNMENT

A. Motion To: Adjourn

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

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Dennis Beasley, President

ATTEST:

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Dianne Tidwell, City Secretary