



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, December 7, 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 Juan Venegas	..	..	..	
Board Member Robert Ward	..	..	..	
Board Member Barbara Norwood	..	..	..	
General Manager Gary Broz	..	..	..	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 1877)

International Council of Shopping Centers

B. LCDC Information Item (ID # 1878)

Financial Report-October, 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. Tuesday, November 02, 2010

V. REGULAR AGENDA**A. Regular Session****1. LCDC Information Item (ID # 1879)**

Update and Discussion of Proposed Street Extension Project to Include Routes, Lane Size, and Other Associated Costs.

2. LCDC Corporation Action (ID # 1876)

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.

B. Executive Session

Deliberation Regarding Real Property. Gov. Code §551.072

1. Deliberation regarding real property purchase; Airport, Park, future hospital.

C. Reconvene into Regular Session**1. LCDC Corporation Action (ID # 1880)**

Consider Action, If Any, on the Items as Discussed in the Executive Session.

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 3rd day of December, 2010 at 4:00 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, Corp. 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: 12/07/10 06:00 PM

Department: Administration
Category: LCDC Reports

LCDC INFORMATION ITEM (ID # 1877)

DOC ID: 1877



The City of Liberty
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3.B

Meeting: 12/07/10 06:00 PM

Department: Administration
Category: LCDC Reports

LCDC INFORMATION ITEM (ID # 1878)

DOC ID: 1878



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Meeting

~ Minutes ~

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

Minutes Acceptance: Minutes of Nov 2, 2010 6:00 PM (Minutes Approval)

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

Minutes Acceptance: Minutes of Nov 2, 2010 6:00 PM (Minutes Approval)

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

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

Dennis Beasley, President

ATTEST:

Dianne Tidwell, City Secretary

Minutes Acceptance: Minutes of Nov 2, 2010 6:00 PM (Minutes Approval)



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5.A.1

Meeting: 12/07/10 06:00 PM

Department: Administration
Category: LCDC Projects

LCDC INFORMATION ITEM (ID # 1879)

DOC ID: 1879



The City of Liberty
Liberty Community Development Corporation
1829 Sam Houston Street
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5.A.2

Meeting: 12/07/10 06:00 PM

Department: Administration
Category: Request for Funds

LCDC CORPORATION ACTION (ID # 1876)

DOC ID: 1876



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

5.C.1

Meeting: 12/07/10 06:00 PM

Department: Administration
Category: Action Resulting from Executive Session

LCDC CORPORATION ACTION (ID # 1880)

DOC ID: 1880