1829 Sam Houston Street
Liberty, TX 77575
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Dianne Tidwell
City Secretary
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The City of Liberty

Liberty Community Development Corporation

Meeting

~ Minutes ~

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

The Meeting was called to order on December 7, 2010 at the City Council Chambers, 1829 Sam Houston, Liberty,TX at 6:02 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	Present	
Juan Venegas	Board Member	Present	
Robert Ward	Board Member	Present	
Barbara Norwood	Board Member	Absent	
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. There were no comments.

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 1877)

International Council of Shopping Centers

COMMENTS - Current Meeting:

President Beasley reported on the International Council of Shopping Center Convention and Expo, held in Grapevine, Texas that he, General Manager Gary Broz, and Adm. Asst. April Reiss recently attended. President Beasley stated that contacts were made with representatives from several retail business developers interested in the community.

General Manager Gary Broz also reported, that as a result of convention, the City would be meeting with large scale developer, New Quest after the first of the year, in regard to properties for proposed retail.

B. LCDC Information Item (ID # 1878)

Financial Report-October, 2010

COMMENTS - Current Meeting:

General Manager Gary Broz reported on the October financials with the Board. Mr. Broz reviewed revenues and expenditures, stating that the current fund balance is $2,200,000. Mr. Broz will provide financial information to the Board on a monthly basis.

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 Corporation Action 2010-20

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.

HISTORY:

11/16/10 **Liberty Community Development Corporation** **MEETING CANCELLED**
Next: 12/07/10

COMMENTS - Current Meeting:

General Manager Gary Broz discussed with the Board, the Agreement for Business and Commercial Development with Mr. Paul Goodwin. Mr. Broz reviewed the terms of the agreement, for demolition of the property located at 2106 Martin Luther King Drive, whereby Mr. Goodwin would provide evidence of ownership, demolish the existing structure, have one year to construct a new facility, employ three employees for thirty-six months, and ensure that the property remain on the tax roll for at least twenty-five years. This project will promote new business development, job opportunities and land use for commercial facilities.

After lengthy discussion of the agreement, including breach of contract, the following terms were changed and/or clarified:

1) Upon completion of the stated six-month demolition period, Mr. Goodwin will have one year to construct a new facility on the property,

2) the facility will be a metal structure with a minimum of 6000 square feet, and

3) Mr. Goodwin will have thirty-six months to employ three employees for a minimum of six months.

After City Council approval of this project, funds will be released to Mr. Goodwin. Motion was made to approve the agreement with the above-mentioned changes.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dennis Beasley, President
SECONDER:	Mike McCarty, Vice-President
AYES:	Beasley, McCarty, Page, Potetz, Venegas, Ward
ABSENT:	Barbara Norwood

2. LCDC Information Item (ID # 1879)

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

COMMENTS - Current Meeting:

Mr. Tommy Kuykenydahl and Mr. Ben Galvan, CivilCorp, were present to update the Board on various aspects of the Texas Street Extension Project. Reported on were project objectives, work completed to date, alternative alignments, updated cost estimates, and next steps.

Original project objectives include: opening Loop 227 across to SH 146 Bypass, which opens new areas for development, provides connectivity from downtown to the bypass, and alleviates Main Street congestion. Further discussion included design criteria, pavement design, environmental constraints, drainage analysis, traffic counts, citizen input, proposed hospital site, and other related issues. The various options proposed for this street extension include the following:

Option #1 - proposes a street from Texas to the By-pass with a T-intersection, to Beaumont Ave., in which parking from the VFW and Tullos Retail Center would be reduced. Only minimal area for development between Lakeland and Texas.

Option #1a - reroute Option #1 behind Tullos Retail Center thru the trailer park between the laundromat and the strip center, for better connection with Texas Avenue to the north. Potential for abandoning a portion of the existing street.

Option #2 - Main Street thru Sun Oil property at Jefferson Drive to Lakeland, on to the Bypass.

Option #3 - Cook Road across Main St. to Lakeland thru Mas Amigos Restaurant.

Option #4- Cook Road across Main St. to Lakeland thru Potetz Lumber Yard.

Cost estimates for the various options are $6.9 - $8.1 million.

B. Executive Session

Deliberation Regarding Real Property. Gov. Code §551.072

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

At 7:21 p.m., President Beasley closed the open meeting and opened the Executive Session as authorized above.

C. Reconvene into Regular Session

At 7:45 p.m., President Beasley closed the Executive Session and reconvened the open meeting.

1. LCDC Corporation Action (ID # 1880)

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

COMMENTS - Current Meeting:

There was no action taken as a result of the Executive Session.

RESULT:	**NO ACTION TAKEN**

VI. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Board, the meeting was adjourned at 7:45 p.m.

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

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Dennis Beasley, President

ATTEST:

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Dianne Tidwell, City Secretary