The City of Liberty

Liberty Community Development Corporation

Meeting

~ Agenda ~

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

Dianne Tidwell
City Secretary
(936) 336-3684

Tuesday, June 4, 2013 | **6:00 PM** | **City Hall - Liberty Center**

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 Louie Potetz	☐	☐	☐	
Board Member Robert Ward	☐	☐	☐	
Board Member Barbara Norwood	☐	☐	☐	
Board Member Leslie Herndon	☐	☐	☐	
Board Member David Arnold	☐	☐	☐	
General Manager Gary Broz	☐	☐	☐	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 2715)

Financial Report

B. LCDC Information Item (ID # 2716)

Project Updates

C. LCDC Information Item (ID # 2717)

International Council of Shopping Centers Update

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, April 02, 2013

2. Wednesday, April 10, 2013

3. Thursday, May 16, 2013

V. REGULAR AGENDA

A. Regular Session

1. LCDC Information Item (ID # 2718)

Oath of Office to be Administered to Newly Appointed Board Members.

2. LCDC Corporation Action (ID # 2719)

Elect a President of the Liberty Community Development Corporation.

3. LCDC Corporation Action (ID # 2720)

Elect a Vice-President of the Liberty Community Development Corporation.

B. Executive Session

Deliberation Regarding Real Property. Gov. Code §551.072
Consultation with Attorney-Closed Session. Gov. Code §551.071

1. Discussion regarding potential purchase or sale of real property interests associated with a capital project.

Deliberation Regarding Economic Development Negotiation. Gov. Code §551.087
Consultation with Attorney-Closed Session. Gov. Code §551.071

2. Discussion regarding an economic development prospect/negotiations, and/or to deliberate the offer of a financial incentive.

C. Reconvene into Regular Session

1. LCDC Corporation Action (ID # 2721)

Consider and Take 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 31st day of May, 2013 at 10:00 a.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

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 ____________________, 2013.

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

Meeting: 06/04/13 06:00 PM

Department: Administration
Category: LCDC Reports

LCDC INFORMATION ITEM (ID # 2715)

DOC ID: 2715

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

Meeting: 06/04/13 06:00 PM

Department: Administration
Category: LCDC Reports

LCDC INFORMATION ITEM (ID # 2716)

DOC ID: 2716

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

Meeting: 06/04/13 06:00 PM
Department: Administration
Category: LCDC Reports

LCDC INFORMATION ITEM (ID # 2717)

DOC ID: 2717

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Dianne Tidwell
City Secretary
(936) 336-3684

The City of Liberty

Liberty Community Development Corporation

Meeting

~ Minutes ~

Tuesday, April 2, 2013 | **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	Title	Status	Arrived
Dennis Beasley	President	Present	
Mike McCarty	Vice-President	Absent	
Louie Potetz	Board Member	Present	
Robert Ward	Board Member	Present	
Barbara Norwood	Board Member	Present	
Leslie Herndon	Board Member	Absent	
David Arnold	Board Member	Present	
Gary Broz	General Manager	Present	
Dianne Tidwell	Cirp. Secretary	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 from the audience.

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 2659)

Financial Report - Gen. Mgr. G. Broz

COMMENTS - Current Meeting:

General Manager Gary Broz reviewed the financial report ending February 28, 2013, reporting that Corporation revenues over expenditures are currently $320,000, that sales tax revenues are on target with budgeted amounts, and the new Airport T-hangars are now paid off. Mr. Broz further reported that FEMA is scheduled, in the next week, to conduct a final inspection of the hangars for which the Corporation will receive $218,000 in reimbursement. Mr. Broz finished by stating that the Corporation fund balance is $2.2 million.

B. LCDC Information Item (ID # 2660)

Project Updates - Gen. Mgr. G. Broz

COMMENTS - Current Meeting:

Mr. Broz reported that there are currently eight (8) airplanes housed in the new hangars, and that he has 8-10 prospects that should be placing planes in the hangars in the near future. Mr. Broz explained that there is room for twenty (20) planes in the new facilities.

C. LCDC Information Item (ID # 2661)

Trinity River Wildlife Refuge-”Crosswalks to Boardwalks” - Ms. Laurie Lomas

COMMENTS - Current Meeting:

Laurie Lomas, U.S. Parks & Wildlife Biologist addressed the Board regarding a project entitled "From Crosswalks to Boardwalks". Ms. Lomas explained that the purpose of this project is to connect citizens with nature, encourage outdoor recreation, and promote wildlife refuge awareness. After a power point presentation of the project, that included cleaning trails, building boardwalks, and future project goals, additional discussion was held regarding birding trails, paddling trails, bicycle lanes, and other related issues.

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.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	David Arnold, Board Member
SECONDER:	Louie Potetz, Board Member
AYES:	Beasley, Potetz, Ward, Norwood, Arnold
ABSENT:	Mike McCarty, Leslie Herndon

A. Minutes Approval

1. Tuesday, March 19, 2013

V. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action (ID # 2662)

Discussion Regarding the Street Extension Project Right-Of-Ways, and Take Any Action Deemed Necessary.

COMMENTS - Current Meeting:

Brief discussion was held regarding the Street Extension Project and acquisition of related rights-of-way.

RESULT:	**NO ACTION TAKEN**

2. LCDC Corporation Action (ID # 2663)

Consider an Engineering Proposal for the Design and Bid of the Street Extension Project, and Take Any Action Deemed Necessary.

COMMENTS - Current Meeting:

This agenda item was passed on.

RESULT:	**NO ACTION TAKEN**

3. LCDC Corporation Action (ID # 2664)

Consider Funding Options for the Street Extension Project, and Take Any Action Deemed Necessary.

COMMENTS - Current Meeting:

This agenda item was passed on.

RESULT:	**NO ACTION TAKEN**

B. Executive Session

Deliberation Regarding Real Property. Gov. Code §551.072
Consultation with Attorney-Closed Session. Gov. Code §551.071

1. Discussion regarding potential purchase or sale of real property interests associated with a capital project.

Deliberation Regarding Economic Development Negotiation. Gov. Code §551.087
Consultation with Attorney-Closed Session. Gov. Code §551.071

2. Discussion regarding an economic development prospect/negotiations, and/or to deliberate the offer of a financial incentive.

An Executive Session was not held.

C. Reconvene into Regular Session

1. LCDC Corporation Action (ID # 2665)

Consider and Take Action, If Any, on the Items as Discussed in 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 6:48 p.m.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Barbara Norwood, Board Member
SECONDER:	Robert Ward, Board Member
AYES:	Beasley, Potetz, Ward, Norwood, Arnold
ABSENT:	Mike McCarty, Leslie Herndon

Dennis Beasley, President

ATTEST:

Dianne Tidwell, City Secretary

1829 Sam Houston Street
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Dianne Tidwell
City Secretary
(936) 336-3684

The City of Liberty

Liberty Community Development Corporation

Meeting

~ Minutes ~

Wednesday, April 10, 2013 **12:00 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	Title	Status	Arrived
Dennis Beasley	President	Present	
Mike McCarty	Vice-President	Present	
Louie Potetz	Board Member	Present	
Robert Ward	Board Member	Absent	
Barbara Norwood	Board Member	Present	
Leslie Herndon	Board Member	Absent	
David Arnold	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. There were no comments from the audience.

III. REGULAR AGENDA

A. Executive Session

Deliberation Regarding Real Property. Gov. Code §551.072
Consultation with Attorney-Closed Session. Gov. Code §551.071

1. Discussion regarding potential purchase or sale of real property interests associated with a capital project.

Deliberation Regarding Economic Development Negotiation. Gov. Code §551.087
Consultation with Attorney-Closed Session. Gov. Code §551.071

2. Discussion regarding an economic development prospect/negotiations, and/or to deliberate the offer of a financial incentive.

At 12:05 p.m., President Beasley closed the open meeting and opened the Executive Session as authorized above.

B. Reconvene into Regular Session

At 12:44 p.m., President Beasley closed the Executive Session and reconvened the open meeting.

1. LCDC Corporation Action (ID # 2689)

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

RESULT:	**NO ACTION TAKEN**

IV. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Board, President Beasley adjourned the meeting at 12:44 p.m.

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Dennis Beasley, President

ATTEST:

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Dianne Tidwell, City Secretary

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

Dianne Tidwell
City Secretary
(936) 336-3684

The City of Liberty

Liberty Community Development Corporation

Meeting

~ Minutes ~

Thursday, May 16, 2013 **12:00 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	Title	Status	Arrived
Dennis Beasley	President	Present	
Mike McCarty	Vice-President	Absent	
Louie Potetz	Board Member	Present	
Robert Ward	Board Member	Present	
Barbara Norwood	Board Member	Absent	
Leslie Herndon	Board Member	Absent	
David Arnold	Board Member	Present	
Gary Broz	General Manager	Present	
Dianne Tidwell	Corp. Secretary	Present	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

President Beasley passed on this item as there were no guests or visitors.

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 2714)

Financial Report - Gen. Mgr. G. Broz

COMMENTS - Current Meeting:

This agenda item was passed on.

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.

This agenda item was passed on, no action was taken.

A. Minutes Approval

1. Tuesday, April 02, 2013

2. Wednesday, April 10, 2013

V. REGULAR AGENDA

A. Executive Session

Deliberation Regarding Real Property. Gov. Code §551.072
Consultation with Attorney-Closed Session. Gov. Code §551.071

1. Discussion regarding potential purchase or sale of real property interests associated with a capital project.

Deliberation Regarding Economic Development Negotiation. Gov. Code §551.087
Consultation with Attorney-Closed Session. Gov. Code §551.071

2. Discussion regarding an economic development prospect/negotiations, and/or to deliberate the offer of a financial incentive.

At 12:09 p.m., President Beasley closed the open meeting and opened the Executive Session as authorized above.

B. Reconvene into Regular Session

At 12:16 p.m., President Beasley closed the Executive Session and reconvened the open meeting.

1. LCDC Corporation Action 2013-2

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

HISTORY:

05/09/13 **Liberty Community Development Corporation** **MEETING CANCELLED**
Next: 05/16/13

COMMENTS - Current Meeting:

A motion was made to authorize the City Manager to proceed with the land purchase, as discussed in the Executive Session.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dennis Beasley, President
SECONDER:	Louie Potetz, Board Member
AYES:	Dennis Beasley, Louie Potetz, Robert Ward, David Arnold
ABSENT:	Mike McCarty, Barbara Norwood, Leslie Herndon

C. Regular Session

1. LCDC Corporation Action (ID # 2697)

Discussion Regarding the Street Extension Project Right-Of-Ways, and Take Any Action Deemed Necessary.

HISTORY:

05/09/13 **Liberty Community Development Corporation** **MEETING CANCELLED**
Next: 05/16/13

COMMENTS - Current Meeting:

This agenda item was passed on, no action was taken.

RESULT:	**NO ACTION TAKEN**

2. LCDC Corporation Action (ID # 2698)

Consider an Engineering Proposal for the Design and Bid of the Street Extension Project, and Take Any Action Deemed Necessary.

HISTORY:

05/09/13 **Liberty Community Development Corporation** **MEETING CANCELLED**
Next: 05/16/13

COMMENTS - Current Meeting:

This agenda item was passed on, no action was taken.

RESULT:	**NO ACTION TAKEN**

3. LCDC Corporation Action (ID # 2699)

Consider Funding Options for the Street Extension Project, and Take Any Action Deemed Necessary.

HISTORY:

05/09/13 **Liberty Community Development Corporation** **MEETING CANCELLED**
Next: 05/16/13

COMMENTS - Current Meeting:

This agenda item was passed on, no action was taken.

RESULT:	**NO ACTION TAKEN**

VI. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

President Beasley adjourned the meeting at 12:19 p.m.

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Dennis Beasley, President

ATTEST:

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Dianne Tidwell, City Secretary

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

Meeting: 06/04/13 06:00 PM

Department: Administration
Category: LCDC Oath of Office

LCDC INFORMATION ITEM (ID # 2718)

DOC ID: 2718

EXPLANATION:
The Oath of Office will be administered to the re-appointed Board Members David Arnold and Leslie Herndon, and to newly appointed Board Member Mark Campbell.

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

Meeting: 06/04/13 06:00 PM

Department: Administration
Category: LCDC Board Appointments

LCDC CORPORATION ACTION (ID # 2719)

DOC ID: 2719

EXPLANATION:
LCDC Bylaws state that he President shall be elected by the Board and serve for a term of one (1) year. Current President is Dennis Beasley.

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

Meeting: 06/04/13 06:00 PM

Department: Administration
Category: LCDC Board Appointments

LCDC CORPORATION ACTION (ID # 2720)

DOC ID: 2720

EXPLANATION:
The LCDC Bylaws state that the Vice-President shall be elected by the Board and serve for a term of one (1) year. Current Vice-President is Mike McCarty.

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

Meeting: 06/04/13 06:00 PM

Department: Administration
Category: LCDC Executive Session Items

LCDC CORPORATION ACTION (ID # 2721)

DOC ID: 2721

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