



The City of Liberty
Liberty Community Development Corporation

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

Meeting

~ Minutes ~

Dianne Tidwell
City Secretary
(936) 336-3684

Monday, October 7, 2013

6:00 PM

City Hall Conference Room

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	
Barbara Norwood	Board Member	Absent	
Leslie Herndon	Board Member	Absent	
David Arnold	Board Member	Present	
Mark Campbell	Board Member	Present	
Gary Broz	General Manager	Present	
Dianne Tidwell	Corp. Secretary	Present	
Brandon Davis	Legal Counsel	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 # 2834)

Financial Report

COMMENTS - Current Meeting:

General Manager Gary Broz reported on the Corporation's financials as of September 30, 2013. Mr. Broz stated that the current fund balance is \$3.3 million, with total expenditures of \$335,566. Mr. Broz discussed the street extension project and airport hangar upgrades, with funds for these projects coming from the LCDC fund balance in the amount of \$1.5 million and \$80,000, respectively. At the completion of these two projects the LCDC fund balance will be approximately \$1.7 million.

B. LCDC Information Item (ID # 2835)

Project Updates

COMMENTS - Current Meeting:

Mr. Broz stated there were currently no project updates at this time, and that the street extension project would be discussed later in this meeting, with related agenda items.

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:	Dennis Beasley, Louie Potetz, David Arnold, Mark Campbell
ABSENT:	Mike McCarty, Barbara Norwood, Leslie Herndon

A. Minutes Approval

1. Tuesday, July 02, 2013
2. Tuesday, July 23, 2013

V. REGULAR AGENDA**A. Regular Session****1. LCDC Corporation Action (ID # 2836)**

Consider award of proposal for building upgrades to the hangars located on the south end of the runway at the Liberty Municipal Airport.

COMMENTS - Current Meeting:

Mr. Broz reported on necessary repairs for hangar upgrades to house a mechanic at the Liberty Municipal Airport. Discussed were the specific areas of the north and south hangars to be repaired and related specifications. Further discussion included proposed runway extension and these hangars being torn down at the time the runway is extended, or possible new hangar construction on the west Side of the Airport.

Consensus of Council was to direct management to obtain construction costs for a new hangar.

ATTACHMENTS:

- Hangar Upgrades Oct 2013 (PDF)

RESULT:	NO ACTION TAKEN
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2. LCDC Corporation Action (ID # 2837)

Discuss apron expansion for new hangar construction by Bill Sjolander, and take any action deemed necessary.

COMMENTS - Current Meeting:

Mr. Broz reported that Mr. Bil Sjolander would like to construct a large hangar, at the Liberty Municipal Airport, that would house his aircraft, a King Air. Required would be a 60X125 foot hangar, of which the City would receive a lease amount equal to 15 cents per square foot. Mr. Broz further reported that there would need to be a 70X200 foot extension of the asphalt apron. Mr. Broz stated that this Airport upgrade, a joint project with Mr. Sjolander, would be an enticement for other parties interested in the Liberty Municipal Airport.

Council consensus was to direct management to obtain costs for apron extension.

RESULT: NO ACTION TAKEN

3. LCDC Corporation Action 2013-10

Discuss and consider approval of the publication of a Notice of Intent to undertake a street project.

COMMENTS - Current Meeting:

Mr. Broz reported that the Corporation had received an A Minus Bond Rating, from Standard and Poors, for the issuance of \$3.9 million in Sales Tax Revenue Bonds to complete the Street Extension Project.

The Notice of Intent reads as follows:

Liberty Community Development Corporation

Notice of Intent to Undertake a Street Project

"NOTICE IS HEREBY GIVEN that the Liberty Community Development Corporation (the "Corporation"), a non-profit corporation created pursuant to the Development Corporation Act of 1979, Article 5190.6, Vernon's Texas Civil Statutes, as amended, now codified as Local Government Code, Title 12, Subtitle C1 (the "Act"), intends to undertake the following project: construct a new street (approximately 4,700 linear feet) in an undeveloped area on the east side of the City of Liberty off of the Highway 146 Bypass for the purpose of promoting new or expanded business enterprises in the City. The Corporation will pay the costs of such project with (i) approximately \$1,500,000 of available cash derived from the one-half of one percent sales and use tax collected for the Corporation, and (ii) proceeds received from the issuance of approximately \$3,900,000 in principal amount of Sales Tax Revenue Bonds, which will be secured with revenues received by the Corporation from such one-half of one percent sales and use tax collected for the Corporation. This notice is issued pursuant to Section 505.160 of the Act."

Motion was made to approve publication of the Notice of Intent to undertake a Street Project.

ATTACHMENTS:

- PubI-Notice of Intenet Oct 2013(PDF)

RESULT:	APPROVED [3 TO 1]
AYES:	Dennis Beasley, David Arnold, Mark Campbell
NAYS:	Louie Potetz
ABSENT:	Mike McCarty, Barbara Norwood, Leslie Herndon

4. LCDC Corporation Action (ID # 2839)

Discuss street extension project, and take any action deemed necessary.

COMMENTS - Current Meeting:

Mr. Broz reported on a parcel of land needed for the Street Extension Project. Mr. Broz stated that the owner had requested an unreasonable amount for this right-of-way, in the amount of \$247,000. The City offered \$112,000 and the owner declined. Further discussion was held regarding the 2.25 acres necessary for the project. This property is the first property off of the Bypass into the project. Lengthy discussion was held regarding eminent domain.

Council directed the City Attorney to begin the paperwork process for eminent domain.

VI. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Corporation, President Beasley adjourned the meeting at 6:30 p.m.

Dennis Beasley, President

ATTEST:

Dianne Tidwell, City Secretary