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, February 21, 2017 | **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	6:07 PM
Barbara Norwood	Board Member	Present	
Leslie Herndon	Board Member	Present	
David Arnold	Board Member	Present	
Mark Campbell	Board Member	Present	
Gary Broz	General Manager	Present	
Dianne Tidwell	Corp Secretary	Present	
Brandon Davis	City Attorney	Present	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

There were no guests/visitors.

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 3720)

Project Updates - Gen. Mgr. G. Broz

COMMENTS - Current Meeting:

General Manager Gary Broz reported on current and upcoming economic development activities:

1) park trail design to be ready for bid in May

2) working with individual with major franchise for 40-room hotel at FM 2683 and Hwy. 90

3) Six new homes currently under construction

4) working on brochures/handouts

5) attending downtown seminars.

B. LCDC Information Item (ID # 3721)

Financial Report - Gen. Mgr. G. Broz

COMMENTS - Current Meeting:

General Manager Gary Broz reviewed the Corporation's revenues and expenditures, reported that sales tax revenues are down, and the current fund balance is $2.9 million.

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, January 17, 2017

V. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action 2017-2

Consider a proposed Engineering Agreement with Whiteley and Associates for engineering/design of a sidewalk on the east side of Main Street.

COMMENTS - Current Meeting:

General Manager Gary Broz reported on a proposed sidewalk improvement plan for the east side of Main Street, between Sam Houston and Trinity Street. Mr. Broz stated that this project is a joint effort with the Texas Department of Transportation. Mr. Broz presented an engineering agreement from Whiteley and Associates that would include a topographic survey of the existing sidewalk and preparation of construction plans in accordance with TxDOT standards. Cost of these professional services is $21,312.52.

After further discussion, a motion was made to approve the agreement with Whiteley and Associates.

RESULT:	**APPROVED [5 TO 1]**
MOVER:	Leslie Herndon, Board Member
SECONDER:	David Arnold, Board Member
AYES:	Beasley, Norwood, Herndon, Arnold, Campbell
NAYS:	Louie Potetz
ABSENT:	Mike McCarty

2. LCDC Corporation Action 2017-3

Discussion of a campaign for business development with current and future businesses, and take any action deemed necessary.

COMMENTS - Current Meeting:

General Manager Gary Broz presented a Google Program entitled "Let's Put Our Cities on the Map" to assist local businesses increase their online presence. This program will help the businesses create an online listing in order to get their business information on Google Search and Google Maps. This is a free program.

Mr. Broz continued by stating there will be public service announcements and the City will hold several sessions in which the business owner may receive assistance with their efforts in "Let's Put Liberty on the Map". A motion was made to support the program.

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

3. LCDC Corporation Action (ID # 3724)

Discussion of the sale of the old Mercy Hospital property on Travis Street, and take any action deemed necessary.

COMMENTS - Current Meeting:

General Manager Gary Broz led a discussion on the current and future status of the old Mercy Hospital property on Travis Street. The property consists of 27,777 square feet and in 2010 was appraised for $93,000. The City has expended approximately $100,000 on the survey and demolition project. Discussion included a previous attempt to sell the property, minimum bid, restrictions, quitclaim deed, possible use as a parking lot, and other related issues.

Consensus of the Board was to direct Mr. Broz to speak with the County Judge to inquire about the County's interest in leasing the property for use as a parking lot. Mr. Broz was also instructed to discuss with realtors and/or appraisers to seek opinions on the property and the success of a proposed sale.

ATTACHMENTS:

- Mercy Hosp Property Sale (PDF)

RESULT:	**NO ACTION TAKEN**

B. Executive Session

Deliberation Regarding Economic Development Negotiation. Gov. Code §551.087

Consultation with Attorney-Closed Session. Gov. Code §551.071

1. Discussion regarding an economic development prospect/negotiations, and/or to deliberate

the offer of a financial incentive - Prospective Businesses.

At 6:38 p.m., President Beasley closed the open meeting and opened the Executive Session as authorized above.

C. Reconvene into Regular Session

At 6:46 p.m., President Beasley closed the Executive Session and reconvened the open meeting.

VI. ADJOURNMENT

A. Motion To: Adjourn

COMMENTS - Current Meeting:

There being no further business before the Board, President Beasley adjourned the meeting at 6:46 p.m.

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Dennis Beasley, President

ATTEST:

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Dianne Tidwell, City Secretary