

**NOTICE AND AGENDA  
REGULAR MEETING  
CUERO DEVELOPMENT CORPORATION  
MONDAY, AUGUST 19, 2019, 3:00 PM.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 3:00 P.M. on Monday, August 19, 2019, at 212 E. Main, Cuero, Texas. This notice is posted pursuant to the Texas Open Meetings Act.

**I. CALL TO ORDER**

**II. CITIZENS INPUT**

- Citizens who have not filed an agenda application

**III. MONTHLY FINANCIAL REPORTS**

- Approval of July Financial Report

**IV. BUSINESS**

- Consider and act upon an application for Business Retention and Expansion Program Grant for JimmyPops

**V. CONSENT AGENDA**

- Regular Meeting Minutes, Monday, July 15, 2019
- December Events Committee July Financial Report

**VI. EXECUTIVE DIRECTOR'S REPORT**

- Sales Tax Comparisons
- Community Leaders' Meeting
- Discuss upcoming conferences/meetings
- December Events Committee
- Current Projects

**VII. ECONOMIC DEVELOPMENT STRATEGIC PLAN**

- Receive, and take possible action on, the Economic Development Strategic Plan from Opportunity Strategies, LLC

**VIII. ADJOURN**

*This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Cuero Development Corporation office at (361) 275-8178 or FAX (361) 275-6274 for further information.*

*The Cuero Development Corporation reserves the right to retire into executive session concerning any of the items listed on this agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.*



**CERTIFIED AS POSTED AT:**

City Hall, 212 E. Main Street; Cuero Development Corporation, 214 E. Main Street; and on the CDC website, Thursday, August 15, 2019

**MINUTES**  
**CUERO DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**Monday, August 19, 2019 5:30 P.M.**

The Cuero Development Corporation Board of Directors met Monday, August 19, 2019, at 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Richard Weber, Greg Freeman, Tyler McClellan, Chris Crain, Mayor Sara Post Meyer, Randy Jochim, CDC Executive Director Patrick J. Kennedy, and CDC Administrative Assistant Samantha Bayfus

ABSENT: David Scott

GUESTS: Alysia Cook – Opportunity Strategies, LLC, Connie Hawes – City of Cuero Finance Director, Rickey Hayes – Retail Attractions, LLC, Joe Humphreys – University of Houston-Victoria, Donald Jirkovsky – UHV-SBDC, Ray Methvin – Insyteful, and Carlos Saldana & Cynthia Santa Cruz – JimmyPops

**I. CALL TO ORDER**

President Richard Weber called the meeting to order at 5:30 P.M.

**II. CITIZENS INPUT**

None

**III. MONTHLY FINANCIALS**

Mr. Kennedy gave the financial report for the period ending July 31, 2019. Mr. Kennedy noted that he coordinated with Mr. Scott who reviewed the financial report and all accounts were in good standing.

The revenue over expenditures was \$207,623 and the fund balance was \$3,195,068.75.

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY GREG FREEMAN, TO ACCEPT THE JULY FINANCIAL REPORTS AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

**IV. BUSINESS**

**CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM GRANT FOR JIMMYPOPS**

Mr. Kennedy mentioned that Mr. Saldana and Mrs. Santa Cruz, owners of JimmyPops, have been working closely with the CDC and SBDC throughout the grant application process. JimmyPops is seeking assistance to repair and replace their air conditioning unit, doors, windows, and ceiling tiles. Interior work will also include the installation of insulation, weatherization measures, and window tinting and treatment. In addition to these improvements, exterior painting will be done to the front façade of the building as well as painting the existing parking lot and adding handicap accessible parking.

Mr. Crain questioned what the arrangements were for leasing the space from the American Legion. Mrs. Santa Cruz stated that there is a one year lease in place.

MOTION MADE BY RANDY JOCHIM, SECONDED BY TYLER MCCLELLAN, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR JIMMYPOPS IN THE AMOUNT OF UP TO \$6,562.50 TO BE UTILIZED TOWARDS THE REPAIRS AS LISTED IN THE APPLICATION. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY



**V. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, July 15, 2019 and December Events Committee July Financial Report.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY RANDY JOCHIM, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

**VI. EXECUTIVE DIRECTOR REPORT**

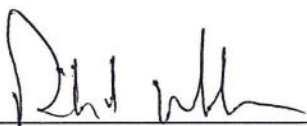
- 1) Sales Tax Comparisons – A copy of the sales tax revenue report was included in the Board package. It was reported that the sales tax remittance has decreased by 11% for the month and nearly 5% for the fiscal year.
- 2) Community Leaders' Meeting – Mr. Kennedy mentioned that the September 6<sup>th</sup> Community Leader's Meeting guest speaker will be Joe Brannan, Executive Director – Golden Crescent Regional Planning Commission and the October 4<sup>th</sup> meeting will include guest speaker Mark Willis, Economic Development Manager – Lower Colorado River Authority (LCRA)
- 3) Discuss upcoming conferences/meetings – Mr. Kennedy will attend the ARCIT Conference in Georgetown on September 24<sup>th</sup>-26<sup>th</sup> and the Texas Economic Development Council's Annual Meeting in San Antonio on October 9<sup>th</sup>-11<sup>th</sup>.
- 4) December Events Committee (DEC) – It was reported that a new sign will be in place on the Christmas in the Park storage facility, over \$50,000 worth of new displays were ordered for the upcoming season, and the DEC is working on an honorary booklet that will handed out to visitors who tour through the park.
- 5) Current Projects – It was reported that Bahnhof Café has complete their project and is awaiting payment. DeWitt County Farm Bureau is the only outstanding project for the year. A Public Hearing will be held on September 16<sup>th</sup> in regards to expenditures of Type B Sales Tax Funds. Input will be received on the proposed expenditure of funds for Gaetan Pelletier DBA TexInn LLC.

**VII. ECONOMIC DEVELOPMENT STRATEGIC PLAN**

Ms. Alysia Cook of Opportunity Strategies, Mr. Rickey Hayes of Retail Attractions, and Mr. Ray Methvin of Insyteful gave a draft synopsis of the Cuero Development Corporation's 2019-2021 Strategic Plan. Included in the presentation was data from the Implementation Guide, demographic information, and an Industry Target Analysis. Upon completion of the presentation, it was decided that the Board would compile their suggested changes to present to Ms. Cook at the September Board Meeting.

**VIII. ADJOURN**

MOTION MADE BY CHRIS CRAIN, SECONDED BY GREG FREEMAN, TO ADJOURN THE MEETING AT 5:51 P.M. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

  
\_\_\_\_\_  
RICHARD WEBER  
PRESIDENT

ATTEST:

  
\_\_\_\_\_  
DAVID SCOTT  
SECRETARY/TREASURER