

**MINUTES**  
**CUERO DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**Monday, May 19, 2014 5:30 P.M.**

The Cuero Development Corporation Board of Directors met Monday, May 19, 2014, at 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Charles Papacek, Mayor Sara Post Meyer, Charles Tounley, Shay Iacononelli, Richard Weber, Dennis Jemelka, Executive Director, Patrick J. Kennedy, Administrative Assistant, Lurah Alvarez

ABSENT: Will Carbonara

GUESTS: Buzz and JoAnn Edge, Alton Meyer

President Charles Papacek called the meeting to order at 5:30 pm

**MONTHLY FINANCIAL REPORT**

**APPROVAL OF APRIL FINANCIAL REPORT**

The financial report was included in the directors' agenda packets for their review. The board agreed to approve financial report as presented.

MOTION MADE BY SHAY IACOPONELLI, SECONDED BY RICHARD WEBER, TO ACCEPT BOTH SETS OF FINANCIAL REPORTS AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED

**CITIZENS INPUT**

**CITIZENS WHO HAVE NOT FILED AN AGENDA APPLICATION**

None

**EXECUTIVE DIRECTOR REPORT**

**CONSIDER AND ACT ON ACTIVITY REPORT FROM PATRICK KENNEDY**

Pat Kennedy reported to the board that he has been getting familiar with the CDC documents. He stated that the strategic plan was last done in October 2011 and in most cases the strategic plan should be for no more than three years. Mr. Kennedy suggested the Board think about starting the process now to be ready to go with a revised plan for October 2014. Mr. Kennedy also recommended incorporating in the three year plan a way of measuring the success of the plan quarterly.

Mr. Kennedy recommended the CDC Board explore the concept of a putting together a Team Ready to insure the various entities present a coordinated effort.

Mr. Kennedy also reported that he met with Jennifer Klimowicz to update the CDC website.

An article on the Bat Program will be in the Cuero Record this week. The application for the Bat Program has also been uploaded on the CDC website and is one of the first things people will see.

Mr. Kennedy mentioned that the Community Leaders Meeting will be revamped and the speaker for the June 6<sup>th</sup> meeting will be Paul Frerich, District Engineer, TXDOT.

MOTION MADE BY CHARLES TOUNLEY, SECONDED BY RICHARD WEBER, TO APPROVE THE EXECUTIVE DIRECTOR'S REPORT AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED

### NEW BUSINESS

#### CONSIDER AND ACT ON FAÇADE GRANT – AMANDA PARR

Mr. Kennedy reported to the Board that Amanda Parr has submitted a Façade Improvement Grant Application for the Rodeo Gypsy that is located at 110 S. Esplanade. Mr. Kennedy went thru the Façade application that was included in the Director's packet. He stated he eliminated the \$4,500 for rewiring of building per owner specs from the Urban Electric proposal. Mr. Kennedy stated that he will coordinate with the building department and Main Street office concerning this application.

Shay Iaconopelli stated that she had concerns regarding item #1 to rebuild the service per city specs on the Urban Electric proposal fit into the Façade. Ms. Iaconopelli recommended getting better paperwork on it.

MOTION MADE BY SHAY IACOPONELLI, SECONDED BY RICHARD WEBER, TO APPROVE THE FAÇADE GRANT OF AMANDA PARR WITH THE CONDITION OF URBAN ELECTRIC PROPOSAL #1, TO REBUILD THE SERVICE PER CITY SPECS TO INCLUDE ALL OUTSIDE FAÇADE WORK, PLUS THE SATISFACTORY COMPLETION OF EXHIBIT A OF CONTRACT. AYES: 6 NAYES: 0 MOTION CARRIED

#### CONSIDER AND ACT ON CDC PROPERTY – 11.89 ACRES AND 35,000 SQ. FT. BUILDING

Mr. Kennedy addressed the board regarding clarification on the board's position with the 11.89 acres and the 35,000 sq. ft. building. He recommended utilizing the property and building as an incentive for new businesses, marketing to a specific type of business. Shay Iaconopelli suggested using both items as part of the new Strategic Plan to insure the property is used in the best way.

MOTION MADE BY SARA POST MEYER, SECONDED BY CHARLES TOUNLEY, TO REMOVE BOTH PROPERTIES OFF THE MARKET AT THIS TIME. AYES: 6 NAYES: 0 MOTION CARRIED

#### CONSIDER AND ACT ON CONSENT AGENDA

Included in the director's agenda packets for their review was the Regular Meeting Minutes, April 21, 2014, Special Meeting Minutes, April 29, 2014, December Events Financial Report, April BCL Small Business Report and May BCL Small Business Report as part of the consent agenda.

MOTION MADE BY SARA POST MEYER, SECONDED BY RICHARD WEBER, TO APPROVE THE CONSENT AGENDA AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED

### ADJOURN

MOTION MADE BY CHARLES TOUNLEY, SECONDED BY DENNIS JEMELKA, TO ADJOURN THE MEETING AT 6:31 P.M. AYES: 6 NAYES: 0 MOTION CARRIED

ATTEST:



WILL CARBONARA  
SECRETARY/TREASURER



CHARLES PAPACEK  
PRESIDENT

**NOTICE AND AGENDA  
REGULAR MEETING  
CUERO DEVELOPMENT CORPORATION  
MONDAY, May 19, 2014 5:30 P.M.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:30 p.m. on Monday, May 19, 2014, at 212 E. Main, Cuero, Texas. This notice is posted pursuant to the Texas Open Meetings Act.

**I. CALL TO ORDER**

**II. MONTHLY FINANCIAL REPORTS**

1. APPROVAL OF APRIL FINANCIAL REPORT

**III. CITIZENS INPUT (2 minutes each)**

2. CITIZENS WHO HAVE NOT FILED AN AGENDA APPLICATION

**IV. EXECUTIVE DIRECTOR REPORT**

3. CONSIDER AND ACT ON ACTIVITY REPORT FROM PATRICK KENNEDY

**V. BUSINESS**

4. CONSIDER AND ACT ON FACADE GRANT- AMANDA PARR
5. CONSIDER AND ACT ON CDC PROPERTY- 11.89 ACRES AND 35,000 SQ. FT. BUILDING

**VI. CONSENT AGENDA**

- REGULAR MEETING MINUTES, MONDAY, APRIL 21, 2014
- SPECIAL MEETING MINUTES, TUESDAY, APRIL 29, 2014
- DECEMBER EVENTS FINANCIAL REPORT
- APRIL BCL SMALL BUSINESS LOAN REPORT
- MAY BCL SMALL BUSINESS LOAN REPORT

**VII. 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, Friday, May 16, 2014.