

**MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
Monday, July 21, 2014 5:30 P.M.**

The Cuero Development Corporation Board of Directors met Monday, July 21, 2014, at 212 E. Main Street, Cuero, Texas.

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

ABSENT: Richard Weber

GUESTS: Buzz Edge, Christopher Crain, John and Elaine Post, J. D. Bowen, Sandra Osman and Tim O'Malley

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

PUBLIC HEARING

Mr. Kennedy went through the proposed operating budget and work plan for Fiscal Year 2014-2015. Mr. Kennedy stated the board will approve the budget tonight. The CDC will present the proposed budget for FY 2014-2015 to the City Council for approval on July 29th.

PUBLIC COMMENT

No public comment

ANNOUNCEMENT BY PRESIDING OFFICER: Cuero Development Corporation has completed its Public Hearing Session on July 21, 2014 at 5:34 p.m.

CITIZENS INPUT

CITIZENS WHO HAVE NOT FILED AN AGENDA APPLICATION

John Post informed the CDC Board that he had all previous paperwork and communication along with two contracts from the last three years that have been submitted to the Cuero Development Corporation regarding the acres next to the Pebble Ridge Subdivision.

ANNOUNCEMENT BY PRESIDING OFFICER: Cuero Development Corporation will begin an Executive Session of July 21, 2014 at 5:35 p.m.

EXECUTIVE SESSION

DELIBERATE THE SALE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY (V.T.C.A., GOVERNMENT CODE, SECTION 551.072) INCLUDING BUT NOT LIMITED TO THAT 11.89 ACRE TRACT OF LAND OUT OF THE HEPZIBETH TAYLOR SURVEY A-43 LOCATED IN THE CORPORATE LIMITS OF THE CITY OF CUERO IN DEWITT COUNTY, TEXAS AND THAT 11.89 ACRE TRACT DESCRIBED IN A DEED TO CUERO DEVELOPMENT CORPORATION RECORDED IN VOLUME 369, PAGE 727 OF THE OFFICIAL PUBLIC RECORDS OF DEWITT COUNTY, TEXAS.

RECONVENE PUBLIC MEETING TO TAKE NECESSARY ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION.

ANNOUNCEMENT BY PRESIDING OFFICER: Cuero Development Corporation has completed its Executive Session on July 21, 2014 at 7:00 p.m.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY SHAY IACOPONELLI, TO OFFER GEO SOUTHERN HOLDINGS THE OFFER OF \$587,000 FOR THE SALE OF THE 35,000 SQUARE FOOT BUILDING AND THE LAND IT SITS ON, WHICH IS 3.948 ACRES. SUBJECT TO RIGHT OF FIRST REFUSAL BY CITY COUNCIL, SALE CONTINGENT UPON APPROVAL OF CITY COUNCIL, CONVEYED SUBJECT TO ZONING RESTRICTIONS AND ALL MATTERS OF RECORD. THE SALE IS CONTINGENT UPON NEGOTIATION AND AGREEMENT OF TERMS OF AN EARNEST MONEY CONTRACT. IF THEY ACCEPT AN EARNEST MONEY CONTRACT CHARLES PAPACEK HAS THE APPROVAL TO EXECUTE EARNEST MONEY CONTRACT, DEED AND OTHER ANCILLARY CLOSING DOCUMENTS. AYES: 6 NAYES: 0 MOTION CARRIED

MOTION MADE BY CHARLES TOUNLEY, SECONDED BY DENNIS JEMELKA, TO OFFER JOHN POST THE 11.89 ACRES OF LAND OUT OF THE HEPZIBETH TAYLOR SURVEY A-43 FOR THE PRICE OF \$200,000, SUBJECT TO ALL ZONING RESTRICTIONS AND ALL MATTERS OF RECORD. THE SALE IS CONTINGENT UPON NEGOTIATION AND AGREEMENT OF TERMS OF AN EARNEST MONEY CONTRACT, SALE CONTINGENT UPON APPROVAL OF CITY COUNCIL. IF THEY ACCEPT AN EARNEST MONEY CONTRACT CHARLES PAPACEK HAS THE APPROVAL TO EXECUTE EARNEST MONEY CONTRACT, DEED AND OTHER ANCILLARY CLOSING DOCUMENTS. AYES: 5 NAYES: 0 MOTION CARRIED WILL CARBONARA ABSTAINED

MONTHLY FINANCIAL REPORT

APPROVAL OF JUNE 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 DENNIS JEMELKA, SECONDED BY WILL CARBONARA, TO ACCEPT BOTH SETS OF FINANCIAL REPORTS AS PRESENTED. AYES: 5 NAYES: 0 MOTION CARRIED

NEW BUSINESS

CONSIDER AND ACT ON RECOMMENDING APPROVAL OF THE FISCAL YEAR 2014-2015 BUDGET AND WORK PLAN FOR SUBMISSION TO THE CITY COUNCIL

CDC Executive Director, Patrick Kennedy proposed for FY '15 a balanced budget of \$919,850. Among the highlights includes \$5000 for the fee for the Certified Retirement Program. The certification to be considered a Certified Retirement Community expired in 2012. Marketing was increased to \$20,000. Mr. Kennedy stated that we will have a contract with the City of Cuero for professional services, the agreed amount was \$1,000 a month for financial services and rent. Websites and updates were increased to cover the cost to update the CDC website this year. Dues and memberships included the cost to join Team Texas which is a new marketing agency under the Texas Economic Development Council. The Enterprise Program is the big program and will take an applicant 3-4 months to get thru the process, will have a public hearing and at least two council readings. Mr. Kennedy mentioned \$100,000 is allocated for Park Improvement Projects. The Community Service Grant was increased to \$40,000, the Business

Retention and Expansion was increased to \$60,000, and the Main St. Façade Program will be increased to \$60,000 and will only apply to Businesses in the Main Street area, applying to the front façade only. The CDC signed a three year agreement with certain requirements that would need to be met for Main Street partnering with the city. The CDC's part would be \$75,000.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY WILL CARBONARA, TO APPROVE THE SUBMISSION OF THE FY 2014 -2015 BUDET AND WORK PLAN. AYES: 5 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, June 16, 2014, Special Meeting Minutes, June 24, 2014, Special Meeting Minutes, June 30, 2014, Special Meeting Minutes, July 7, 2014, December Events Financial Report June BCL Small Business Report as part of the consent agenda.

MOTION MADE BY SARA POST MEYER, SECONDED DENNIS JEMELKA, TO APPROVE THE CONSENT AGENDA AS PRESENTED. AYES: 5 NAYES: 0 MOTION CARRIED

EXECUTIVE DIRECTOR REPORT

ACTIVITY REPORT FROM PATRICK KENNEDY

Pat Kennedy presented information to the board on the Certified Retirement Community Program' along with a preview of the July sales tax receipts. Mr. Kennedy pointed out that the sales tax received has exceeded in 10 months what was budgeted.

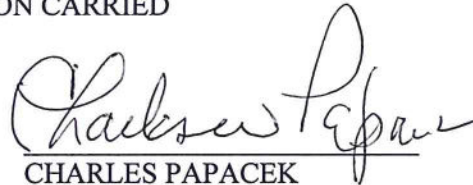
Mr. Kennedy went over the new timeline for the LCRA Strategic Plan. Mr. Kennedy met with Mr. Jeremy Zaborowski and he is going work on having the plan ready for calendar year 2015 – 2017. Mr. Zaborowski will do the Team Ready exercise in early 2015.

Mr. Kennedy also reported he met with BCL on a new marketing campaign a new advertising packing that will include what BCL has to offer. Our contract with BCL goes thru July 31, 2015. The goal is to have at least four to six projects this year.

Mr. Kennedy stated that he has been nominated to serve as Mr. Randall Malik's replacement on the Board of Workforce Development.

ADJOURN

MOTION MADE BY SARA POST MEYER, SECONDED BY SHAY IACOPONELLI, TO ADJOURN THE MEETING AT 7:25 P.M. AYES: 5 NAYES: 0 MOTION CARRIED


CHARLES PAPACEK
PRESIDENT

ATTEST:



WILL CARBONARA
TREASURER

**NOTICE AND AGENDA
REGULAR MEETING
CUERO DEVELOPMENT CORPORATION
MONDAY, July 21, 2014 5:30 P.M.**



The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:30 p.m. on Monday, July 21, 2014, at 212 E. Main, Cuero, Texas. This notice is posted pursuant to the Texas Open Meetings Act.

I. CALL TO ORDER

II. OPEN PUBLIC HEARING and hear public comment on proposed operating budget and work plan for Fiscal Year 2014-2015

III. CLOSE PUBLIC HEARING

IV. MONTHLY FINANCIAL REPORTS

1. APPROVAL OF JUNE FINANCIAL REPORT

V. CITIZENS INPUT (2 minutes each)

2. CITIZENS WHO HAVE NOT FILED AN AGENDA APPLICATION

VI. BUSINESS

3. CONSIDER AND ACT ON RECOMMENDING APPROVAL OF THE 2014-2015 BUDGET AND WORK PLAN FOR SUBMISSION TO THE CITY COUNCIL

VII. CONSENT AGENDA

- REGULAR MEETING MINUTES, MONDAY, JUNE 16, 2014
- SPECIAL MEETING MINUTES, TUESDAY, JUNE 24, 2014
- SPECIAL MEETING MINUTES, MONDAY, JUNE 30, 2014
- SPECIAL MEETING MINUTES, MONDAY, JULY 7, 2014
- DECEMBER EVENTS FINANCIAL REPORT
- BCL SMALL BUSINESS LOAN REPORT

VIII. EXECUTIVE DIRECTOR REPORT

4. CONSIDER AND ACT ON ACTIVITY REPORT FROM PATRICK KENNEDY

IX. EXECUTIVE SESSION

5. Deliberate the sale, exchange, lease, or value of real property (V.T.C.A., Government Code, Section 551.072) including but not limited to that 11.89 acre tract of land out of the Hepzibeth Taylor Survey A-43 located in the corporate limits of the City of Cuero in Dewitt County, Texas and that 11.89 acre tract described in a deed to Cuero Development Corporation recorded in Volume 369, Page 727 of the Official Public Records of Dewitt County, Texas.

X. RECONVENE TO OPEN MEETING

6. Action resulting from Executive Session

XI. 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, July 18, 2014.