

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
Monday, August 18, 2014 5:30 P.M.

The Cuero Development Corporation Board of Directors met Monday, August 18, 2014, at 212 E. Main Street, Cuero, Texas.

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

ABSENT: Dennis Jemelka

GUESTS: Christopher Crain, Bridgette Bise

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

CITIZENS INPUT

CITIZENS WHO HAVE NOT FILED AN AGENDA APPLICATION

None

MONTHLY FINANCIAL REPORT

APPROVAL OF AUGUST 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 CHARLES TOUNLEY, SECONDED BY RICHARD WEBER, TO ACCEPT THE AUGUST FINANCIAL REPORT AS PRESENTED. AYES: 5 NAYES: 0 MOTION CARRIED

NEW BUSINESS

CONSIDER AND ACT ON CDC BUDGET ADMENDMENT (INCLUDING DECEMBER EVENTS)

Patrick Kennedy reviewed the proposed CDC/December Events Committee Budget with the CDC board. The budget amendment will also require approval from the City Council and is on the agenda for the August 26th Council Meeting.

MOTION MADE BY WILL CARBONARA, SECONDED BY SARA POST MEYER, TO APPROVE THE CDC BUDGET ADMENDMENT INCLUDING DECEMBER EVENTS AS PRESENTED. AYES: 5 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT ON BUSINESS RETENTION AND EXPANSION PROGRAM – DRAPER FAMILY SERVICES DBA FREUND FUNERAL HOME

Mr. Kennedy addressed the board regarding the completed Business and Expansion Program Application as submitted by Eric and Dawn Draper and accepted on July 31, 2014 to be submitted to the CDC Board for action. The grant request is for \$10,000 for Draper Family Services dba Freund Funeral Home, 213 N. Gonzalez St. Improvements will be made to the funeral home chapel, family room, arrangement room, music rooms and bathroom. The

improvements will include removing wallpaper, painting walls. Removing and replacing carpet, removing and replacing upholstery on pews and replacing furnishings. Mr. Kennedy stated we have received a letter of support from the Small Business Development Center. Mr. Kennedy also has received a signed Performance Agreement and a signed Exhibit A from Eric and Dawn Draper. Mr. Kennedy recommended the CDC Board approve this grant.

MOTION MADE BY RICHARD WEBER, SECONDED BY SARA POST MEYER, TO APPROVE THE GRANT FOR DRAPER FAMILY SERVICES dba FREUND FUNERAL HOME AS PRESENTED NOT TO EXCEED \$10,000 AYES: 5 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT ON BUSINESS RETENTION AND EXPANSION PROGRAM – WAGNER HARDWARE & GIFTS

Mr. Kennedy addressed the board regarding the completed Business and Expansion Program Application as submitted by Reed and Beverly Wagner and accepted on August 11, 2014 to be submitted to the CDC Board for action. The grant request is for \$9,698.43 for Wagner Hardware & Gifts, 110 N. Esplanade to repair and install materials on the roof. Mr. Kennedy stated we have received a letter of support from the Small Business Development Center. Mr. Kennedy recommended the CDC Board approve this grant.

MOTION MADE BY RICHARD WEBER, SECONDED BY CHARLES TOUNLEY, TO APPROVE THE GRANT FOR WANGNER HARDWARE & GIFTS AS PRESENTED NOT TO EXCEED \$9,698.43. AYES: 5 NAYES: 0 MOTION CARRIED

REVIEW AND APPROVE ALL APPLICATIONS TO BE USED FOR PROJECT FUNDING IN FY 2015

The board agreed to table the project funding applications for FY 2015 until the next meeting.

MOTION MADE BY CHARLES TOUNLEY, SECONDED BY RICHARD WEBER, TO TABLE THE PROJECT FUNDING APPLICATIONS FOR FY 2015 UNTIL THE NEXT MEETING. 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, July 21, 2014, December Events Financial Report, August BCL Small Business Report as part of the consent agenda.

MOTION MADE BY SARA POST MEYER, SECONDED WILL CARBONARA, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 5 NAYES: 0 MOTION CARRIED

EXECUTIVE DIRECTOR REPORT

ACTIVITY REPORT FROM PATRICK KENNEDY

Pat Kennedy reported that Shay Iacononelli has resigned from the CDC board. Mr. Kennedy has located the contact, a commercial real estate firm located in Houston, for the BHP Billiton building in Cuero.

Mr. Kennedy updated the board on the status of the Strategic Plan. A group of people have been chosen and asked to assist with participating in a survey. The survey will be sent out to them prior to Jeremy Zaborowski interviewing them.

Shay Iaconopelli, Rhonda Stastny will be assisting Mr. Kennedy with the Certified Retirement Community Application. We will not have to submit a new application, but will need to send a update to the Texas Department of Agriculture along with the required \$5,000 submission fee.

Beginning in September the BCL will start a strong marketing effort for the program. Currently we have two loans. Mr. Kennedy encouraged every board member to consider attending the day sales tax training to be held December 12th in Austin.

MOTION MADE BY RICHARD WEBER, SECONDED WILL CARBONARA, TO APPROVE THE EXECUTIVE DIRECTOR'S REPORT AS PRESENTED. AYES: 5 NAYES: 0 MOTION CARRIED

ANNOUNCEMENT BY PRESIDING OFFICER: Cuero Development Corporation will begin an Executive Session of August 18, 2014 at 6:07 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 August 18, 2014 at 6:59 p.m.


NO ACTION TAKEN

ADJOURN

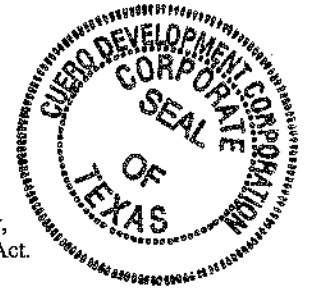
MOTION MADE BY RICHARD WEBER, SECONDED BY CHARLES TOUNLEY, TO ADJOURN THE MEETING AT 7:00 P.M. AYES: 5 NAYES: 0 MOTION CARRIED


CHARLES PAPACEK
PRESIDENT

ATTEST:


WILL CARBONARA
TREASURER

**NOTICE AND AGENDA
REGULAR MEETING
CUERO DEVELOPMENT CORPORATION
MONDAY, AUGUST 18, 2014 5:30 P.M.**



The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:30 p.m. on Monday, August 18, 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 JULY FINANCIAL REPORT

III. CITIZENS INPUT (2 minutes each)

2. CITIZENS WHO HAVE NOT FILED AN AGENDA APPLICATION

IV. BUSINESS

3. CONSIDER AND ACT ON CDC BUDGET ADMENDMENT (INCLUDING DECEMBER EVENTS)
4. CONSIDER AND ACT ON BUSINESS RETENTION AND EXPANSION PROGRAM – DRAPER FAMILY SERVICES dba FREUND FUNERAL HOME
5. CONSIDER AND ACT ON BUSINESS RETENTION AND EXPANSION PROGRAM – WAGNER HARDWARE
6. REVIEW AND APPROVE ALL APPLICATIONS TO BE USED FOR PROJECT FUNDING IN FISCAL YEAR 2015

V. CONSENT AGENDA

- REGULAR MEETING MINUTES, MONDAY, JULY 21, 2014
- DECEMBER EVENTS FINANCIAL REPORT
- AUGUST BCL SMALL BUSINESS LOAN REPORT

VI. EXECUTIVE DIRECTOR REPORT

7. CONSIDER AND ACT ON ACTIVITY REPORT FROM PATRICK KENNEDY

VII. EXECUTIVE SESSION

8. 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.

VIII. RECONVENE TO OPEN MEETING

9. Action resulting from Executive Session

IX. 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, Wednesday, August 13, 2014.