

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
Monday, October 20, 2014 5:30 P.M.

The Cuero Development Corporation Board of Directors met Monday, October 20, 2014, at 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Charles Papacek, Charles Tounley, Mayor Sara Post Meyer, Richard Weber, Will Carbonara, Dennis Jemelka, Executive Director, Patrick J. Kennedy, Purchasing/Warehouse Director, Rhonda Stastny

ABSENT: Mike Weaver

GUESTS: None

I. CALL TO ORDER

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

II. CITIZENS INPUT

CITIZENS WHO HAVE NOT FILED AN AGENDA APPLICATION

Mr. Wayne Addicks, member of the Main Street Board, addressed the Board about their Façade Improvements Grant Program. Mr. Addicks, along with other members of Main Street were asking if the CDC would consider including some criteria in the application that addresses the color of paint, type of materials, etc. that an applicant can use under this program. Mr. Addicks felt that without some boundaries businesses may end up with some outlandish colors which would take away from the appearance of Cuero's Historic Main Street District. The CDC Board discussed what was in the current application. President Papacek thanked Mr. Addicks for his comments.

III. BUSINESS

CONSIDER AND ACT ON BUSINESS RETENTION AND EXPANSION PROGRAM FOR SQUARED E INC., DBA SECURITY STORAGE, 115 E. RAILROAD.

Mr. Patrick Kennedy presented this item to the Board noting that this project was for replacing of roofs and new fronts on two buildings. Squared E, Inc. is asking for \$10,000 toward their \$117,444 project. The application submitted is complete and all required documents attached. Brief discussions followed. Staff is recommending approval of the application and to authorize the President to sign all required documents.

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

CONSIDER AND ACT ON BUSINESS RETENTION AND EXPANSION PROGRAM FOR SBLANK'S LLC, 108, 110, & 112 E. MAIN.

Mr. Patrick Kennedy presented this item to the Board noting that this project includes replacement of roof, damaged interior ceiling and electrical work due to the damaged interior ceiling. 5Blank's LLC is asking for \$10,000 toward their \$23,700 project. The application submitted is complete and all required documents attached. Brief discussions followed. Staff is recommending approval of the application and to authorize the President to sign all required documents. Mr. Will Carbonara abstained from the vote.

MOTION MADE BY RICHARD WEBER, SECONDED BY CHARLES TOUNLEY, TO APPROVE AS PRESENTED. AYES: 5 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT ON MAIN STREET FAÇADE PROGRAM FOR ANDER'S AUTO SUPPLIES, 109 E. MAIN.

Mr. Patrick Kennedy presented this item to the Board noting that this project includes repair and paint of the front of the building, repair top windows and frames, prime and paint windows, and wash and paint building. Ander's Auto Supplies is asking for \$9,500 toward their \$19,000 project. The application submitted is complete and all required documents attached. Brief discussions followed. Staff is recommending approval of the application and to authorize the President to sign all required documents.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY WILL CARBONARA, TO APPROVE AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED

DISCUSS AND ACT ON AGREEMENT WITH BCL OF TEXAS.

Mr. Patrick Kennedy presented this item to the Board noting that the current contract with BCL ends in July 2015. The CDC is paying BCL \$500 per month for administering and marketing the Revolving Loan Program. Currently there is only one open note and that is Banhoff. The Red Dot Grocery project is paid off. No marketing efforts have been submitted to the CDC in some time. It was noted that there is a 60-day written termination notice in the contract. Discussions followed regarding whether the CDC can take over the Banhoff note and administer until completion. Mr. Kennedy will verify this with Counsel. Recommendation is to authorize the President to issue a 60-day termination notice to BCL.

MOTION MADE BY WILL CARBONARA, SECONDED BY DENNIS JEMELKA, TO APPROVE AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED

IV. CONSIDER AND ACT ON CONSENT AGENDA

Included in the director's agenda packets for their review were the Regular Meeting Minutes, Monday, September 15, 2014, Special Meeting Minutes, Monday, September 29, 2014, and the BCL Small Business Report as part of the consent agenda.

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

V. EXECUTIVE DIRECTOR REPORT

CONSIDER AND ACT ON ACTIVITY REPORT FROM PATRICK KENNEDY

- 1) Received invitation to Wellness Center grant opening.
- 2) Funeral Home project (carried over from FY2014) is complete. Staff will take pictures for the file.
- 3) Main Street Façade Program – Runge Building is not complete. Mr. Robert Oliver hopes to have it complete in the next couple of months.
- 4) Invitations have been sent out for the GVEC/CDC Appreciation Lunch that will be held on November 5, 2014 from 11:30 am to 1:00 pm.
- 5) Received confirmation from Congressman Filemon Vela’s office that he will attend the November 7, 2014 Community Leaders Meeting.
- 6) December 12, 2014 – Economic Development Sales Tax Workshop in Austin, Texas. Mr. Kennedy encouraged members who can go to attend. Transportation will be provided. Please contact Mr. Kennedy to make arrangements.
- 7) Sales Tax Report – The sales tax figures for the City of Cuero have gone up this month. The report does not include the hotel/motel taxes. Mr. Will Carbonara asked that the CDC receive a quarterly report on the hotel/motel taxes.
- 8) CDC Assistant – Mr. Kennedy in the process of interviewing candidates and hopes to have an offer made by the end of the week. The City of Cuero has been very generous in allowing Rhonda Stastny to fill in as needed in the interim.
- 9) Coke Property – An Earnest Money Contract is expected for the building with 3.9 acres and the additional 4.3 acres later in the week. Also discussed was the Earnest Money Contract for the 7.588 acres (Mr. Post). There will need to be another meeting to complete parceling out the properties.


MOTION MADE BY RICHARD WEBER, SECONDED WILL CARBONARA, TO APPROVE THE EXECUTIVE DIRECTOR’S REPORT AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED

VI. ADJOURN

MOTION MADE BY RICHARD WEBER, SECONDED BY CHARLES TOUNLEY, TO ADJOURN THE MEETING AT 6:35 P.M. AYES: 6 NAYES: 0 MOTION CARRIED


CHARLES PAPACEK
PRESIDENT

ATTEST:



WILL CARBONARA
TREASURER

**NOTICE AND AGENDA
REGULAR MEETING
CUERO DEVELOPMENT CORPORATION
MONDAY, OCTOBER 20, 2014 5:30 P.M.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:30 p.m. on Monday, October 20, 2014, at 212 E. Main, Cuero, Texas. This notice is posted pursuant to the Texas Open Meetings Act.

I. CALL TO ORDER

II. CITIZENS INPUT (2 minutes each)

1. CITIZENS WHO HAVE NOT FILED AN AGENDA APPLICATION

III. BUSINESS

2. CONSIDER AND ACT ON BUSINESS RETENTION AND EXPANSION PROGRAM FOR SQUARED E INC., dba SECURITY STORAGE, 115 E. S. RAILROAD.
3. CONSIDER AND ACT ON BUSINESS RETENTION AND EXPANSION PROGRAM FOR 5BLANK'S LLC, 108, 110, & 112 E. MAIN.
4. CONSIDER AND ACT ON MAIN STREET FAÇADE PROGRAM FOR ANDER'S AUTO SUPPLIES, 109 E. MAIN.
5. DISCUSS AND ACT ON AGREEMENT WITH BCL OF TEXAS.

IV. CONSENT AGENDA

- REGULAR MEETING MINUTES, MONDAY, SEPTEMBER 15, 2014
- SPECIAL MEETING MINUTES, MONDAY, SEPTEMBER 29, 2014
- SEPTEMBER BCL SMALL BUSINESS LOAN REPORT

V. EXECUTIVE DIRECTOR REPORT

6. CONSIDER AND ACT ON ACTIVITY REPORT FROM PATRICK KENNEDY

VI. 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, October 17, 2014.