

**MINUTES**  
**CUERO DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**Monday, June 22, 2015 5:30 P.M.**

The Cuero Development Corporation Board of Directors met Monday, June 22, 2015, at 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Charles Papacek, Mayor Sara Post Meyer, Richard Weber, Dennis Jemelka, Randy Jochim, Executive Director, Patrick J. Kennedy, CDC Administrative Assistant, Samantha Solis

ABSENT: Will Carbonara and Mike Weaver

GUESTS: Jeremy Zaborowski of LCRA, Jay Lewis, Kay Lewis, Alton Meyer, Bill Cotman of CAMAL House, Inc., Buzz Edge, Jo Ann Edge, and Elizabeth Rodriguez of the Cuero Record

**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.

None

**III. MONTHLY FINANCIAL REPORTS**

APPROVAL OF MAY FINANCIAL REPORT

Mr. Patrick Kennedy went over the Financial Report for the period ending May 31, 2015.

MOTION MADE BY RICHARD WEBER, SECONDED BY RANDY JOCHIM, TO ACCEPT THE MAY FINANCIAL REPORT AS PRESENTED. AYES: 5 NAYES: 0  
MOTION CARRIED.

**IV. BUSINESS**

APPROVAL OF THE STRATEGIC ECONOMIC DEVELOPMENT PLAN 2015-2018.

Jeremy Zaborowski of LCRA presented the final draft of the strategic plan and indicated that he met with the stakeholders for the final approval of the plan. All changes have been made and the plan will go into effect on July 1, 2015. Jeremy asked for any questions or comments, and a brief discussion followed.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RICHARD WEBER, TO APPROVE THE STRATEGIC ECONOMIC DEVELOPMENT PLAN 2015-2018. AYES: 5 NAYES: 0  
MOTION CARRIED

CONSIDER AND ACT ON COMMUNITY SERVICES PROGRAM FOR CAMAL HOUSE, INC.

Mr. Patrick Kennedy presented this item to the Board noting that the CAMAL House, Inc. presented an application requesting \$8,260 for their \$16,520 repair project. Mr. Bill Cotman, interim president of CAMAL, House, Inc. gave a brief overview of the project and answered all questions. The application is complete and all paperwork is in order. General discussions followed.

MOTION MADE BY RANDY JOCHIM, SECONDED RICHARD WEBER, TO APPROVE THE COMMUNITY SERVICES PROGRAM APPLICATION FOR CAMAL HOUSE, INC. IN THE AMOUNT OF \$8,260. AYES: 5 NAYES: 0 MOTION CARRIED.

CONSIDER AND ACT ON BUSINESS RETENTION AND EXPANSION PROGRAM FOR CDM RESOURCE MANAGEMENT, LLC.

Mr. Patrick Kennedy presented this item to the Board noting that CDM Resource Management, LLC. presented an application requesting \$10,000 for their \$20,500 expansion project. The application is complete and all paperwork is in order. General discussions followed.

MOTION MADE BY RICHARD WEBER, SECONDED BY DENNIS JEMELKA, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM APPLICATION FOR CDM RESOURCE MANAGEMENT IN THE AMOUNT OF \$10,000. AYES: 5 NAYES: 0 MOTION CARRIED

**V. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, May 18, 2015, Special Meeting Minutes, Tuesday, May 26, 2015, and the December Events Financial Report. Brief discussion followed.

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

**VI. EXECUTIVE DIRECTOR REPORT**

CONSIDER AND ACT ON ACTIVITY REPORT FROM PATRICK KENNEDY

- 1) Sales Tax Comparison – A copy of the sales tax revenue report was included in the Board package. The report indicates that we are above the anticipated level.
- 2) Status of FY 2014-2015 Grant Programs – Mr. Kennedy reported that there is one new completed project submitted by Scott Financial.
- 3) Discuss upcoming Community Leader's Meeting – The upcoming meetings include guest speakers Dr. Tom Tunstall, Research Director for the University of Texas at San Antonio in August and Paco Valentine, USDA Director in September.
- 4) Mr. Kennedy will be attending a seminar through ConocoPhillips on Wednesday, July 8, 2015 in Kenedy, TX and the Team Texas Summit in Las Colinas, TX on Friday, July 10-12.

**VII. EXECUTIVE SESSION**

Pursuant to Title 5 of the Texas Government Code, Chapter 551, Section 551.072, Deliberation Regarding Real Property

Cuero Development Corporation began an Executive Session of June 22, 2015 at 6:50 p.m.

**VIII. RECONVENE TO OPEN MEETING**

**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 of June 22, 2015 at 7:09 p.m.

MOTION MADE BY RICHARD WEBER, SECONDED BY DENNIS JEMELKA, FOR THE CDC TO RELINQUISH THE PREVIOUS REQUIREMENTS PERTAINING TO A .488 ACRE TRACT OF LAND OF THE ORIGINAL CONTRACT THAT WAS RECORDED IN A DEED BETWEEN TDECU AND CDC RECORDED IN VOLUME 291, PAGE 714, SUBJECT TO HEB MEETING ALL OF THE CITY OF CUERO CODE REQUIREMENTS. AYES: 5 NAYES: 0 MOTION CARRIED

**IX. ADJOURN**

MOTION MADE BY RICHARD WEBER, SECONDED BY MAYOR SARA POST MEYER, TO ADJOURN THE MEETING AT 7:20 P.M. AYES: 5 NAYES: 0 MOTION CARRIED

  
CHARLES PAPACEK  
PRESIDENT

ATTEST:

  
WILL CARBONARA  
TREASURER

**NOTICE AND AGENDA  
REGULAR MEETING  
CUERO DEVELOPMENT CORPORATION  
MONDAY, JUNE 22, 2015, 5:30 P.M.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:30 p.m. on Monday, June 22, 2015 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. MONTHLY FINANCIAL REPORTS**

1. Approval of May Financial Report

**IV. BUSINESS**

1. Recognition and presentation to Jo Ann Edge for her service to the December Events Committee.
2. Approval of the Strategic Economic Development Plan 2015-2018.
3. Consider and act on Community Services Program for CAMAL, Inc.
4. Consider and act on Business Retention and Expansion Program for CDM Resource Management, LLC.
5. Review draft copy of 2015-2016 budget.
6. Receive the Certificate of Achievement for Economic Excellence from the Texas Economic Development Council.

**V. CONSENT AGENDA**

- Regular Meeting Minutes, Monday, May 18, 2015
- Special Meeting Minutes, Tuesday, May 26, 2015
- December Events Financial

**VI. EXECUTIVE DIRECTOR'S REPORT**

- Sales Tax Comparisons
- Status of FY 2014-2015 Grant Programs
- Discuss upcoming Community Leader's Meeting
- Discuss upcoming conferences/meetings.
- December Events Committee meeting minutes



**VII. EXECUTIVE SESSION**

Pursuant to Title 5 of the Texas Government Code, Chapter 551, Section 551.072, Deliberation Regarding Real Property

**VIII. RECONVENE TO OPEN MEETING**

1. Actions 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, Friday, June 19, 2015.