

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
Monday, May 16, 2016 5:30 P.M.

The Cuero Development Corporation Board of Directors met Monday, May 16, 2016, at 212 E. Main Street, Cuero, Texas.

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

ABSENT: Will Carbonara

GUESTS: Gerri Lawing, Viola Holman, Keith Krueger, and Satish Suthar

I. CALL TO ORDER

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

II. CITIZENS INPUT

Mrs. Gerri Lawing of the Guadalupe Valley Electric Cooperative (GVEC) presented the Board with a handout on their new project called "Experience Guadalupe Valley". Through this project GVEC uses Facebook and Twitter to give updates on their region, which Cuero is a part of. The website, www.experienceguadalupevalley.com has local community information that includes demographics and some property listings. Mrs. Lawing asked the CDC Board to follow the GVEC Economic Development page on social media.

III. MONTHLY FINANCIAL REPORTS

APPROVAL OF APRIL FINANCIAL REPORT

Mrs. Connie Hawes, Finance Director for the City of Cuero gave her quarterly budget report to the Board. Mrs. Hawes also went over the Financial Report for the period ending April 30, 2016. Mrs. Hawes reported that the monthly sales tax allocation report was released on Monday, May 16th; she indicated that the reports show the City of Cuero as being down by 38.5% and she also included the City of Cuero's 5 year revenue projection. Mrs. Hawes indicated that the Administration section of the budget was below the anticipated level due to the fact that the CDC had a budget amendment, and the Sales Tax section of the CDC budget was at 58%, which is where it should be. Brief discussion followed.

MOTION MADE BY RICHARD WEBER, SECONDED BY RANDY JOCHIM, TO ACCEPT THE APRIL FINANCIAL REPORT AS PRESENTED. AYES: 6 NAYES: 0
MOTION CARRIED.

IV. BUSINESS

CONSIDER AND ACT UPON APPLICATION FOR COMMUNITY SERVICES PROGRAM FOR TRI-CITY EMPOWERMENT COUNCIL

Mrs. Viola Holman thanked the Board for their previous grant for the 1st Annual Ti-City Empowerment Council Etosha Lynn's Back to School Bash. The Back to School Bash serviced 1,000 children in the community. The 2016 Bash will be on August 6th, and will include food trucks, activities for the children, and the backpacks with school supplies. Mrs. Holman indicated that since the announcement on the closure of Mount Vernon Mills and the turn around with the Oil Boom, there have been major cut-backs and the school has stopped the program that provides supplies to students. Mrs. Holman plans to service 1,500 children at this year's Bash. It was suggested that the backpacks sponsored by the CDC, would include the CDC logo. Brief discussion followed.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY RANDY JOCHIM, TO APPROVE THE COMMUNITY SERVICES PROGRAM GRANT FOR THE TRI-CITY EMPOWERMENT COUNCIL IN THE AMOUNT OF \$10,000 WITH THE EXCEPTION OF ADDING THE CDC LOGO TO THE BACKPACKS BEING SPONSORED BY THE CDC. AYES:6 NAYES:0 MOTION CARRIED

CONSIDER AND ACT UPON APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR KEITH KRUEGER

Mr. Keith Krueger gave overview of the proposed project that will include repairing the roof, repairing the rotten wood on the siding, and also front facial work at 202 N. Terrell. Brief discussion followed.

MOTION MADE BY RICHARD WEBER, SECONDED BY DENNIS JEMELKA, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR KEITH KRUEGER IN THE AMOUNT OF \$10,000. AYES: 6 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT UPON APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR SATISH SUTHAR DBA – CUERO SUBWAY

Mr. Kennedy reported that Cuero Subway is seeking assistance with the proposed project of the landscaping at the new Subway location. Mr. Satish Suthar addressed the Board and thanked them for their help. Mr. Suthar mentioned that his Subway is the first one to include an all touch screen display that allows you to make your sandwich and also includes a drive through window.

MOTION MADE BY DAVID SCOTT, SECONDED BY DENNIS JEMELKA, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR SATISH SUTHAR DBA – CUERO SUBWAY. AYES: 6 NAYES: 0 MOTION CARRIED

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, April 18, 2016, December Events Committee Regular Meeting Minutes Wednesday, April 20, 2016, and the December Events Financial Report for April. Brief discussion followed.

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

VI. EXECUTIVE DIRECTOR REPORT

- 1) Sales Tax Comparisons – A copy of the sales tax revenue report was included in the Board package. The report indicates that the city sales tax revenue is down by 1/3. Mr. Kennedy reported that with the budget amendments, the CDC is close to where they anticipated.
- 2) Discuss upcoming Community Leader’s Meeting – The June 3rd meeting will be held at the Cuero Community Hospital and will include an introduction of the new Physicians along with a tour of the hospital. The July 1st meeting will include guest speaker Reba Bacon, the Project Development Specialist with the Texas Workforce Commission and will be held at TrustTexas Bank.
- 3) December Events Committee – The December Events Committee will hold their regular monthly meeting on Wednesday, May 18th at 5:30 pm. Mr. Kennedy reported that half of the scenes at the park have already had their bulbs changed out for the upcoming year.
- 4) Current Projects – Mr. Kennedy presented a form with business specifics to try to narrow down the Business of the Year for the Governor’s Small Business Award. Mr. Kennedy asked the Board to start thinking about the upcoming Performance Agreement for the TexInn, LLC., he noted that the TexInn, LLC. has started working on the skin of the Hotel. The City and CDC have been in contact with Mount Vernon Mills on their upcoming closure of their plant. Mount Vernon Mills will be in the City offices for discussions on the sale of their building and some additional utility services. The Cuero Cares Information Fair will be held on June 16th at Lifeway Baptist Church. There will be around twenty 211 directories that include all social services programs available at the fair. There will be representatives available at the fair that will help with those who need to sign up for assistance. Mr. Kennedy reported that the CDC offices sent a certified letter to Meg Molleston as a reminder of the complete Performance Agreement that will end on May 20, 2016. Mr. Kennedy mentioned that Mayor Sara Post Meyer, Charles Papacek, and Samantha Solis spoke with Mrs. Molleston and she stated that they would be in compliance with the Performance Agreement.

VII. EXECUTIVE SESSION

Pursuant to Title 5 of the Texas Government Code, Chapter 551, Section 551.074 regarding Personnel Matters. To conduct the annual evaluation of the Executive Director (V.C.T.A., Government Code, Section 551.074)

The CDC Board went into Executive Session at 6:34 P.M.

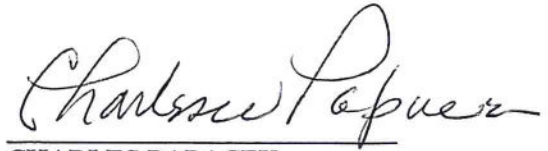
VIII. RECONVENE TO OPEN MEETING

The Executive Session was postponed to Monday, May 23, 2016. No action was taken, but a future meeting date will be announced later in the week.

The Executive Session concluded at 7:58 P.M. and the Regular Board Meeting was opened at 7:59 P.M.

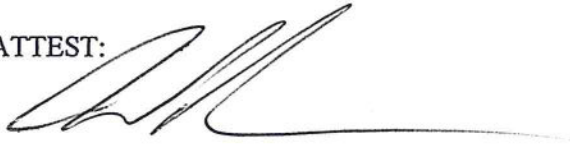
IX. ADJOURN

MOTION MADE BY RICHARD WEBER, SECONDED BY DENNIS JEMELKA, TO
ADJOURN THE MEETING AT 7:59 P.M. AYES: 6 NAYES: 0 MOTION CARRIED



CHARLES PAPACEK
PRESIDENT

ATTEST:



WILL CARBONARA
TREASURER

**NOTICE AND AGENDA
REGULAR MEETING
CUERO DEVELOPMENT CORPORATION
MONDAY, MAY 16, 2016**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:30 p.m. on Monday, May 16, 2016, 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)

- Citizens who have not filed an agenda application

III. MONTHLY FINANCIAL REPORTS

- Approval of April Financial Report given by Connie Hawes, Finance Director

IV. BUSINESS

- Consider and act upon application for Community Services Program for Tri-City Empowerment Council
- Consider and act upon application for Business Retention and Expansion Program for Keith Krueger
- Consider and act upon application for Business Retention and Expansion Program for Satish Suthar DBA – Cuero Subway

V. CONSENT AGENDA

- Regular Meeting Minutes, Monday, April 18, 2016
- December Events Committee Regular Meeting Minutes Wednesday, April 20, 2016
- December Events Committee Financial Report

VI. EXECUTIVE DIRECTOR'S REPORT

- Sales Tax Comparisons
- Discuss upcoming Community Leader's Meeting
- December Events Committee
- Current Projects

VII. EXECUTIVE SESSION

- Pursuant to Title 5 of the Texas Government Code, Chapter 551, Section 551.074 regarding Personnel Matters. To conduct the annual evaluation of the Executive Director (V.T.C.A., Government Code, Section 551.074)

VIII. RECONVENE TO OPEN MEETING

- 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, May 13, 2016.

