

**MINUTES  
CUERO DEVELOPMENT CORPORATION  
REGULAR MEETING  
Monday, September 19, 2016 5:30 P.M.**

The Cuero Development Corporation Board of Directors met Monday, September 19, 2016 at 212 E. Main Street, Cuero, Texas.

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

ABSENT: Dennis Jemelka

GUESTS: Linda Anzaldua, Brian Dlugosch, Denise Dlugosch, Kay Lewis, and Sandra Simon

**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 AUGUST FINANCIAL REPORT

Mr. Patrick Kennedy went over the Financial Report for the period ending August 31, 2016.

MOTION MADE BY RICHARD WEBER, SECONDED BY WILL CARBONARA, TO ACCEPT THE AUGUST FINANCIAL REPORT AS PRESENTED. AYES: 6 NAYES: 0  
MOTION CARRIED.

**IV. BUSINESS**

HEAR REPORT ON DECEMBER EVENTS COMMITTEE BY KAY LEWIS (CHAIR)

Kay Lewis, Chair for December Events Committee gave an overview of the current activities. The City of Cuero and Stevenson Unit are still working diligently on replacing the remainder of bulbs in the snowflakes and fixing recognition signs. All of the scenes on the trailers have been complete and the volunteers plan to set up the scenes that go behind the Cuero Lake during the last week of September. Mrs. Lewis thanked the CDC Board for the December Events Committee Tree of Honor and welcomed everyone to sign up for Santa's House collections.

CONSIDER AND ACT UPON PERFORMANCE AGREEMENT AND CONDITION OF RECEIPT OF PUBLIC SUBSIDIES/AGREEMENT REGARDING REPAYMENT OF INTEREST FOR DLUGOSCH III, DBA THE TEXAN

Mr. Kennedy reported that the 5 year Performance Agreement for Dlugosch III, LLC. DBA The Texan was complete and outlines that the money will be spent on the purchase of fuel pumps at the Texan, 101 W. Heaton Street, Cuero, TX. The Performance Agreement includes a clawback

provision that states in the event that jobs are not retained repayment shall be paid back to the Cuero Development Corporation. Upon approval by the Cuero Development Corporation, there will be two required Council readings by the City of Cuero. Once the Performance Agreement is approved by both parties, the Cuero Development Corporation may cut a check in the amount of \$100,000 on or before September 30, 2016.

MOTION MADE BY DAVID SCOTT, SECONDED BY WILL CARBONARA TO APPROVE THE PRESENTED PERFORMANCE AGREEMENT AND CONDITION OF RECEIPT OF PUBLIC SUBSIDIES/AGREEMENT REGARDING REPAYMENT OF INTEREST FOR DLUGOSCH III, DBA THE TEXAN. AYES: 6 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT UPON AN APPLICATION FOR A BUSINESS RETENTION AND EXPANSION PROGRAM FOR FRIENDS

Mr. Kennedy briefed the Board on this proposed project. He reported that the existing roof of Friends, 107 E. Main Street had not been replaced in some time and is currently leaking. Mrs. Simon noted that her store includes a few outside vendors, whom have all complained of the leaking roof. The bids have been received for a full roof repair.

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM APPLICATION FOR FRIENDS IN THE AMOUNT OF \$8,750. AYES: 6 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT UPON AN APPLICATION FOR A COMMUNITY SERVICES PROGRAM FOR PET ADOPTIONS OF CUERO, INC.

Linda Anzaldua, President of Pet Adoptions of Cuero, Inc. presented this item to the Board. Mrs. Anzaldua noted that Pet Adoptions of Cuero, Inc. is making a Monopoly styled game called Cuero-Opoly. The game will consist of donations for the various spots on the Board. The goal is to purchase a minimum of 350 game boards. Pet Adoptions of Cuero, Inc. is asking that the Cuero Development Corporation help fund half of the costs incurred by the purchasing of games. The CDC will receive recognition by being on the front cover of the Cuero-Opoly boxes.

MOTION MADE BY RANDY JOCHIM, SECONDED RICHARD WEBER, TO APPROVE THE COMMUNITY SERVICES GRANT APPLICATION FOR PET ADOPTIONS, INC. IN THE AMOUNT OF \$3,750. AYES: 6 NAYES: 0 MOTION CARRIED.

CONSIDER AND ACT ON BUDGET AMENDMENT #3 OF THE FY 2015-2016 BUDGET

Mr. Patrick J. Kennedy went over budget amendment #3 of the Fiscal Year 2015-2016. When the CDC approved Budget Amendment #2 of the FY 2015-2016 there was an error in the Community Services Program line item, instead of \$50,000, the account was decreased to \$20,000. The Business Retention and Expansion Program line item was decreased by \$20,000 and the Entrepreneur Program line item was decreased by \$10,000, the two combined make up the \$30,000 needed for the Community Services Program line item in Budget Amendment #3.

MOTION MADE BY RICHARD WEBER, SECONDED BY RANDY JOCHIM, TO APPROVE BUDGET AMENDMENT #3 OF THE FY 2015-2016 THAT INCLUDES TAKING \$20,000 FROM THE BUSINESS RETENTION & EXPANSION PROGRAM LINE ITEM AND \$10,000 FROM THE ENTREPRENEUR PROGRAM LINE ITEM. AYES: 6 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT UPON CONTRACT EXTENSIONS FOR FY 2015-2016 PROGRAMS

Mr. Patrick J. Kennedy noted that H&R Block of Cuero, R&R Marketplace, Robert & Kerry Rhotenberry and Cuero Little League have not completed their projects for FY 2015-2016 and each of the applicants have asked for an extension. Mr. Kennedy suggested that the Board extend the current contracts to December 31, 2016 and mentioned that the money will be taken from FY 2016-2017 budget.

MOTION MADE BY RICHARD WEBER, SECONDED BY DAVID SCOTT, TO EXTEND THE CURRENT CONTRACT FOR H&R BLOCK OF CUERO, R&R MARKETPLACE, ROBERT & KERRY RHOTENBERRY AND CUERO LITTLE LEAGUE TO DECEMBER 31, 2016. AYES: 6 NAYES: 0 MOTION CARRIED

AUTHORIZE NAMES ON SIGNATURE CARDS TO TRUSTTEXAS BANK

Mr. Patrick J. Kennedy mentioned that the TrustTexas Bank signature cards were in need of an updated signature list. It was suggested that Will Carbonara, Dennis Jemelka, Charles Papacek, Mike Weaver and Richard Weber be removed from the checking account ending in 0739 and to replace the names with Will Carbonara, Dennis Jemelka, Randy Jochim, Charles Papacek and Richard Weber.

MOTION MADE BY RICHARD WEBER, SECONDED BY DAVID SCOTT, TO REPLACE THE NAMES ON THE TRUSTTEXAS BANK CHECKING ACCOUNT SIGNATURE CARD FOR THE ACCOUNT ENDING IN 0739 AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED

REVIEW 3<sup>RD</sup> QUARTER 2016 ACTION ITEMS OF THE STRATEGIC PLAN 2015-2018 (PAGE 79)

Mr. Kennedy mentioned that a previous Action Item of the Strategic Plan has been accomplished with the colocation of the UHV's SBDC in our office. The business visits for grantees have also been complete in the past year, but the CDC will set up current business visits. It was suggested that the CDC staff should send out Action Item updates via email, the email shall include the status of the Action Item along with a brief review of how the item can be corrected in order to rectify them. Brief discussion followed. Mr. Charles Papacek moved to table the review of the 3<sup>rd</sup> Quarter 2016 Action Items and asked the CDC to get page 79 to all Board Members.

**V. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, August 15, 2016, December Events Committee Regular Meeting Minutes Wednesday, August 17, 2016 and December Events Committee August Financial Report. Brief discussion followed.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY RICHARD WEBER, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 6 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 the sales tax is down by 33 percent. The report does not include the money from the Utility Tax.
- 2) Discuss upcoming Community Leaders' Meeting – October 7, 2016 will be a Community Roundtable discussion at the Cuero Public Library. It was suggested that guest speakers consist

of Cuero Community Hospital, Cuero ISD, City of Cuero, UHV-SBDC, DEC and Dewitt County Boys & Girls Club. The November 4, 2016 meeting will include guest speaker Derrick Neal, Public Health Director – Victoria County Public Health Department and the location will be posted at a later date. The CDC is working to have Secretary of State Carlos Cascos for a later date.

- 3) December Events Committee – Mr. Kennedy presented the DEC Christmas in the Park sign up sheet. The dates designated for the CDC/City will be December 6<sup>th</sup>, 7<sup>th</sup> & 8<sup>th</sup>. DEC received a donation in the amount of \$500 from Pilot Club of Cuero.
- 4) Current Projects – Mr. Kennedy noted that David Scott presented a check in the amount of \$10,000 to CDM Resource Management, there have been 20 grant applications submitted and considered for the FY 2015-2016, and CDC will meet with the Cuero Main Street department about collaborating together on new ideas.

**VII. EXECUTIVE SESSION**

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

- Deliberate the sale, exchange, lease, or value of real property (V.C.T.A., Government Code, Section 551.072)

Cuero Development Corporation began an Executive Session of August 15, 2016 at 6:34 P.M.

**VIII. RECONVENE TO OPEN MEETING**

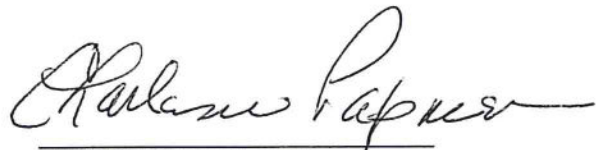
**RECONVENE PUBLIC MEETING TO TAKE NECESSARY ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION.**

**ANNOUNCEMENT BY PRESIDING OFFICER:** Cuero Development Corporation has completed its Executive Session of August 15, 2016 at 7:15 P.M.

The Board of Directors took no action regarding executive session.

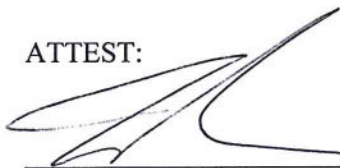
**IX. ADJOURN**

MOTION MADE BY RICHARD WEBER, SECONDED BY MAYOR SARA POST MEYER, TO ADJOURN THE MEETING AT 7:16 P.M. AYES: 6 NAYES: 0 MOTION CARRIED



CHARLES PAPACEK  
PRESIDENT

ATTEST:



WILL CARBONARA  
TREASURER

**NOTICE AND AGENDA  
REGULAR MEETING  
CUERO DEVELOPMENT CORPORATION  
MONDAY, SEPTEMBER 19, 2016**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:30 p.m. on Monday, September 19, 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 August Financial Report

**IV. BUSINESS**

- Hear report on December Events Committee by Kay Lewis (Chair)
- Consider and act upon Performance Agreement and Condition of Receipt of Public Subsidies/Agreement Regarding Repayment of Interest for Dlugosch III, LLC. dba The Texan
- Consider and act upon an application for Business Retention and Expansion Program for Friends
- Consider and act upon an application for Community Services Program for Pet Adoptions of Cuero, Inc.
- Consider and act on Budget Amendment #3 of the FY 2015-2016 budget
- Consider and act upon contract extensions for FY 2015-2016 programs
- Authorize names on signature cards to Trust Texas Bank
- Review 3<sup>rd</sup> Quarter 2016 Action Items of the Strategic Plan 2015-2018 (Page 79)

**V. CONSENT AGENDA**

- Regular Meeting Minutes, Monday, August 15, 2016
- December Events Committee Regular Meeting Minutes Wednesday, August 17, 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



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**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, September 16, 2016.