

**MINUTES**  
**CUERO DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**Monday, December 12, 2016 12:00 P.M.**

The Cuero Development Corporation Board of Directors met Monday, December 12, 2016, at 212 E. Main Street, Cuero, Texas.

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

GUESTS: Mike Frers, Jim Hall, and Nikki Lantz

**I. CALL TO ORDER**

President Charles Papacek called the meeting to order at 12:00 P.M.

**II. CITIZENS INPUT**

Mr. Jim Hall, President of Cuero Little League thanked the CDC Board for their patience with Cuero Little League as they worked to complete their project. In February, 2016 the Cuero Little League received a check in the amount of \$20,000 from Little League International to assist with the renovation of Field #1 at the Little League complex. Mr. Hall noted that O&G Rocks worked diligently to ensure that the project was finished by the extended contract date from the CDC. The CDC Board and staff presented Mr. Hall with a check in the amount of \$10,000 to the Cuero Little League.

**III. MONTHLY FINANCIAL REPORTS**

APPROVAL OF NOVEMBER FINANCIAL REPORT

Mr. Patrick J. Kennedy gave the financial report for the period ending November 30, 2016. Mr. Kennedy noted that the financials were preliminary.

MOTION MADE BY RICHARD WEBER, SECONDED BY RANDY JOCHIM, TO ACCEPT THE NOVEMBER FINANCIAL REPORT AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED.

**IV. BUSINESS**

CONSIDER AND ACT UPON AN APPLICATION FOR A BUSINESS RETENTION AND EXPANSION PROGRAM FOR MIKE FRERS, 121 E. MAIN STREET, CUERO, TX

Mr. Mike Frers briefed the Board on this proposed project. He reported that the existing roof at 121 E. Main Street although patched, is currently leaking. The bids have been received for a full roof repair.

MOTION MADE BY RICHARD WEBER, SECONDED BY DENNIS JEMELKA, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT FOR MIKE FRERS, 121 E. MAIN STREET, CUERO, TX IN THE AMOUNT OF \$8,098.17. AYES: 7 NAYES: 0 MOTION CARRIED

REVIEW THE 4<sup>TH</sup> QUARTER 2016 ACTION ITEMS OF THE STRATEGIC PLAN 2015-2018(PAGE 80)

Mr. Kennedy presented this item to the Board. The 4<sup>th</sup> Quarter 2016 runs through December, 2016. Mr. Kennedy noted that for the 3<sup>rd</sup> Quarter, staff did an overview of all of the responses and emailed them to the Board. The Board approved of the emailed responses, so CDC staff will compile the responses and send via email.

REVIEW OF PAST QUARTERLY RESPONSES FROM STRATEGIC PLAN 2015-2018

Mr. Charles Papacek reported that at the November CDC meeting he presented the Board with an overview of the

Quarterly Action Items for July, 2015 – September, 2016. Mr. Papacek continued by reading each Action Item and giving his insight of Complete, Incomplete, and Delayed. Brief discussion followed.

APPOINT A NOMINATING COMMITTEE

Mr. Patrick J. Kennedy presented this item to the Board. It was mentioned that Will Carbonara, Randy Jochim, Dennis Jemelka, and Charles Papacek all have terms that end in January, 2017. Mr. Kennedy suggested that a Nominating Committee that includes Mayor Sara Post Meyer, David Scott, and Richard Weber be formed. The committee will meet and should have a presentation of names at the January Regular Board Meeting.

**V. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, November 7, 2016, December Events Committee Regular Meeting Minutes Wednesday, November 16, 2016 and the December Events Financial Report for November, which were presented at the meeting. Brief discussion followed.

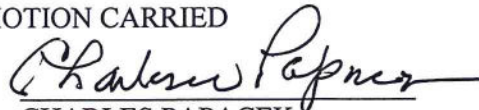
MOTION MADE BY RICHARD WEBER, SECONDED BY DAVID SCOTT, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED

**VI. EXECUTIVE DIRECTOR REPORT**

- 1) Sales Tax Comparisons – A copy of the sales tax revenue report was included in the Board package. The sales tax was down 25% for the period. If this trend continues, the CDC will have to proceed with a budget amendment.
- 2) Discuss upcoming conferences/meetings – Mr. Patrick J. Kennedy will be attending the TEDC Legislative meeting in February, 2017, this will include the Legislative Briefing Luncheon with Senator Kolkhorst.
- 3) Discuss upcoming Community Leaders' Meeting – The January 6<sup>th</sup> meeting has scheduled guest speaker Cynthia Staley, Executive Director – Golden Crescent Habitat for Humanity, February 3<sup>rd</sup> has scheduled guest speaker Dr. David Summers, Associate Professor of Management – University of Houston-Victoria, March 3<sup>rd</sup> has scheduled guest speaker Ronnie McDonald, Administration – Texas A&M AgriLife Extension Service. The CDC is working with Congressman Vela staff for a future visit as well as Dr. Tom Tunstall of UTSA.
- 4) December Events Committee – Mr. Kennedy thanked the Board for working Santa's House at Christmas in the Park and noted that the December Events Committee has made a few changes to their meal purchasing for the 2017 year.
- 5) Current Projects – Mr. Kennedy received a request for an extension from R&R Marketplace, as they stated they are awaiting for the City of Cuero to prepare an ordinance for food truck vendors. Also, Kerry Rhotenberry's project is scheduled to expire in December. It was suggested that these projects be placed on the January agenda for a contract extension. Mr. Kennedy reported that the movie "Bagatelle" has been postponed for filming in Cuero until February or March, 2017. A copy of the current projects was presented at the meeting that showed two programs have been paid to date.

**VII. ADJOURN**

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RICHARD WEBER, TO ADJOURN THE MEETING AT 12:56 P.M. AYES: 7 NAYES: 0 MOTION CARRIED

  
CHARLES PAPACEK  
PRESIDENT

ATTEST:

  
\_\_\_\_\_  
WILL CARBONARA  
TREASURER

**NOTICE AND AGENDA  
REGULAR MEETING  
CUERO DEVELOPMENT CORPORATION  
MONDAY, DECEMBER 12, 2016, 12:00 P.M.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 12:00 P.M. on Monday, December 12, 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 November Financial Report (Financials will be presented at the meeting)

**IV. BUSINESS**

- Consider and act upon an application for a Business Retention and Expansion Program for Mike Frers, 121 E. Main Street, Cuero, TX
- Review the 4th Quarter 2016 Action Items of the Strategic Plan 2015-2018 (Page 80)
- Review of past Quarterly responses from Strategic Plan 2015-2018
- Appoint a Nominating Committee

**V. CONSENT AGENDA**

- Regular Meeting Minutes, Monday, November 7, 2016
- December Events Committee Regular Meeting Minutes Wednesday, November 16, 2016
- December Events Committee November Financial Report (Financials will be presented at the meeting)

**VI. EXECUTIVE DIRECTOR'S REPORT**

- Sales Tax Comparisons
- Receive Annual Report from CDC to City of Cuero
- Discuss upcoming conferences/meetings
- Discuss upcoming Community Leader's Meeting
- December Events Committee
- Current Projects



**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, Thursday, December 8, 2016.