

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
Monday, March 20, 2017 5:40 P.M.

The Cuero Development Corporation Board of Directors met Monday, March 20, 2017, at 212 E. Main Street, Cuero, Texas.

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

GUESTS: Sherry Esse, Brian Gomez, and John Post

I. CALL TO ORDER

President Charles Papacek called the meeting to order at 5:40 P.M.

II. CITIZENS INPUT

None/

III. MONTHLY FINANCIAL REPORTS

APPROVAL OF FEBRUARY FINANCIAL REPORT

Mr. Patrick J. Kennedy gave the financial report for the period ending February 28, 2017. Mr. Kennedy noted that he will start working with David Scott on the financials as he is the newly appointed Secretary/Treasurer. It was reported that \$80,000 remains in the Enterprise Program grant fund and \$50,000 is the allocation for the City of Cuero Parks Department.

David Scott asked about the real property line item on the balance sheet. Mr. Kennedy noted that the line item is being taken care of. Mr. Scott also asked about the status of Bahnhoff Café's repayment plan for their loan. Mr. Kennedy stated that the balance wouldn't be paid off until early 2018 and that their payment goes into its own account, once the balance is paid in full, the monies will be combined into the General Operating Account.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RANDY JOCHIM, TO ACCEPT THE FEBRUARY FINANCIAL REPORT AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED.

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR BRIAN GOMEZ, 105 C.L. DUCKETT DR.

Mr. Gomez thanked the Board for their time and consideration. He stated that his future office space is located on the top of a hill and is requesting assistance for the construction of a retaining wall. Mr. Gomez stated that the building is leveled on the Pebble Ridge neighborhood side and will drain in between the residential and commercial property. Mr. Gomez plans on utilizing the funds to take care of all landscaping needs at the property as well. A complete application was submitted to the Board and Mr. Gomez asked the Board for questions.

Mayor Meyer asked if Mr. Gomez would use the plain cement blocks and Mr. Gomez assured her that they would be the nice textured blocks.

Mr. Crain asked if Mr. Gomez had prospective tenants for the two offices and Mr. Gomez informed him that he has a commitment from Phylis Canion for her store Organic Emporium and another interest.

MOTION MADE BY DAVID SCOTT, SECONDED BY RICHARD WEBER, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT FOR BRIAN GOMEZ AS PRESENTED IN THE APPLICATION. AYES: 7 NAYES: 0 MOTION CARRIED

Mr. Papacek stated that for clarification needs, he would recommend that the motion be amended to include the wording of "Motion made by David Scott, seconded by Richard Weber, to approve the Business Retention and Expansion Program grant application for Brian Gomez not the exceed the maximum reimbursement amount of \$10,000

AMENDED MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT APPLICATION FOR BRIAN GOMEZ NOT TO EXCEED THE MAXIMUM REIMBURSEMENT AMOUNT OF \$10,000. AYES: 7 NAYES: 0 MOTION CARRIED

REVIEW THE 1ST QUARTER 2017 ACTION ITEMS OF THE STRATEGIC PLAN 2015-2018 (PAGE 81)

Mr. Kennedy reported that he received two responses from the Board on the status of the three action items that were presented for the quarter. The CDC is working diligently to find a cosponsor for the Annual Appreciation Luncheon. GVEC has mentioned that although they enjoy working with the CDC, they will be unable to assist with funding this year. It was recommended that the CDC talk to local businesses about sponsorships. Mr. Kennedy mentioned that ongoing Work Items have been reviewed and although several items are complete, added attention will be directed to complete the numerous items listed.

1.2.5 Add a section for local brokers to advertise available properties within the area so site selectors reviewing the EDC website can quickly find property options. Sites can include real estate outside of City limits.

Staff has tried on numerous occasions, in concert with our web master, and the assistance of GIS Planning – our data consultant, to direct local real estate firms to list their commercial properties on our website. One firm has attempted to do so. We will continue to explore ways to provide this service.

2.1.3 Provide an annual information/thank you luncheon to thank business leaders for their service and inform them regarding the status of Cuero's economy, transportation, workforce, etc. Add people each year

After two successful business appreciation luncheons co-sponsored by the Guadalupe Valley Electric Cooperative, staff of CDC has been unsuccessful in finding a co-sponsor for this activity this year. We will continue to seek additional co-sponsors.

7.1.1 The roundtable will work to identify the market and legal barriers to development and seek to provide solutions that address each barrier. The roundtable will report back to the CDC Board

No effort has been directed to this task, but the Community Leaders' Meeting continues to serve as a wonderful vehicle for coordination/networking.

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, February 27, 2017, Special Meeting Minutes, Friday, March 3, 2017, December Events Committee February Financial Report, and December Events Committee Regular Meeting Minutes, Wednesday, February 15, 2017.

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO AMMEND THE MINUTES OF FRIDAY, MARCH 3, 2017 TO REFLECT THE INDIVIDUAL VOTES THAT WERE TAKEN FOR THE TWO ENTREPRENEUR GRANT APPLICATIONS. AYES: 7 NAYES: 0 MOTION CARRIED

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY RICHARD WEBER, TO ACCEPT THE CONSENT AGENDA AS PRESENTED WITH THE AMMENDMENTS TO THE MINUTES OF FRIDAY, MARCH 3, 2017. 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 decreased to 1.31% for the period. The CDC is just a few thousand dollars under where they should be on their revenue. The recommendation of staff is that the budget doesn't need to be amended anytime soon.
- 2) Discuss upcoming conferences/meetings – There are no upcoming conferences. The CDC is working with the Texas Economic Development Council for their 2016 Economic Excellence Recognition.
- 3) Discuss upcoming Community Leaders' Meeting – April 7th has scheduled guest speaker Darren Schauer, General Manager/Chief Executive Officer – Guadalupe Valley Electric Cooperative; May 5th has scheduled guest speaker Dr. Tom Tunstall, Research Director – University of Texas at San Antonio, and June 2nd is coordinating with Texas Disposal Systems for a presentation. CDC staff is working with Congressmen Vela's office on a future visit.
- 4) December Events Committee – Mr. Kennedy mentioned that the December Events Committee (DEC) is ahead of schedule with the changing of light bulbs and that LCRA has chosen Christmas in the Park (CIP) as their volunteer day. LCRA will join CIP for a day of changing bulbs. For the 6th consecutive year, Cuero's Christmas in the Park was chosen as the Victoria Advocate's Best of the Best – Holiday Event. The elections of officers took place at the March 15, 2017 meeting, those elected were: Kay Lewis – Chair, Diana Rhodes – Vice-Chair, Alton Meyer – Treasurer, and Ashley Markos – Secretary.
- 5) Current Projects – A copy of the FY 2016-2017 projects was presented to the Board. Mr. Kennedy noted that some projects don't include project amounts because those have not yet been complete. There have been 8 Business Retention and Expansion Programs. The CDC is working with a few applicants and projects that those applications will be turned in before the end of the fiscal year.

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 March 20, 2017 at 5:51 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 March 20, 2017 at 6:27 P.M.

The Board of Directors took no action regarding executive session.

IX. ADJOURN

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RICHARD WEBER, TO ADJOURN THE MEETING AT 7:02 P.M. AYES: 7 NAYES: 0 MOTION CARRIED


CHARLES PAPACEK
PRESIDENT

ATTEST:



DAVID SCOTT
SECRETARY/TREASURER

**NOTICE AND AGENDA
REGULAR MEETING
CUERO DEVELOPMENT CORPORATION
MONDAY, MARCH 20, 2017, 5:40 P.M.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:40 p.m. on Monday, March 20, 2017 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 February Financial Report

IV. BUSINESS

- Consider and act upon an application for Business Retention and Expansion Program for Brian Gomez, 105 C.L. Duckett Dr.
- Review the 1st Quarter 2017 Action Items of the Strategic Plan 2015-2018 (Page 81)

V. CONSENT AGENDA

- Regular Meeting Minutes, Monday, February 27, 2017
- Special Meeting Minutes, Friday, March 3, 2017
- December Events Committee February Financial Report
- December Events Committee Regular Monthly Minutes, Wednesday, February 15, 2017

VI. EXECUTIVE DIRECTOR'S REPORT

- Sales Tax Comparisons
- Discuss upcoming Community Leader's Meeting
- Discuss upcoming conferences/meetings.
- December Events Committee meeting minutes
- Current Projects

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, March 17, 2017

