

**NOTICE AND AGENDA
REGULAR MEETING
CUERO DEVELOPMENT CORPORATION
MONDAY, APRIL 17, 2017, 5:30 P.M.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:30 p.m. on Monday, April 17, 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 March Financial Report

IV. BUSINESS

- Consider and act upon an application for Community Services Program for Tri-City Empowerment Council
- Consider and act upon an application for Community Services Program for Cuero Fair & Turkey Trot Association
- Consider and act upon an application for Community Services Program for City of Cuero Parks Department
- Consider and act upon sending representatives to site selection conferences/marketing opportunities
- Review and discuss draft application for Entrepreneur Program for FY 2017-2018
- Authorize names on signature cards to TrustTexas Bank

V. CONSENT AGENDA

- Amended Special Meeting Minutes, Friday, March 3, 2017
- Regular Meeting Minutes, Monday, March 20, 2017
- December Events Committee Regular Monthly Minutes, Wednesday, March 15, 2017
- December Events Committee March Financial Report

VI. EXECUTIVE DIRECTOR'S REPORT

- Sales Tax Comparisons
- Discuss upcoming Community Leader's Meeting
- Discuss upcoming conferences/meetings.
- December Events Committee
- 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, Thursday, April 13, 2017

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
Monday, April 17, 2017 5:30 P.M.

The Cuero Development Corporation Board of Directors met Monday, April 17, 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: David Danish, Viola Holman, Sandra Osman, and James Rath

I. CALL TO ORDER

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

II. CITIZENS INPUT

None

III. MONTHLY FINANCIAL REPORTS

APPROVAL OF MARCH FINANCIAL REPORT

Mr. Patrick J. Kennedy gave the financial report for the period ending March 31, 2017. Mr. Kennedy has been working diligently with the new CDC Secretary/Treasurer, David Scott. It was determined that there has been a discrepancy with the CDC property, but it will be corrected.

Mayor Sara Post Meyer reported that the auditors questioned if the amount of funds that is in the CDC bank accounts are covered by FDIC. Mr. Kennedy reported that this issue is currently being taken care of.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RICHARD WEBER, TO ACCEPT THE MARCH FINANCIAL REPORT AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED.

IV. BUSINESS

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

Mrs. Viola Holman presented this item to the Board. Mrs. Holman mentioned that although the Back to School Bash will be held on August 12, 2017, she would like to get most of the supplies and necessities purchased as soon as possible to prevent any future price changes. The Tri-City Empowerment Council was able to provide 1,069 backpacks at the 2016 event and 200 backpacks were given from her home.

Discussions were brought up about the backpack prices and it was clarified that the pricing shown is for unit pricing and most backpacks are less than \$7.00.

Mayor Sara Post Meyer expressed her concerns over the quantity of backpacks that would include the CDC logo. It was suggested that of the 2,500 backpacks being ordered that a minimum of 600 would include the CDC logo. Mrs. Holman assured the Board that she would follow any direction that is given to her.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY RANDY JOCHIM, TO APPROVE THE COMMUNITY SERVICES PROGRAM GRANT FOR TRI-CITY EMPOWERMENT COUNCIL IN THE AMOUNT OF \$10,000 WITH A MINIMUM OF 600 BACKPACKS TO INCLUDE THE CDC LOGO. AYES: 7 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM FOR CUERO FAIR & TURKEY TROT ASSOCIATION

Mr. Patrick J. Kennedy mentioned that a complete application was in place and there was a listing of all materials that would be required for the project. Mr. James Rath explained that the Cuero Fair & Turkey Trot Association (Cuero Turkeyfest) has been receiving donated buildings that were used for a token booth and office from Morgan Buildings, but due to new ownership they will no longer be able to utilize the building free of charge. Mr. Rath noted that the Cuero Fair & Turkey Trot Board has looked into multiple outlets and it was decided that they would purchase two conex containers and build walls inside, add air conditioning, windows, and all electrical outlets. Mr. Kennedy has spoken with the City Manager and there have been plans to allow Cuero Turkeyfest to store the two containers at the City facilities during the off season.

MOTION MADE BY DAVID SCOTT, SECONDED BY RICHARD WEBER, TO APPROVE THE COMMUNITY SERVICES PROGRAM GRANT FOR CUERO FAIR & TURKEY TROT ASSOCIATION IN THE AMOUNT OF \$7,750 FOR THE PURCHASE OF TWO CONEX BUILDINGS TO BE UTILIZED FOR A TOKEN BOOTH AND AN OFFICE. AYES: 7 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM FOR CITY OF CUERO PARKS DEPARTMENT

Mr. David Danish explained that the splashpad is nearing completion and the pool just received their renovation, the Parks Department would like to add 18 8' River Bluff tables to complete their outdoor project. The tables will be placed under a covered pavilion to prevent them from wear and tear. Brief discussion followed.

MOTION MADE BY RICHARD WEBER, SECONDED BY CHRIS CRAIN, TO APPROVE THE COMMUNITY SERVICES PROGRAM GRANT FOR THE CITY OF CUERO PARKS DEPARTMENT IN THE AMOUNT OF \$5,700 FOR THE PURCHASE OF 18 8' RIVER BLUFF TABLES. AYES: 7 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT UPON SENDING REPRESENTATIVES TO SITE SELECTION CONFERENCES/MARKETING OPPORTUNITIES

Included in the package was a four page listing of all available trainings. It was suggest that Mr. Kennedy attend the Select USA Conference in Washington DC. Mr. Kennedy mentioned that the CDC is a member of Team Texas, but after paying the required fees, it would cost too much for the knowledge that would be taken from this conference. Mr. Kennedy is working with Lorie of Team Texas for upcoming opportunities for small communities and retail. It was suggested that on an occasional basis, the CDC would send additional representatives with the Executive Director.

REVIEW AND DISCUSS DRAFT APPLICATION FOR ENTREPRENEUR PROGRAM FOR FY 2017-2018

Draft #3 of the Entrepreneur Program application included the following changes: to include \$6,250 for the maximum total of funds that would be matched, a line that states employees/families of the City of Cuero or CDC are not eligible to apply for this program, and multiple questions about the business guidelines. Mr.

Kennedy asked for the Board's opinions/suggestions for draft #4 and he will work with the SBDC for their input.

AUTHORIZE NAMES ON SIGNATURE CARDS TO TRUSTTEXAS BANK

The CDC has four accounts with TrustTexas Bank and will need the new Board members names to reflect as signators on the accounts.

MOTION MADE BY RICHARD WEBER, SECONDED BY, DENNIS JEMELKA, TO AUTHORIZE CHARLES PAPACEK, DENNIS JEMELKA, RANDY JOCHIM, AND RICHARD WEBER TO BE THE SIGNATORS ON ALL OF THE CDC BANK ACCOUNTS AT TRUSTTEXAS BANK.

MOTION AMENDED BY RICHARD WEBER, SECONDED BY DENNIS JEMELKA, TO AUTHORIZE CHARLES PAPACEK, DENNIS JEMELKA, RANDY JOCHIM, RICHARD WEBER, AND CHRISTOPHER CRAIN TO BE THE SIGNATORS ON ALL OF THE CDC BANK ACCOUNTS AT TRUSTTEXAS BANK. AYES: 7 NAYES: 0 MOTION CARRIED

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Amended Special Meeting Minutes, Friday, March 3, 2017, Regular Meeting Minutes, Monday, March 20, 2017, December Events Committee Regular Meeting Minutes, Wednesday, March 15, 2017, and December Events Committee March Financial Report.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY RANDY JOCHIM, 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 is still flat, but it's not where it was anticipated to be. There will be an upcoming budget amendment.
- 2) Discuss upcoming conferences/meetings – The Texas Economic Development Council is holding their Mid-Year Conference in June and Mr. Kennedy will receive the Economic Excellence award on behalf of the CDC.
- 3) Discuss upcoming Community Leaders' Meeting – May 5th has scheduled guest speaker Dr. Tom Tunstall, Research Director – University of Texas at San Antonio; June 2nd is coordinating with Texas Disposal Systems for a presentation; and a commitment has been made by the new Executive Director for the Guadalupe Blanco River Authority for July. CDC staff is working with Congressmen Vela's office on a future visit.
- 4) December Events Committee – It was reported that the DEC will need to do a budget amendment and 40% of their scenes have been converted to LED lighting.
- 5) Current Projects – A copy of the FY 2016-2017 projects was presented to the Board. Mr. Kennedy noted that there will be around \$2,000 left in the Community Services Grant account, the CDC will work on posting a notice to inform the public of the funds that are available. Crafty Chics, Annette Rath (Main Street Kaffee Haus & Deli), and Frank Burns are all near completion or have completed their projects, so Mr. Kennedy is working to get these projects paid.

Mr. Kennedy received a request from a facilitator, Target Industry Prospects of Chula Vista, California to help market available sites, particularly Mount Vernon Mills. The company charges a \$12,500 signing bonus and for every prospect that comes in, an additional \$500 is charged. The CDC is going to coordinate with Michael Ruschaupt on getting the listing visible.

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 April 17, 2017 at 7:01 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 April 17, 2017 at 7:16 P.M.

The Board of Directors gave the consent to direct the Executive Director to recertify and get a new appraisal for the top 4.11 acres of the CDC properties.

MOTION MADE BY DAVID SCOTT, SECONDED BY RICHARD WEBER, TO DIRECT THE EXECUTIVE DIRECTOR TO RECERTIFY AND GET A NEW APPRAISAL FOR THE TOP 4.11 ACRES OF THE CDC PROPERTIES. AYES: 7 NAYES: 0 MOTION CARRIED

IX. ADJOURN

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RICHARD WEBER, TO ADJOURN THE MEETING AT 7:17 P.M. AYES: 7 NAYES: 0 MOTION CARRIED


CHARLES PAPACEK
PRESIDENT

ATTEST:



DAVID SCOTT
SECRETARY/TREASURER