

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
Monday, October 16, 2017 5:30 P.M.

The Cuero Development Corporation Board of Directors met Monday, October 16, 2017, at 212 E. Main Street, Cuero, Texas.

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

GUESTS: Johnny Blackwell, Micah Dyer, David Elliot, Ron Elliot, Jim Hall, Cindy Hamilton, Mary Jane Henson, ShaNon Henson, Joe Humphreys, Donald Jirkovsky, Sandra Osman, and Michael Pakebusch

I. CALL TO ORDER

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

II. CITIZENS INPUT

Mr. David Elliot attended the Cuero Development Corporation to see firsthand as to what the CDC Board meetings are about. Mr. Elliot thanked the Board for allowing him to attend the meeting and also informed them that he would be coming in with an Enterprise Program application in the near future.

III. MONTHLY FINANCIAL REPORTS

APPROVAL OF SEPTEMBER FINANCIAL REPORT

Mr. David Scott gave the financial report for the period ending September 30, 2017. Mr. Scott mentioned that the financials were preliminary and that he is working diligently with the City of Cuero Fiscal Department to get the CDC end of the fiscal year financials.

Mr. David Scott made a recommendation to not take any action on the September financials as they were only preliminary.

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM FOR CUERO ISD

Mr. Patrick J. Kennedy presented this item to the Board noting that the application was complete. Mr. Kennedy explained that Cuero ISD in conjunction with Victoria College and Cuero Regional Hospital would be creating a Certified Nurse Assistant (CNA) program. This program would begin in January, 2018 during the Spring Semester of Cuero ISD and would include training in the classroom and a 50 hour clinical that would be done at local nursing homes.

Mr. Dennis Jemelka questioned on if the funding for this project would be complete once the semester is over. Mr. Kennedy mentioned that the program could not be reimbursed according to the Performance Agreement until it met completion.

Mr. Charles Papacek applauded this project, noting that it was a stepping stone for students who were interested in the medical field. He also noted that this would be a great opportunity for those students who

wish to make the medical field a long term career, as the Cuero Regional Hospital offers an LVN to RN bridge program.

Mayor Meyer questioned on the minimum number of students required to accomplish this program. Dr. Dyer stated that the number is 15 and that Cuero ISD has scholarships available to those “at need” students who may not be able to afford this program.

MOTION MADE BY RICHARD WEBER, SECONDED BY DENNIS JEMELKA, TO APPROVE THE COMMUNITY SERVICES PROGRAM GRANT FOR CUERO ISD IN THE AMOUNT OF \$10,000.00 FOR THE STARTUP OF A CERTIFIED NURSE ASSISTANT (CNA) PROGRAM. AYES: 7 NAYES: 0 MOTION CARRIED.

CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM FOR CUERO BASEBALL ASSOCIATION FOR TEENAGERS (CBAT)

Mr. Kennedy noted that the application was complete and all bids have been received. The goal is to revamp the current baseball facilities that are utilized by Cuero ISD. New batting cages with turf will be added, new netting for the batting cages will be installed, and a concrete padding and safety netting will be added in front of each dugout.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RANDY JOCHIM, TO APPROVE THE COMMUNITY SERVICES PROGRAM GRANT FOR CUERO BASEBALL ASSOCIATION FOR TEENAGERS (CBAT) IN THE AMOUNT OF \$10,000.00 AYES: 6 NAYES: 0 RICHARD WEBER RECUSED HIMSELF FROM THE DISCUSSION DUE TO A PROFESSIONAL RELATIONSHIP WITH MR. MICHAEL PAKEBUSCH. MOTION CARRIED

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR MARYJANE HENSON DBA CHICA’S BEAUTY SALON

Mr. Kennedy presented this item to the Board noting that the application is complete and all documentation has been received. Mr. Kennedy explained that due to Hurricane Harvey, the building that housed Chica’s Beauty Salon was severely damaged causing them to have to relocate. Their new location is very aged and will require modernization. This move will allow Chica’s Beauty Salon to retain their existing four positions and to add two new positions.

Mr. Chris Crain questioned on if Chica’s Beauty Salon would be selling goods and services to suffice the application requirements of having to collect sales tax.

MaryJane Henson explained that because they sale products, they would meet the sales tax requirements.

Mr. Chris Crain questioned on if Chica’s Beauty Salon would be collecting insurance monies from any of the application needs.

MaryJane Henson noted that every item listed in the application were all new items, therefore none of them would be covered by insurance.

MOTION MADE BY DAVID SCOTT, SECONDED BY CHRIS CRAIN, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT FOR MARYJANE HENSON DBA CHICA’S BEAUTY SALON IN THE AMOUNT OF \$4,740.00 FOR THE REFURBISHMENT OF THEIR NEW FACILITY LOCATED AT 1123 N. ESPLANADE. AYES: 7 NAYES: 0 MOTION CARRIED.

CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM FOR CUERO LITTLE LEAGUE

Mr. Jim Hall presented this item to the Board. Mr. Hall explained that the Cuero Little League is seeking assistance in the purchasing of the remaining two awnings for the Spectator Area located at the Little League Pavilion. Mr. Hall added that the existing netting that is covering these two awnings is worn and falling apart, the ultimate goal of this project is to provide safety to all players and visitors. Mr. Hall noted that GVEC made a donation of \$10,000.00, an application has been submitted for funds from Little League International, and the City has vouched to honor monies to Cuero Little League as well. With the help of the Cuero Development Corporation, the Cuero Little League would be able to fully fund the Spectator Awnings allowing them to host their regular season, all-star games, and select ball tournaments.

Mr. Dennis Jemelka questioned on if the new awnings would protect from UV rays.

Mr. Hall explained that the awnings would not only protect balls from being thrown into the crowd, but they would also provide UV protection.

Mr. Charles Papacek noted that the Cuero Little League Association has done an outstanding job at maintaining their newly refurbished fields that were partially funded by the Cuero Development Corporation.

MOTION MADE BY RANDY JOCHIM, SECONDED BY DENNIS JEMELKA, TO APPROVE THE COMMUNITY SERVICES PROGRAM GRANT FOR CUERO LITTLE LEAGUE IN THE AMOUNT OF \$9,547.50 FOR THE PURCHASING OF TWO SPECTATOR AWNINGS FOR THE CUERO LITTLE LEAGUE COMPLEX. AYES: 7 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR CINDY HAMILTON

Mr. Kennedy presented this item to the Board noting that the application was complete and all bids have been received. Mrs. Cindy Hamilton is in need of a new roof at three locations, 132 E. Main, 134 E. Main, and 140 E. Main. Mr. Kennedy added that this is a unique project, as there are 5 businesses, 1 roof, and three owners. One retail store has already moved into one of Mrs. Hamilton's offices, regardless of the roof condition.

Mr. Chris Crain questioned if Mrs. Kerry Rhotenberry was in the process of replacing her roof as well.

Mrs. Hamilton mentioned that she has not been in contact with Mrs. Rhotenberry.

Mr. Chris Crain also questioned how the contractor would be able to replace one section of the roof.

Mrs. Hamilton explained that she has been in contact with her contractor and he is fully able to perform this job.

Mr. David Scott questioned if Mrs. Hamilton has lost tenants due to the poor roofing on her buildings.

Mrs. Hamilton said she has recently lost tenants due to the leaking roof at each location.

Though Mr. Richard Weber recused himself from voting, he mentioned that the project was an amazing idea and he was glad to have the Main Street projects moving.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RANDY JOCHIM, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR CINDY HAMILTON IN THE AMOUNT OF \$10,000.00 FOR THE REPLACEMENT OF THE ROOFS AT 132 E. MAIN, 134 E. MAIN, AND 140 E. MAIN. AYES: 6 NAYES: 0 RICHARD WEBER RECUSED HIMSELF FROM VOTING DUE

TO A FAMILY RELATIONSHIP WITH THE CONTRACTOR OF THIS PROJECT. MOTION CARRIED

PRESENTATION OF 3RD QUARTER, 2017 QUARTERLY REVIEW (PAGE 83)

Mr. Kennedy gave an overview of the Action Items that were presented during the 3rd Quarter, 2017.

1.1.5 Have CDC annually tour funded projects to determine how the grants impacted local businesses.

In Progress – This was done a while back and was beneficial. Will set up appointments in December and encourage members to sign up and visit.

1.5.2 After first year, CDC Board should assess the program’s usefulness and decide whether it is worthwhile to continue.

Complete – This is exactly what happened with the Entrepreneur Program. It was significantly revised and started October 1, 2017.

3.2.2 Provide Christmas in the Park with new warehouse, support staff and volunteers. Provide timeline one quarter in advance of the event.

In Progress – A new warehouse did not happen this year, however Cuero’s Christmas in the Park was voted for the sixth consecutive year in the Victoria Advocate’s Best of the Best Holiday Events.

Mr. Papacek questioned on the amount of space that was available at the Cuero Golf Course. Mayor Meyer mentioned that 24 temporary golf sheds were brought in, so there is adequate space.

Mr. Kennedy also reported that in light of not having the new facilities, the DEC is doing a phenomenal job and will be able to start the set-up of scenes and are awaiting their response on the GVEC PowerUp Grant.

4.2.3 If no partnership is feasible, CDC staff will reach out to educational organizations annually to reassess

Complete – An application for the Cuero ISD for Community Services Program is on the agenda for approval in October, 2017.

V. CONSENT AGENDA

Included in the director’s agenda packets for review were: Special Meeting Minutes, Monday October 2, 2017, December Events Committee Regular Meeting Minutes, September 20, 2017, and December Events Committee September Financial Report.

MOTION MADE BY RICHARD WEBER, 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. It was reported that the sales tax remittance up for both the Fiscal Year and Calendar Year. Next month’s comparison will reflect the changes caused by Hurricane Harvey.
- 2) Discuss upcoming Community Leaders’ Meeting – The November 3rd guest speaker will be Dale Fowler, President – Victoria Economic Development Corporation to be held at the City of Cuero Council Chambers and the December 1st guest speaker will be Micah Dyer, Superintendent – Cuero Independent School District to be held at the Cuero ISD Board Room.
- 3) Discuss upcoming conferences/meetings – Mr. Kennedy will attend the TEDC Annual Conference in Houston from October 18th – 20th, the National Development Council Academy in Washington DC

from October 23rd – 25th, and the National Rural Economic Development Association in San Antonio from November 1st – 3rd where he will introduce keynote speakers Ronnie McDonald and Dr. Tom Tunstall.

- 4) December Events Committee – Mr. Kennedy reported that the DEC will have their monthly meeting on Wednesday, October 18, 2017 and plan to take action on a form of remembrance for Mary Polansky, one of the founders of Christmas in the Park. GVEC should award their Power Up grant recipients by Wednesday, October 18th. If funded, the DEC plans to utilize the \$20,000 to purchase LED lighting for Christmas in the Park.
- 5) Current Projects – Mr. Kennedy reported that there are two projects for the FY 2017-2018, one of which is in the process of being presented. Mr. Kennedy will work with Allied Feeds once their project is complete.

It was reported that the CDC has completed the bank signature cards and three of the four checks have been presented to the institution, one bank is lacking additional information and the CDC is working diligently to get this complete.

The TexPool documents are at the Comptroller's office awaiting approval and Mr. Kennedy will respond to the auditor's April letter to summarize the action that has been taken according to their letter.

Mr. Papacek verified that the account at TrustTexas Bank would remain the CDC's main account and that all monies would run through this "main account".

Mr. Kennedy stated that there are two TexPool accounts "Main Account" and the "Old BCL Account" for the purpose of Bahnhoff Café being able to continue their loan payments, once they reach their term, this account will then be closed.

Mr. Kennedy reported that the CDC has chosen to take part in the Cuero Public Library Paver Project. It was suggested that the CDC purchase a 12 X 12 paver with the Cuero Development Corporation's logo and 2017.

VII. ADJOURN

MOTION MADE BY CHRIS CRAIN, SECONDED BY RANDY JOCHIM, TO ADJOURN THE MEETING AT 6:40 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, OCTOBER 16, 2017, 5:30 P.M.**

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

IV. BUSINESS

- Consider and act upon an application for Community Services Program for Cuero ISD
- Consider and act upon an application for Community Services Program for Cuero Baseball Association for Teenagers (CBAT)
- Consider and act upon an application for Business Retention and Expansion Program for MaryJane Henson DBA Chica's Beauty Salon
- Consider and act upon an application for Community Services Program for Cuero Little League
- Consider and act upon an application for Business Retention and Expansion Program for Cindy Hamilton
- Presentation of 3rd Quarter, 2017 Quarterly Review (Page 83)

V. CONSENT AGENDA

- Special Meeting Minutes, Monday, October 2, 2017
- December Events Committee Regular Meeting Minutes, September 20, 2017
- December Events Committee September 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. 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, October 13, 2017