

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
Monday, November 13, 2017 5:30 P.M.

The Cuero Development Corporation Board of Directors met Monday, November 13, 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: David Elliot, Ron Elliot, Donald Jirkovksy, Denise McMahan, Dr. Sheryl Mills, Annette Rath, Anthony Rath, Ashton Rath, Erwin Rath, Shelly Rath, and Kerry Rhotenberry

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 OCTOBER FINANCIAL REPORT

Mr. David Scott gave the financial report for the period ending October 31, 2017. Mr. Scott mentioned that because the financials for September were preliminary, the Fiscal Department has included September to the financial report as well.

MOTION MADE BY DAVID SCOTT, SECONDED BY RICHARD WEBER, TO ACCEPT THE SEPTEMBER AND OCTOBER FINANCIAL REPORTS AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED.

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR ENTERPRISE PROGRAM FOR ELLIOT ESPLANADA INC. (CUERO SONIC)

Mr. Kennedy presented this item to the Board, noting that the application was complete thus far. He noted that this would be a several month process, if approved by the CDC Board.

Mr. David Elliot, owner of Elliot Esplanada Inc. (Cuero Sonic) gave an overview of the proposed project that will take place at 1110 N. Esplanade. Mr. Elliot expressed his concerns of having to close his store, if he does not proceed with refurbishments to his existing location. Mr. Elliot's plans are to include a drive thru that's expected to increase revenue by 20%, a rear exit, a newly paved parking lot, refreshed canopies, new patio tables, new interior equipment, and a new software system.

Mr. Kennedy noted that upon approval, the next steps would include a public hearing to allow the public to be aware of the new activity, as a result of the public hearing, Elliot Esplanada Inc.'s financials will be presented to the CDC Board of Director's Review Committee, then a Performance Agreement would be presented with the amount of job to be created/retained, and the final step would be 2 (two) City Council readings.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY DAVID SCOTT, TO MOVE FORWARD WITH THE NEXT STEPS FOR THE ENTERPRISE PROGRAM GRANT FOR ELLIOT ESPLANADA INC. (CUERO SONIC). AYES: 6 NAYES: 0 RANDY JOCHIM RECUSED HIMSELF FROM VOTING FOR COMPETITION PURPOSES MOTION CARRIED.

CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM FOR CUERO REGIONAL HOSPITAL

Mr. Patrick J. Kennedy presented this item to the Board, noting that the CDC has been working with the hospital for many months on bringing a project to light.

Denise McMahan explained that as part of the new weight loss program, Dr. Mills will be receiving her Obesity Certification and will be running the program out of the Cuero Wellness Center.

Dr. Mills added that the Verju weight loss system is FDA approved for both weight loss and cellulite management. The laser treatments will last thirty minutes per session and during Dr. Mill's session she was able to lose an inch.

Richard Weber questioned if insurance would cover the weight loss program.

Denise McMahan stated that they are hoping the insurance policies can pick up the meal replacement portion of the weight loss program.

Dennis Jemelka questioned on what a regular treatment will run.

Denise McMahan stated that the treatments can't be any less than \$200 per treatment, per the program regulations.

MOTION MADE BY RICHARD WEBER, SECONDED BY CHRIS CRAIN, TO APPROVE THE COMMUNITY SERVICES PROGRAM GRANT FOR CUERO REGIONAL HOSPITAL IN THE AMOUNT OF \$10,000.00 FOR THE START-UP OF A MEDICALLY MANAGED WEIGHT LOSS PROGRAM. AYES: 6 NAYES: 0 CHARLES PAPACEK RECUSED HIMSELF FROM THE DISCUSSION AND VOTING DUE TO BEING ON THE CUERO REGIONAL HOSPITAL BOARD. MOTION CARRIED

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR CUERO-YOAKUM PROPANE INC. AND THE COOKING DEPOT (202 S. ESPLANADE)

Mr. Kennedy presented this item to the Board noting that the tree in question is on the North side of the building.

Mrs. Annette Rath stated that the goal is to complete a new look at Cuero-Yoakum Propane and The Cooking Depot. A new roof will be installed, new flooring for the interior, and new façade improvements will be done to the building.

Mayor Meyer questioned on if a new tree would be planted in place of the tree being removed.

Mrs. Rath stated that a new tree would be considered for future planting.

Mr. Kennedy mentioned that in speaking with the Building Department, the tree is within ten feet of the building, meaning that the Board may request a new tree to be planted, but this is not a requirement.

MOTION MADE BY RANDY JOCHIM, SECONDED BY DAVID SCOTT, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT FOR CUERO-YOAKUM PROPANE INC. & THE COOKING DEPOT IN THE AMOUNT OF \$10,000.00 FOR THE IMPROVEMENTS TO 202 S. ESPLANADE. AYES: 7 NAYES: 0 MOTION CARRIED.

CONSIDER AND ACT UPON AN APPLICATION FOR MAIN STREET FAÇADE PROGRAM FOR ANTHONY AND SHELLY RATH (106 E. MAIN STREET)

Mr. Kennedy presented this item to the Board noting that only \$1,000.00 was utilized for the FY 2016-2017, due to the timing of the project, Anthony and Shelly Rath have not met with Cuero Main Street, but Mr. Kennedy will get a copy of all documentation.

Anthony Rath stated that there will be two apartments upstairs and a retail space will be downstairs, Mr. Rath added that the façade of the building will be a major upgrade to downtown Main Street. The project will take a month to be fully restored, Mr. Rath stated that they will preserve as much of the building as possible. The complete project will include painting, restoring, and cleaning of the building.

Dennis Jemelka questioned if they had a prospect for the retail section of their building.

Mr. Rath stated that they are looking to rent the space to a retailer, but do not have a prospect at the time.

David Scott mentioned that he was thrilled to see a new building renovation in the Main Street district.

Dennis Jemelka questioned where the entrance would be for the apartments.

Mr. Rath stated that there is an original staircase and that too, would be refurbished.

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO APPROVE THE MAIN STREET FAÇADE PROGRAM GRANT FOR ANTHONY AND SHELLY RATH (106 E. MAIN STREET) IN THE AMOUNT OF \$10,000 FOR THE RENOVATION OF THE FAÇADE OF THE BUILDING. AYES: 7 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR KERRY MOSIER RHOTENBERRY (136 E. MAIN STREET)

Mr. Kennedy presented this item to the Board noting that the application was complete. Mr. Kennedy mentioned that the Board approved Cindy Hamilton's application for a roof repair at 132, 134, and 140 E. Main Street. Since the last Board Meeting, Mrs. Hamilton has called for a change in contractors due to her original contractor being unavailable at the time.

Mr. Crain questioned the logistics of the roof and if one section could be repaired at a time.

Mrs. Rhotenberry stated that to her knowledge, the building was built into one continuous roof that includes five storefronts. Mrs. Rhotenberry is working with Cindy Hamilton and the two will use the same contractor. Mrs. Rhotenberry and Mrs. Hamilton have been in contact with Mr. Meche in hopes that he too, will be on board for the roof renovation.

Mrs. Rhotenberry stated that Ms. Osman of Cuero Main Street has been in contact with Mr. Meche and through conversations; he is not interested in repairing his roof at the time.

Mr. Crain questioned if Mr. Meche not moving forward with his roof would be an impediment to Mrs. Rhotenberry moving forward with her roof.

Mrs. Rhotenberry stated that regardless of Mr. Meche's decision, she and Mrs. Hamilton would be moving forward with their roof repairs.

Mr. Crain questioned if any insurance monies would be utilized for the roof repair.

Mr. Rhotenberry stated that this has been an ongoing problem for some time now and insurance would not be involved.

Mrs. Rhotenberry mentioned that a large part of her proposed grant includes a contingency for the tree that is located near the ac unit, if the tree isn't a problem this portion will not be a part of her grant.

MOTION MADE BY RICHARD WEBER, SECONDED BY RANDY JOCHIM, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR KERRY MOSIER RHOTENBERRY (136 E. MAIN STREET) IN THE AMOUNT OF \$5,327.64 FOR THE REPLACEMENT OF THE ROOF AT 136 E. MAIN. AYES: 7 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT UPON DECEMBER MEETING DATE

Mr. Kennedy noted that the December meeting date falls close to the Christmas holidays. After discussion, it was suggested that the meeting be kept for December 18, 2017.

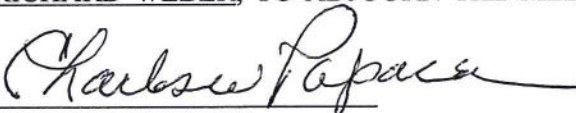
NO MOTION NEEDED, SINCE THERE WAS NOT A CHANGE IN THE DATE.

V. 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 is ahead by nearly ½ of October's reporting's and up by 8% for the calendar year.
- 2) Discuss upcoming Community Leaders' Meeting – The December 1st guest speaker will be Micah Dyer, Superintendent – Cuero Independent School District to be held at the Cuero ISD Board Room and the January 5th guest speaker will be Mayor Sara Post Meyer to be held at the newly renovated Cuero Library with a tour to follow.
- 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) Receive Annual Report from CDC to City of Cuero – The Annual Report was presented to the CDC Board. Mr. Kennedy noted that the CDC ended the FY 16-17 with 20 complete projects.
- 5) December Events Committee – Mr. Kennedy reported that the DEC will have their monthly meeting on Wednesday, November 15, 2017 and have included a budget amendment for approval that includes \$20,000 to expenditures for LED lighting and \$2,000 to help compensate for the City workers who will open and close the park.
- 6) Current Projects – Mr. Kennedy reported that there were thirteen projects approved for the first six weeks of the FY 17-18.

VI. ADJOURN

MOTION MADE BY CHRIS CRAIN, SECONDED BY RICHARD WEBER, TO ADJOURN THE MEETING AT 6:50 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, NOVEMBER 13, 2017, 5:30 P.M.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:30 p.m. on Monday, November 13, 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 October Financial Report

IV. BUSINESS

- Consider and act upon an application for Enterprise Program for Elliot Esplanada Inc. (Cuero Sonic)
- Consider and act upon an application for Community Services Program for Cuero Community Hospital
- Consider and act upon an application for Business Retention and Expansion Program for Cuero-Yoakum Propane Inc. and The Cooking Depot (202 S. Esplanade)
- Consider and act upon an application for Main Street Façade Program for Anthony and Shelly Rath (106 E. Main St.)
- Consider and act upon an application for Business Retention and Expansion Program for Kerry Mosier Rhotenberry (136 E. Main St.)
- Consider and act upon December meeting date

V. CONSENT AGENDA

- Regular Meeting Minutes, Monday, October 16, 2017
- December Events Committee Regular Meeting Minutes, October 18, 2017
- December Events Committee October Financial Report

VI. EXECUTIVE DIRECTOR'S REPORT

- Sales Tax Comparisons
- Discuss upcoming Community Leader's Meeting
- Receive Annual Report from CDC to City of Cuero
- 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, Thursday, November 9, 2017