

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
Monday, December 18, 2017 5:30 P.M.

The Cuero Development Corporation Board of Directors met Monday, December 18, 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, and CDC Administrative Assistant, Samantha Solis

GUESTS: David Elliot, Ron Elliot, Gerard Gonzales, and Donald Jirkovksy

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 NOVEMBER FINANCIAL REPORT

Mr. David Scott gave the financial report for the period ending November 30, 2017. Mr. Scott mentioned that he reviewed the financials and would recommend approval. Mr. Scott noted that the new changes on the financials include the four new accounts that were opened at Cuero National Bank, Prosperity Bank, TDECU, and Wells Fargo. It was also noted that the account at TrustTexas Bank was slightly over the allowed amount of \$250,000, so a transfer would take place in order for the CDC to be in compliance with the FDIC regulations. In the future, any excess funds will be immediately rolled over into the TexPool Account.

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

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR GERARD A. GONZALES DBA STANDARD PRINTING CO. (111 E. CHURCH STREET)

Mr. Gerard Gonzales thanked the Board for their time and consideration of his application. Mr. Gonzales reported that due to Hurricane Harvey he now has a damaged roof that has caused leaking into his building. Upon making an insurance claim to Texas Farm Bureau, his claim was denied due to the damage being caused by wind drawn rain.

MOTION MADE BY RICHARD WEBER, SECONDED BY RANDY JOCHIM, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT FOR GERARD A. GONZALES DBA STANDARD PRINTING CO. IN THE AMOUNT OF \$10,000.00 FOR THE REPLACEMENT OF THE ROOF AT 111 E. CHURCH ST. AYES: 7 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT UPON PERFORMANCE AGREEMENT AND CONDITION OF RECEIPT OF PUBLIC SUBSIDIES/AGREEMENT REGARDING REPAYMENT OF INTEREST FOR ELLIOTT ESPLANADA, INC. (CUERO SONIC)

Mr. David Scott spoke on behalf of the Finance Committee comprised of Chris Crain, Charles Papacek, and David Scott. Mr. Scott reported that Cuero Sonic has a stable history of earnings, but noted the decrease in sales after the Eagle Ford Shale vacated DeWitt County. The Finance Committee was pleased with Mr. Elliott's financials and recommended approval of the Performance Agreement and Condition of Receipt of Public Subsidies/Agreement Regarding Repayment of Interest.

Mr. Charles Papacek noted that contingent upon Board approval there are two required City Council readings that will take place, prior to being funded.

Mr. David Elliot reported that on December 17th, Cuero Sonic had increased sales by 32%. A copy of the Performance Agreement was presented to Mr. Elliott and he opted to take the contracts home for review.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY DAVID SCOTT, TO APPROVE THE PERFORMANCE AGREEMENT AND CONDITION OF RECEIPT OF PUBLIC SUBSIDIES/AGREEMENT REGARDING REPAYMENT OF INTEREST FOR ELLIOTT ESPLANADA, INC. (CUERO SONIC), CONTINGENT UPON MR. ELLIOTT'S REVIEW AND APPROVAL OF THE CONTRACT. AYES: 7 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT UPON BUDGET AMENDMENT #1 OF THE FY 2017-2018 BUDGET

A copy of Budget Amendment #1 was included in the Board package. Mr. Papacek noted that \$47,000 of the \$50,000 budget for the Community Services Program has been utilized. There has been a great demand for the program this year and staff recommended an increase of the budget by \$10,000. The December Events Committee received a grant from GVEC in the amount of \$20,000, so \$18,000 was distributed to the "Light Bulb" account for the purchasing of LED bulbs, and \$2,000 was distributed to the City of Cuero for the use of City personnel during opening and closing of the park.

| Revenue | | | |
|-------------------------------|-----------|----------|-----------|
| 202 Sales Tax | \$567,850 | \$10,000 | \$577,850 |
| 404 Grants Revenue GVEC | \$0 | \$20,000 | \$20,000 |
| Expenditures | | | |
| 200 Contracts and Services | \$11,100 | \$2,000 | \$13,100 |
| 400 Maintenance & Repairs | \$45,800 | \$18,000 | \$63,800 |
| 9075 Community Service Grants | \$50,000 | \$10,000 | \$60,000 |

Mr. David Scott questioned if the Cuero Development Corporation was amending their budget too often and if it was too early in the fiscal year to be amending the budget.

Mr. Charles Papacek explained that because there has been a large interest in the Community Services Program, the Executive Director made a recommendation of adding funds to this account to suit the needs of the community.

Samantha Solis mentioned that GVEC granted the December Events Committee \$20,000 towards the purchasing of LED bulbs, so the money had to be distributed to the appropriate account line item for the purchasing of bulbs at the beginning of the year. The CDC saw this as an opportunity to add additional funds to the Community Services Program.

Mr. Chris Crain questioned if it was most important to amend the budget closer to the end of the fiscal year.

It was mentioned that there wasn't an appropriate time, but amendments were normally done when most needed.

MOTION MADE BY DAVID SCOTT, SECONDED BY RICHARD WEBER, TO APPROVE BUDGET AMENDMENT #1 OF THE FISCAL YEAR 2017-2018 AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, November 13, 2017, Public Hearing Minutes, Tuesday, December 5, 2017, Special Meeting Minutes, Tuesday, December 5, 2017, December Events Committee Regular Meeting Minutes, Wednesday, November 15, 2017, and December Events Committee November Financial Report.

Chris Crain noted that a correction of the word "brining" needed to be changed to "bringing" under item #1 of Business – Cuero Regional Hospital.

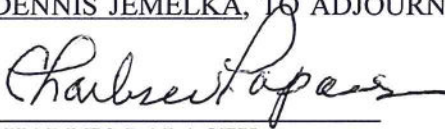
MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY RANDY JOCHIM, TO ACCEPT THE CONSENT AGENDA AS PRESENTED WITH THE EXCEPTION THAT THE CHANGE BE INCORPORATED IN THE REGULAR MEETING MINUTES OF NOVEMBER 13, 2017. AYES: 7 NAYES: 0 MOTION CARRIED

VI. EXECUTIVE DIRECTOR REPORT

- 1) Sales Tax Comparisons – A copy of the sales tax revenue report was included in the Board package. It was reported that the sales tax remittance was ahead by 9.03% for the fiscal year.
- 2) Discuss upcoming Community Leaders' Meeting – 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 – It was reported that Mr. Kennedy will be on FMLA for a few weeks for surgery.
- 4) December Events Committee – It was reported that December Events Committee is seeking volunteers to work Santa's House for the end of December. Samantha Solis reported that Hot Chocolate Nights on December 7th and 14th were successful and both sponsors showed interest in helping for the 2018 season.
- 5) Current Projects – A copy of the current projects was included in the Board package, there are 13 current projects for the FY 17-18.

VII. ADJOURN

MOTION MADE BY CHRIS CRAIN, SECONDED BY DENNIS JEMELKA, TO ADJOURN THE MEETING AT 6:03 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, DECEMBER 18, 2017, 5:30 P.M.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:30 p.m. on Monday, December 18, 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 November Financial Report

IV. BUSINESS

- Consider and act upon an application for Business Retention and Expansion Program for Gerard A. Gonzales dba Standard Printing Co. (111 E. Church Street)
- Consider and act upon Performance Agreement and Condition of Receipt of Public Subsidies/Agreement Regarding Repayment of Interest for Elliott Esplanada, Inc. (Cuero Sonic)
- Consider and act upon Budget Amendment #1 of the FY 2017-2018 Budget

V. CONSENT AGENDA

- Regular Meeting Minutes, Monday, November 13, 2017
- Public Hearing Minutes, Tuesday, December 5, 2017
- Special Meeting Minutes, Tuesday, December 5, 2017
- December Events Committee Regular Meeting Minutes, Wednesday, November 15, 2017
- December Events Committee November 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, December 15, 2017