

**NOTICE AND AGENDA  
REGULAR MEETING  
CUERO DEVELOPMENT CORPORATION  
MONDAY, MARCH 18, 2019**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:30 p.m. on Monday, March 18, 2019, at 212 E. Main, Cuero, Texas. This notice is posted pursuant to the Texas Open Meetings Act.

**I. CALL TO ORDER**

**II. CITIZENS INPUT**

- Citizens who have not filed an agenda application

**III. MONTHLY FINANCIAL REPORTS**

- Approval of February Financial Report

**IV. BUSINESS**

- Authorize names on signature cards for TrustTexas Bank

**V. CONSENT AGENDA**

- Regular Meeting Minutes, Tuesday, February 19, 2019
- December Events Committee Regular Meeting Minutes, Wednesday, February 20, 2019
- December Events Committee February Financial Report

**VI. EXECUTIVE DIRECTOR'S REPORT**

- Sales Tax Comparisons
- Community Leaders' 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, March 15, 2019

**MINUTES  
CUERO DEVELOPMENT CORPORATION  
REGULAR MEETING  
MONDAY, MARCH 18, 2019 5:30 P.M.**

The Cuero Development Corporation Board of Directors met Monday, March 18, 2019, at 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Randy Jochim, Richard Weber, Mayor Sara Post Meyer, Tyler McClellan, Greg Freeman, Chris Crain, CDC Executive Director Patrick J. Kennedy, and CDC Administrative Assistant Samantha Bayfus

ABSENT: David Scott

GUESTS: Gerard Gonzales – Standard Printing Co. and Sandra Osman – Cuero Main Street Manager

**I. CALL TO ORDER**

President Richard Weber called the meeting to order at 5:30 PM.

**II. CITIZENS INPUT**

None

**III. MONTHLY FINANCIAL REPORTS**

APPROVAL OF FEBRUARY FINANCIAL REPORT

Mr. Kennedy mentioned that he coordinated with Mr. Scott who reviewed the financial report and noted that there were no visible discrepancies.

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY GREG FREEMAN, TO ACCEPT THE FEBRUARY FINANCIAL REPORTS AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

**IV. BUSINESS**

AUTHORIZE NAMES ON SIGNATURE CARDS FOR TRUSTTEXAS BANK

As Charles Papacek and Dennis Jemelka are no longer on the CDC Board of Directors it was requested that they be removed from the TrustTexas Bank signature cards and be replaced by Greg Freeman

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY RANDY JOCHIM, TO REMOVE CHARLES W. PAPACEK AND DENNIS JEMELKA FROM CDC CHECKING ACCOUNT ENDING IN 0739, DECEMBER EVENTS COMMITTEE ACCOUNT ENDING IN 9722, AND THE CDC MONEY MARKET ENDING IN 399 AND TO REPLACE THEM WITH GREG FREEMAN. AYES: 6 NAYES: 0 MOTION CARRIED



## V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Tuesday, February 19, 2019  
December Events Committee Regular Meeting Minutes, Wednesday, February 20, 2019, and the December Events  
Committee February Financial Statement.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY GREG FREEMAN, TO ACCEPT THE  
CONSENT AGENDA AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

## 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 has increased by 5% for the fiscal year and has a slight decrease for the calendar year.
- 2) Community Leaders' Meeting – Michael Ada – Director of Economic Development, Response, & Recovery, Golden Crescent Regional Planning Commission will be the guest speaker for the April 5<sup>th</sup> Community Leaders' Meeting to be held at the Cuero Public Library, Alysia Cook of Opportunity Strategies, LLC will be the guest speaker for the May 3<sup>rd</sup> Community Leaders' Meeting to be held at the Cuero Public Library, and CDC staff is working to have the rural doctor from Yoakum as the speaker for an upcoming meeting.
- 3) Discuss upcoming conferences/meetings – Mr. Kennedy and Mayor Meyer will attend a webinar “How Attractive is Your Region to Prospective Companies?” hosted by the Guadalupe Electric Cooperative on Wednesday. An invitation to the Board will be emailed on Tuesday. Mr. Kennedy, President Weber, and Mayor Sara Post Meyer will attend the Eagle Ford Consortium Regional Quarterly Update to be held in Kenedy on April 3, 2019.
- 4) December Events Committee – It was reported that the DEC will have a Board Meeting on March 20<sup>th</sup> and elections of officers will be held. There are a total of (12) twelve Christmas in the Park displays were purchased by the public for the upcoming season.
- 5) Current Projects – A copy of the current projects was included in the Board package.

Mr. Gonzales of Standard Printing Co. was present during the status report of his business. Mr. Kennedy stated that Mr. Gonzales has had multiple mishaps during the duration of his roof being replaced. The project is over 50% complete at this point, but Mr. Gonzales will have to hire a different contractor to finish the remaining work. In light of the roof not being complete, there has been significant water damage during the recent rain showers. Mr. Kennedy questioned if the Board would consider remitting a payment to Mr. Gonzales for ½ of the \$16,000 + worth of work and materials that have been paid for thus far due to the contract expiration as of March 31, 2019.

Mr. Crain suggested that the CDC Board allow Mr. Gonzales' current contract to expire on March 31, 2019 and that a new Performance Agreement be set forth for remittance of payment at the April Board of Director's Meeting.

It was reported that Christ Healing Center, Cuero Veterinary Clinic, Cuero Area Soccer Association, and St. Mark's Evangelical Lutheran Church have all completed their projects, but are compiling final checklists, prior to submitting for payment. The Cuero ISD is still working on their project, but Mr. Kennedy noted that CDC recognition was present on their banners for the Auto Tech class. Cuero Livestock Show, Inc. is nearing completion of their project and Mr. Kennedy has an appointment with Mid Coast Construction Academy on March 21<sup>st</sup> for an update of their project.


Mr. Kennedy stated that he, Mrs. Bayfus, and Donald Jirkovsky of the UHV-SBDC were invited for a tour of the TexInn Hotel by Mr. Gaetan Pelletier. An employment add was listed in the Cuero Record and per the last discussion with Mr. Pelletier, it was suggested that his project for the Enterprise Program consideration will not move forward until the hotel has hired employees. It was noted that there are multiple months of work that will need to take place before Mr. Pelletier may continue with the process of his application.

Site Location Partnership (SLP) is going to continue marketing the Mount Vernon Mills facility that is listed for sale by Colliers International. SLP has mentioned that there is a possible interest that was connected through their E-blast.

A copy of LOI for Alta Power LLC was presented to the Board at the meeting. The City of Cuero has agreed to support a project that would allow Alta Power LLC to utilize their property located on FM 1447 as the site for their proposed power project. No action was required.

**VII. ADJOURN**

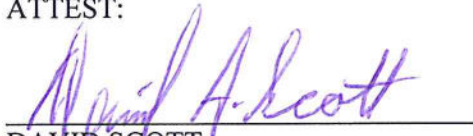
MOTION MADE BY RANDY JOCHIM, SECONDED BY CHRIS CRAIN, TO ADJOURN THE MEETING AT 6:29 P.M. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY



---

RICHARD WEBER  
PRESIDENT

ATTEST:



---

DAVID SCOTT  
SECRETARY/TREASURER