

**NOTICE AND AGENDA  
REGULAR MEETING  
CUERO DEVELOPMENT CORPORATION  
MONDAY, JULY 15, 2019, 12:00 p.m.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 12:00 p.m. on Monday, July 15, 2019, at the Cuero Public Library, 207 E. Main, Cuero, Texas. This notice is posted pursuant to the Texas Open Meetings Act.

**I. CALL TO ORDER**

**II. OPEN PUBLIC HEARING AND HEAR PUBLIC COMMENT ON THE PROPOSED ADOPTION OF THE FY 2019-2020 BUDGET AND WORK PROGRAM**

**III. CLOSE PUBLIC HEARING**

**IV. CITIZENS INPUT (2 minutes each)**

- Citizens who have not filed an agenda application

**V. MONTHLY FINANCIAL REPORTS**

- Approval of June Financial Report

**VI. BUSINESS**

- Consider and act upon Budget Amendment #3 of the FY 2018-2019

**VII. CONSENT AGENDA**

- Regular Meeting Minutes, Monday, June 17, 2019
- December Events Committee Meeting Minutes, Wednesday, June 19, 2019
- December Events Committee June Financial Report

**VIII. EXECUTIVE DIRECTOR'S REPORT**

- Sales Tax Comparisons
- Community Leaders' Meeting
- Discuss upcoming conferences/meetings
- December Events Committee
- Current Projects
  - TexInn Hotel

**IV. 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, July 12, 2019

**MINUTES**  
**CUERO DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**Monday, July 15, 2019 12:00 P.M.**

The Cuero Development Corporation Board of Directors met Monday, July 15, 2019, at 212 E. Main Street, Cuero, Texas.

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

ABSENT: Randy Jochim

**I. CALL TO ORDER**

President Richard Weber called the meeting to order at 12:00 P.M.

**II. OPEN PUBLIC HEARING AND HEAR PUBLIC COMMENT ON THE PROPOSED ADOPTION OF THE FY 2019-2020 BUDGET AND WORK PROGRAM**

Mr. Kennedy noted that in coordination with the Budget Committee, a few minor changes were made to the budget. This is the first time that a Public Hearing on the proposed Budget and Work Program has been done by the CDC due to a recent communication from the Texas Municipal League Attorney. Mr. Kennedy stated that a comparison of the two budget amendments is included in the agenda package. However, only the approved FY 19-20 Budget figures will be presented to the City Council along with the Work Program.

**III. CLOSE PUBLIC HEARING**

The Cuero Development Corporation closed the Public Hearing at 12:04 P.M.

President Richard Weber opened the Regular Meeting at 12:05 P.M.

Based on the Public Hearing, the CDC Board voted to adopt the Proposed FY 2019-2020 Budget and Work Program.

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY DAVID SCOTT, TO APPROVE AND ADOPT THE FISCAL YEAR 2019-2020 BUDGET AND WORK PROGRAM AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

**IV. CITIZENS INPUT**

None

**V. MONTHLY FINANCIALS**

Mr. David Scott gave the financial report for the period ending June 30, 2019. Mr. Scott stated that he reviewed the financial report and all accounts are in good standing.

Mayor Meyer questioned the amount of interest that has been earned thus on the CDC Certificate of Deposit (CD) Accounts for the FY 2018-2019 and questioned if an updated percentage of interest being earned was known. Mr. Scott stated that the interest earned for the (CD) Accounts is listed on page 2 of the financial report. It was reported that the CDC budgeted \$50,000 of interest income through June, 2019 and the actual amount earned to date is \$49,121.67. Mr. Kennedy noted that a further breakdown of the interest earned can be found on the balance sheet as a full composite breakdown.

Mayor Meyer also voiced her concern of how the new rules and regulations by the Federal Reserve may impact the CDC's investments. Mr. Scott mentioned that the CDC CD accounts are all limited to one year terms, which will conclude closer to the end of 2019 and those accounts will all be watched thoroughly.

MOTION MADE BY DAVID SCOTT, SECONDED BY GREG FREEMAN, TO ACCEPT THE JUNE FINANCIAL REPORTS AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

## **VI. BUSINESS**

### **CONSIDER AND ACT UPON BUDGET AMENDMENT #3 OF THE FY 2018-2019**

Mr. Kennedy mentioned that in coordination with the City of Cuero Finance Department, it was recommended that an amendment was done to the December Events Committee budget for recent cost overrides that were done to accommodate a few purchases. Approval by City Council will be required for the amendment because the display purchasing by the public was significantly higher than anticipated in the budget. The original DEC budget for display purchasing by the public was \$6,000. An additional \$6,000 was added to the budget in Amendment #2, but the final sales totaled over \$30,000.

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY GREG FREEMAN, TO APPROVE BUDGET AMENDMENT #3 OF THE FY 2018-2019 AS PRESENTED AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

## **VII. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, June 17, 2019, December Events Committee Meeting Minutes, Wednesday, June 17, 2019, and December Events Committee June Financial Report.

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

## **VIII. 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 decreased by nearly 15% for the month, but has remained flat for the fiscal year.
- 2) Community Leaders' Meeting – Mr. Kennedy mentioned that the Community Leaders' Meetings will resume in September.
- 3) Discuss upcoming conferences/meetings – Mr. Kennedy attended "The Who, What, When, Where, and How of Opportunity Zones" at the GVEC Cuero Customer Service Center and it was noted that the City of Cuero's Opportunity Zone is located on the North Western area of the county. Mr. Kennedy will attend the webinar "Fight or Flight: The Evolution of Rural and Secondary Markets" by Opportunity Strategies.
- 4) December Events Committee – It was reported that the community has benefited from the conversion to LED bulbs. An example of this is that the Displays can now be stored at the City of Cuero's Warehouse.
- 5) Current Projects –
  - o TexInn Hotel – Mr. Kennedy noted that in speaking with the City of Cuero's Code Enforcement Department, an inspection was made at the TexInn Hotel last week and there are still tasks that must be complete before a Certificate of Occupancy (CO) is issued. Mr. Kennedy reiterated that the invitation for a tour of the TexInn Hotel is only for visual purposes and no commitment will be made by participating. A Public Hearing will not be scheduled until a CO has been issued.

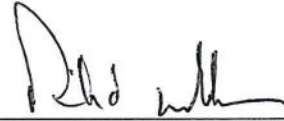
It was reported that Site Location Partnerships' (SLP) plans to present a final report to the CDC upon completion of their last lead.

Mr. Weber noted that based on the direction of the Board from the June meeting, he made contact with the realtor from Hallettsville that is involved with the Bishop Properties. Mr. Weber emailed the realtor and gave the specific

needs on behalf of the CDC in regards to their acreage located behind Pebble Ridge Estates. Mr. Weber has not had a response and will touch base with the contact person in the near future.

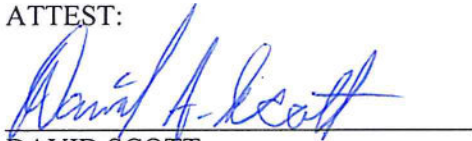
**ADJOURN**

MOTION MADE BY DAVID SCOTT, SECONDED BY TYLER MCCLELLAN, TO ADJOURN THE MEETING AT 12:25 P.M. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY



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RICHARD WEBER  
PRESIDENT

ATTEST:



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DAVID SCOTT  
SECRETARY/TREASURER