

**NOTICE AND AGENDA
REGULAR MEETING
CUERO DEVELOPMENT CORPORATION
MONDAY, NOVEMBER 18, 2019, 5:30 PM.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:30 P.M. on Monday, November 18, 2019, at 212 E. Main Street, 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 October Financial Report

IV. BUSINESS

- Consider and act upon an application for Major Projects by the Chisholm Trail Heritage Museum for the English-German School House
- Receive and approve the Cuero Development Corporation 2019-2021 Strategic Plan by Opportunity Strategies, LLC
- Receive and approve the Annual Report for Fiscal Year 2019 for submission to the Cuero City Council
- Appoint Nominating Committee
- Hear report from the Executive Director Search Committee
- Hear report from the Website Committee

V. CONSENT AGENDA

- Regular Meeting Minutes, Monday, October 21, 2019
- December Events Committee Regular Meeting Minutes, Wednesday, October 16, 2019
- December Events Committee October Financial Report

VI. EXECUTIVE DIRECTOR'S REPORT

- Sales Tax Comparisons
- Community Leaders' Meeting
- Discuss upcoming conferences/meetings
- December Events Committee
- Project Status

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 14, 2019

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
Monday, November 18, 2019 5:30 P.M.

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

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

ABSENT: Chris Crain

GUESTS: Kathy Frels, Sandy Ghosh, Gina Holcomb, Patricia Miller, Selena Milstead, Robert Oliver, Diana Thibodeaux, and Sharon Weber

I. CALL TO ORDER

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

II. CITIZENS INPUT

None

III. MONTHLY FINANCIALS

Mr. Scott gave the financial report for the period ending October 31, 2019. Mr. Scott mentioned that the financials were in good standing and he would recommend approval.

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO ACCEPT THE PRELIMINARY OCTOBER FINANCIAL REPORTS AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR MAJOR PROJECTS BY THE CHISHOLM TRAIL HERITAGE MUSEUM FOR THE ENGLISH-GERMAN SCHOOL HOUSE

Mr. Kennedy stated that the Cuero Development Corporation (CDC) approved to earmark money towards three prospective "Major Projects." The Chisholm Trail Heritage Museum's (CTHM) project, valued at \$50,000.00 for the English German School House is the first of the three prospective applicants to present to the CDC Board. Mr. Kennedy noted that the funding process of the Major Projects is different than that of the regular applications. A Performance Agreement will be presented to the CTHM, upon approval of the grant and two Cuero City Council readings will be required, prior to funding the grant.

Mr. Kennedy mentioned that the grant will assist with the final phase of the English German School House. Some of the expenses will include landscaping, raised beds, and miscellaneous electronics to be utilized for presentations and the recording studio.

Mr. Robert Oliver thanked the Cuero Development Corporation for their ongoing support of the Chisholm Trail Heritage Museum and gave an overview of the past grants awarded to the museum.

MOTION MADE BY GREG FREEMAN, SECONDED BY TYLER MCCLELLAN, TO APPROVE THE MAJOR PROJECTS PROGRAM FOR THE CHISHOLM TRAIL HERITAGE MUSEUM IN THE AMOUNT OF \$50,000.00

TO BE UTILIZED TOWARDS THE PURCHASING OF ITEMS AS DEFINED IN THEIR APPLICATION. AYES: 6
NAYES: 0 MOTION CARRIED UNANIMOUSLY

RECEIVE AND APPROVE THE CUERO DEVELOPMENT CORPORATION 2019-2021 STRATEGIC PLAN BY OPPORTUNITY STRATEGIES, LLC

Mr. Kennedy noted that although several discussions with Opportunity Strategies took place, there were still some discrepancies in the final submission of the 2019-2022 Strategic Plan and Implementation Guide. The Board stated that in the future our contract should state that final payment shall take place only after the final product is approved by the Board of Directors.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY RANDY JOCHIM, TO ACCEPT THE STRATEGIC PLAN WITH RESERVATIONS AND FOR THE BOARD TO DIRECT THE CDC STAFF TO MAKE THE MODIFICATIONS AS SUGGESTED BY THE BOARD. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

RECEIVE AND APPROVE THE ANNUAL REPORT FOR FISCAL YEAR 2019 FOR SUBMISSION TO THE CUERO CITY COUNCIL

Mr. Kennedy mentioned that the Annual Report to the Cuero City Council is an overview of the work done by the Cuero Development Corporation. Highlighted items in the report were: a final project status for the FY 2018-2019, for the fifth consecutive year the CDC was awarded the Economic Excellence Recognition, Cuero was a Film Friendly Community and was a finalist for an automobile commercial by producers in Japan, Cuero's Christmas in the Park was voted the Best of the Best Holiday Event by the readers of the Victoria Advocate for the eighth consecutive year, and Cuero was recertified as a Certified Retirement Community and a new recertification will be in the works for 2020.

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY GREG FREEMAN, TO ACCEPT THE ANNUAL REPORT FOR FISCAL YEAR 2019 FOR SUBMISSION TO THE CUERO CITY COUNCIL. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

APPOINT NOMINATING COMMITTEE

Mr. Patrick J. Kennedy presented this item to the Board. It was mentioned that Mayor Meyer, David Scott, and Richard Weber all have terms that will expire in January, 2020. Mr. Weber appointed Greg Freeman, Randy Jochim, and Tyler McClellan to the Nominating Committee.

HEAR REPORT FROM THE EXECUTIVE DIRECTOR SEARCH COMMITTEE

Mr. Kennedy mentioned that in working with the City of Cuero, the applicants are applying through the City's portal. Six applications have been received and the position is open until filled. The committee will meet on Friday, November 22nd to review the current applicants.

HEAR REPORT FROM THE WEBSITE COMMITTEE

Greg Freeman reported that the Website Committee has sent out an RFP to redesign the CDC website and for Social Media management to Blue Note Media, Thrive Fuel, Wabbitt Web Design, and Web Services of Victoria.

Mr. Scott questioned the budget of the website revitalization. Mr. Freeman noted that the budget will vary depending on what needs the CDC is looking for. Most of the redesign options are à la carte so the options should be reasonable. Mr. Freeman also mentioned that the Social Media management will likely have a set monthly service fee.

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, October 21, 2019, the December Events Committee Regular Meeting Minutes, October 16, 2019, and the December Events Committee October Financial Report.

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY RANDY JOCHIM, 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. Mr. Kennedy reiterated the need to coordinate with City staff about the ongoing sales tax issues, if the remittance continues to drop. Mr. Kennedy noted that it will be necessary to begin promoting shopping local.
- 2) Community Leaders' Meeting – Mr. Kennedy mentioned that the December 6th guest speaker will be Senator Lois Kolkhorst to be held at the Cuero Public Library and the January meeting is expected to be the yearly Community Roundtable.
- 3) Discuss upcoming conferences/meetings – Mr. Kennedy announced that he and Mr. David Scott will attend the Public Funds Investment Act Training in League City on December 5th and 6th.
- 4) December Events Committee (DEC) – Mr. Kennedy called for an Executive Session in regards to the December Events Committee.

EXECUTIVE SESSION

Pursuant to Title 5 of the Texas Government Code, Chapter 551, Section 551.072, Deliberation Regarding Real Property Cuero Development Corporation began an Executive Session of November 18, 2019 at 6:19 P.M.

RECONVENE PUBLIC MEETING TO TAKE NECESSARY ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION.

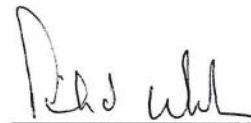
ANNOUNCEMENT BY PRESIDING OFFICER: Cuero Development Corporation has completed its Executive Session of November 18, 2019 at 6:34 P.M.

RECONVENE TO OPEN MEETING

1. Actions resulting from Executive Session – No action was taken.
- 5) Project Status – Mr. Kennedy reported that there are three current projects for the FY 2019-2020. DeWitt County Farm Bureau has complete their project and a check will be presented at a later date.

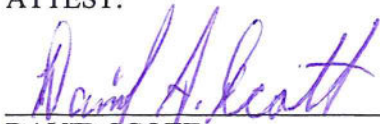
VII. ADJOURN

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY RANDY JOCHIM, TO ADJOURN THE MEETING AT 6:39 P.M. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY



RICHARD WEBER
PRESIDENT

ATTEST:



DAVID SCOTT
SECRETARY/TREASURER