

**MINUTES**  
**CUERO DEVELOPMENT CORPORATION**  
**SPECIAL MEETING**  
**Monday, July 7, 2014 5:30 P.M.**

The Cuero Development Corporation Board of Directors met Monday, July 7, 2014, at 212 E. Main Street, Cuero, Texas.

**PRESENT:** Board Members: Charles Papacek, Dennis Jemelka, Mayor Sara Post Meyer, Charles Tounley, Shay Iacononelli, Will Carbonara, Richard Weber, CDC Executive Director Patrick J. Kennedy, Secretary Lurah Alvarez

**ABSENT:** None

**GUESTS:** Lillian Smith, Bob Garrett, Paul Holcomb Sr., Chris Crain

President Charles Papacek called the meeting to order at 5:30 pm

**EXECUTIVE SESSION PURSUANT TO SECTION 551.072 TEXAS GOVERNMENT CODE REGARDING THE PURCHASE, EXCHANGE, AND/OR SALE OF REAL PROPERTY LOCATED IN DEWITT COUNTY**

**ANNOUNCEMENT BY PRESIDING OFFICER:** Cuero Development Corporation has completed its Executive Session on July 7, 2014 at 6:51 p.m.

**MOTION MADE BY SHAY IACOPONELLI, SECONDED BY RICHARD WEBER, TO OFFER TO GEO SOUTHERN HOLDING CONTINGENT ON AN EARNEST MONEY CONTRACT FOR \$625,000 FOR THE 35,000 SQUARE FEET BUILDING AND PROPERTY THAT IT SITS ON. AYES: 7 NAYES: 0 MOTION CARRIED**

**NEW BUSINESS**

**DRAFT FY 2015 BUDGET**

CDC Executive Director, Patrick Kennedy stated that he has coordinated with the Finance Department regarding the CDC FY 2015 budget. Mr. Kennedy gave an overall review to the board of the CDC FY 2015 balanced budget. The Administrative (3202) includes the dues for the Rotary Club and Certified Community Retirement Program. The certification to be considered a Certified Community Retirement expired in 2012. The \$5,000 fee to recertify was added to the budget. Marketing (3207) was increased to \$20,000. Mr. Kennedy stated that we will have a contract with the City of Cuero for professional services, the agreed amount was \$1,000 a month for financial services and rent. Websites and updates (3249), was increased to cover the cost to update the CDC website this year. Dues and memberships (3502) included the cost to join Team Texas which is a new marketing agency under the Texas Economic Development Council.

The fees for BCL (39004) stayed the same and include the monthly fees, Mr. Kennedy stated that we are going to try and increase the exposure to the program. The Enterprise program is new for this year and includes a substantial increase of \$170,000. The Enterprise Program is the big program and will take an applicant 3-4 months to get thru the process. Mr. Kennedy mentioned \$100,000 is allocated for Park Improvement Projects. The Parks Department will come up with the projects they want CDC to participate in and bring them to the CDC board for approval.

The Community Service Grant was increased to \$40,000, the Business Retention and Expansion was increased to \$60,000, and the Main St. Façade Program will be increased to \$60,000 and will only apply to Businesses in the Main Street area, applying to the front façade only.

The CDC signed a three year agreement with certain requirements that would need to be met for Main Street partnering with the city. The CDC's part would be \$75,000 from the proposed budget.

#### DRAFT PROPOSAL FOR FY 2015 GRANT APPLICATIONS

Mr. Kennedy presented a brief overview of the following six proposed programs to the board. Every application will have the undocumented workers form; we will work with legal counsel in streamlining the performance agreement.

- **The Main Street Façade Program**
  - Will only be for front facades in the designated Main Street area. No more than \$10,000 or 50% of project.
- **Entrepreneur Program**
  - New program for business start-ups will have to work with the UHV's Small Business Development Center will be required to develop a business plan, have completed sessions of business finance prior to completing an application with a maximum of \$10,000. If the business fails within a designated period of time there will be a mechanism for reimbursement of grant.
- **Downtown Bat Program**
  - No changes will be made to the program. Applicants will be able to obtain up to \$1,000 or 50% of total cost.
- **Community Services Program**
  - Will be a maximum up to \$10,000 or 50% of project, they will be required to give credit by displaying a sign or plaque stating partial funding was provided by a grant from the Cuero Development Corporation.
- **Enterprise Program**
  - This is the program that will fund major projects; that will take the applicant 3-4 months to complete. There will be a complete review of their financial reports; the business owner will be involved with the Small Business Development Center.
- **Business Retention and Expansion Program**
  - Designed for companies who provide sales tax, the business owner will need to be specific, define when they will complete the project; information will be collected on how many jobs will be retained and how many jobs will be created.

The goal is to have the work program for FY 2015 and the budget ready in two weeks and to have a complete understanding of all the programs that will implemented in 2015. This will allow us to go to the City Council in July for approval with the 60 day notification prior to October 1.

**ADJOURN**

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY RICHARD WEBER, TO  
ADJOURN THE MEETING AT 7:29 P.M. AYES: 7 NAYES: 0 MOTION CARRIED

  
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CHARLES PAPACEK  
PRESIDENT

ATTEST:

  
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WILL CARBONARA  
TREASURER

**NOTICE AND AGENDA  
SPECIAL MEETING  
CUERO DEVELOPMENT CORPORATION  
MONDAY, July 7, 2014 5:30 P.M.**

The Cuero Development Corporation (CDC) will hold a special meeting at 5:30 p.m. on Monday, July 7, 2014, at 212 E. Main, Cuero, Texas. This notice is posted pursuant to the Texas Open Meetings Act.

**I. CALL TO ORDER**

**II. BUSINESS**

1. Draft FY 2015 Budget
2. Draft Proposal for FY 2015 Grant Applications

**II. EXECUTIVE SESSION**

3. Deliberate the purchase, exchange, lease, or value of real property (V.T.C.A., Government Code, Section 551.072)

**III. RECONVENE TO OPEN MEETING**

4. Action resulting from Executive Session

**III. 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:**

Cuero Development Corporation, 214 E. Main Street; City Hall, 212 E. Main Street; and on the CDC website, Thursday, July 3, 2014.

