

**MINUTES**  
**CUERO DEVELOPMENT CORPORATION**  
**SPECIAL MEETING**  
**Monday, September 29, 2014 12:00 NOON**

The Cuero Development Corporation Board of Directors met Monday, September 29, 2014, at 207 E. Main Street (Library), Cuero, Texas.

PRESENT: Board Members: Charles Papacek, Charles Tounley, Mayor Sara Post Meyer, Richard Weber, Will Carbonara, Dennis Jemelka, Mike Weaver, Patrick J. Kennedy, Executive Director

ABSENT: None

GUESTS: David Danish, City Park Superintendent

**I. CALL TO ORDER**

President Charles Papacek called the meeting to order at 12:05p.m. President Papacek introduced new Board Member Mike Weaver who is serving out the unexpired term of Shay Iacononelli.

**II. BUSINESS**

**HEAR REPORT FROM DAVID DANISH ON PROPOSED PARK ACTIVITIES FROM CDC ALLOCATION FOR FY'15.**

Mr. David Danish gave a brief presentation to the Board along with a handout outlining the plans for the Lakefront Project. Plans for FY'15 include construction of ten (10) canopies, new lighting along the Lakefront and three (3) RV spots with water and sewer hook-ups, installation of palm trees and other improvements. General discussions about the Lakefront Project continued with Mr. Danish noting that any costs over the \$100,000 pledged by the CDC would be paid for by the City of Cuero. No action was necessary.

**RECEIVE REPORTS FROM BUTLER BURGHER GROUP AND THOMAS SURVEYORS REGARDING CDC BUILDING AND PROPERTY AND AMEND BUDGET TO PROVIDE COMPENSATION FOR SAID WORK.**

The Board received the report from Thomas Surveyors on the CDC building and properties. They also received the report from Butler Burgher Group which is outlined as follows:

- 35,000 square foot industrial facility located on 3.609 acre tract of land – valued at \$540,000;
- 4.302 acres of excess land – valued at \$ 86,000;
- 7.588 Acres of Vacant Residential Land – valued at \$91,000.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY MIKE WEAVER, TO ACCEPT THE REPORTS FROM BUTLER BURGHER GROUP AND THOMAS SURVEYORS AND TO AMEND THE BUDGET TO PROVIDE FOR COMPENSATION FOR SAID WORK. AYES: 7 NAYES: 0 MOTION CARRIED.

**CONSIDER AND ACT UPON REQUEST FROM CUERO MAIN STREET FOR SPONSORSHIP OF 2<sup>ND</sup> ANNUAL CHRISTMAS IN DOWNTOWN.**

Christmas in Downtown is asking for sponsorship in the amount of \$3,330 from the Cuero Development Corporation. Discussion followed.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RICHARD WEBER, TO APPROVE SPONSORSHIP FOR CUERO MAIN STREET 2<sup>ND</sup> ANNUAL CHRISTMAS IN DOWNTOWN IN THE AMOUNT OF \$3,330.00. AYES: 7 NAYES: 0 MOTION CARRIED.

CONSIDER AND ACT UPON PROPOSED CO-SPONSORSHIP WITH THE GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC) FOR THE CUERO DEVELOPMENT CORPORATION (CDC) BUSINESS APPRECIATION LUNCHEON NOVEMBER 5, 2014.

General discussions followed regarding the co-sponsorship of the Appreciation Luncheon November 5, 2014.

MOTION MADE BY WILL CARBONARA, SECONDED BY DENNIS JEMELKA, TO APPROVE CO-SPONSORSHIP WITH GVEC FOR THE CDC BUSINESS APPRECIATION LUNCHEON ON NOVEMBER 5, 2014 FOR AN AMOUNT NOT TO EXCEED \$2,000. AYES: 7 NAYES: 0 MOTION CARRIED.

APPROVE THE REVISED ENTREPRENEUR PROGRAM APPLICATION FOR FY 2015.

Charles Papacek stated Reviewing and approving all applications for project funding in FY 2015 is being removed from the table from the last meeting. Mr. Kennedy presented a brief overview of the following six proposed programs to the board. Every application will have the undocumented workers form and a performance agreement.

**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. Changes made to the application were presented by Mr. Kennedy including a second page for signature and project cost information.

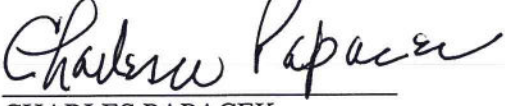
MOTION MADE BY RICHARD WEBER, SECONDED BY MIKE WEAVER, TO APPROVE AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED

APPOINT COMMITTEE TO ASSIST WITH REDEVELOPMENT OF CDC WEBSITE.

President Charles Papacek appointed Mayor Sara Post Meyer, Richard Weber and Charles Tounley.

### III. ADJOURN

MOTION MADE BY RICHARD WEBER, SECONDED BY WILL CARBONARA, TO ADJOURN THE MEETING AT 1:15 P.M. AYES: 7 NAYES: 0 MOTION CARRIED

  
CHARLES PAPACEK  
PRESIDENT

ATTEST:



WILL CARBONARA  
TREASURER



**NOTICE AND AGENDA  
SPECIAL MEETING  
CUERO DEVELOPMENT CORPORATION  
MONDAY, SEPTEMBER 29, 2014, 12:00 NOON**

The Cuero Development Corporation (CDC) will hold a special meeting at 12:00 p.m., on Monday, September 29, 2014, at 207 E. Main (Library), Cuero, Texas. This notice is posted pursuant to the Texas Open Meetings Act.

**I. CALL TO ORDER**

**II. BUSINESS**

1. Hear report from David Danish on proposed park activities from CDC allocation for FY 2015.
2. Receive reports from Butler Burgher Group and Thomas Surveyors regarding CDC Building and property and amend budget to provide compensation for said work.
3. Consider and act upon request from Cuero Main Street for sponsorship of 2<sup>nd</sup> Annual Christmas in Downtown.
4. Consider and act upon proposed co-sponsorship with the Guadalupe Valley Electric Cooperative (GVEC) for the Cuero Development Corporation (CDC) Business Appreciation Luncheon November 5, 2014.
5. Approve the revised Entrepreneur Program application for FY 2015.
6. Appoint committee to assist with redevelopment of CDC website.

**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, September 25, 2014.