

**NOTICE AND AGENDA
SPECIAL MEETING
CUERO DEVELOPMENT CORPORATION
FRIDAY, MARCH 3, 2017, 12:00 P.M.**

The Cuero Development Corporation (CDC) will hold a special meeting at 12:00 p.m., on Friday, March 3, 2017 at 212 E. Main, Cuero, TX. This notice is posted pursuant to the Texas Open Meetings Act.

I. CALL TO ORDER

II. CITIZENS INPUT (2 minutes each)

III. BUSINESS

- Consider and act upon an application for Business Retention and Expansion Program for Main Street Kaffee Haus & Deli, 104 E. Main St.
- Consider and act upon an application for Entrepreneur Program for John Hudgeons, 610 E. Main St.
- Consider and act upon an application for Entrepreneur Program for Crafty Chics, 106 N. Gonzales
- Review the 1st Quarter 2017 Action Items of the Strategic Plan 2015-2018 (Page 81)

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:

Cuero Development Corporation, 214 E. Main Street; City Hall, 212 E. Main Street; and on the CDC Website, Tuesday, February 28, 2017

**MINUTES
CUERO DEVELOPMENT CORPORATION
SPECIAL MEETING
FRIDAY, MARCH 3, 2017 12:00 P.M.**

The Cuero Development Corporation Board of Directors met Friday, March 3, 2017, at 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Charles Papacek, Dennis Jemelka, Chris Crain, Randy Jochim, David Scott, Richard Weber, Executive Director, Patrick J. Kennedy, and CDC Administrative Assistant, Samantha Solis.

ABSENT: Mayor Sara Post Meyer

GUESTS: Connie Hawes, John Hudgeons, Joe Humphreys, Donald Jirkovsky, Gerri Lawing, Sandra Osman, Annette Rath, Kevin Ryan, Jean Smith, and Lisa Waterbury

I. CALL TO ORDER

President Charles Papacek called the meeting to order at 12:02 p.m.

II. CITIZENS INPUT

NONE

III. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR MAIN STREET KAFFEE HAUS & DELI, 104 E. MAIN STREET

Mr. Patrick Kennedy presented this item to the Board. Annette Rath, owner of the Kaffee Haus has come to the Board for assistance in paying for the rerouting of the sewage line that runs to the bathroom at the Kaffee Haus and for the replacement of a collapsed line under a large tree located behind the building, the tree removal has also been included in the bid. The application is complete and all bids have been received.

MOTION MADE BY RICHARD WEBER, SECONDED BY DAVID SCOTT, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT FOR MAIN STREET KAFFEE HAUS & DELI IN THE AMOUNT OF \$3,000. AYES: 6 NAYES: 0 MOTION CARRIED.

CONSIDER AND ACT UPON AN APPLICATION FOR ENTREPRENEUR PROGRAM FOR JOHN HUDGEONS, 610 E. MAIN ST.

Mr. Kennedy presented this item to the Board. John Hudgeons, Photographer, has asked the Board for assistance in funding photographic equipment that will enhance his existing equipment. The new additions will enable to him to better provide photography to patrons. It was noted by Mr. Kennedy that the two grant applicants who have complete applications under the current guidelines would be considered for funding due to the fact that the application was available for use, both on the CDC website and Facebook. Questions were asked over whether John Hudgeons Photography would bring sales tax to the City, have additional job creations, and whether the CDC should grant funding for a part time business. Mr. Kennedy reiterated that none of the stipulations mentioned are listed in the application and that just because a completed application is submitted, there is no assurance of project funding. Mr. Hudgeons informed the Board that his business was technically full time because photography takes place during the evenings and weekends and that his full time job is being a teacher, therefore, he has the summer, winter, and spring break off.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RICHARD WEBER, TO APPROVE THE ENTREPRENEUR PROGRAM GRANT IN THE AMOUNT OF \$10,000. AYES: DENNIS JEMELKA, CHARLES PAPACEK, AND RICHARD WEBER NAYES: CHRIS CRAIN, RANDY JOCHIM, AND DAVID SCOTT MOTION FAILED

After discussion, the CDC staff recommended that the Board offer \$4,000 with Mr. Hudgeons' matching \$1,000.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RICHARD WEBER, TO APPROVE THE ENTREPRENEUR PROGRAM GRANT IN THE AMOUNT OF \$4,000 WITH JOHN HUDGEONS' MATCHING \$1,000. AYES: CHARLES PAPACEK, DENNIS JEMELKA, RANDY JOCHIM, AND RICHARD WEBER NAYES: CHRIS CRAIN AND DAVID SCOTT MOTION CARRIED

CONSIDER AND ACT UPON AN APPLICATION FOR ENTREPRENEUR PROGRAM FOR CRAFTY CHICS, 106 N. GONZALES

Mr. Kennedy presented this item to the Board and noted that it was complete application with the required documentation from the UHV-SBDC. Crafty Chics is a partnership between Caroline Hawes and Lisa Waterbury. Mrs. Waterbury informed the Board that there wasn't any legal documentation amongst the two and their partnership, but that there is a document that the two of them created and have both signed for business purposes. Crafty Chics has come to the Board for the assistance in opening their arts and crafts store that would sell a small supply of merchandise and offer crafting classes to the public. The grant would partially help fund the purchase of a front sign for the building, furniture for the store, a point of sales system, and equipment for crafting classes.

Mr. David Scott asked if a lease has been designed between Crafty Chics and Mr. Frank Burns (building owner). Mrs. Hawes stated that they are waiting for a correspondence from the CDC on whether their grant would be approved before signing a lease with Mr. Burns.

Discussions were brought up on whether the business would create sales tax, job creation, and the hours of operation of which the business were aiming to be open. Mr. Kennedy again mentioned that none of the stipulations were listed in the requirements for the Entrepreneur Grant Application.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RICHARD WEBER, TO APPROVE THE ENTREPRENEUR GRANT APPLICATION FOR CRAFTY CHICS IN THE AMOUNT OF \$9,396.36. AYES: CHARLES PAPACEK, DENNIS JEMELKA, RANDY JOCHIM, AND RICHARD WEBER NAYES: CHRIS CRAIN AND DAVID SCOTT MOTION CARRIED

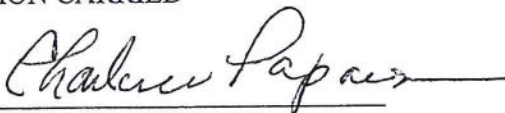
After both applications were approved, Richard Weber suggested that the CDC work with the UHV-SBDC to construct the new Entrepreneur Grant Application. Mr. Joe Humphreys agreed to offer their assistance. As stated in the February 27th meeting CDC staff will work with the Board during the summer to revise the Entrepreneur Program and have all changes incorporated for the beginning of FY 2017-2018 (October 1, 2017)

REVIEW THE 1ST QUARTER 2017 ACTION ITEMS OF THE STRATEGIC PLAN 2015-2018 (PAGE 81)

Mr. Papacek asked the Board to review page 81 and it would be discussed at the March Board of Directors Meeting.

IV. ADJOURN

MOTION MADE BY RICHARD WEBER, SECONDED BY RANDY JOCHIM, TO ADJOURN THE MEETING AT 1:23 P.M. AYES: 6 NAYES: 0 MOTION CARRIED


CHARLES PAPACEK
PRESIDENT

ATTEST:


DENNIS JEMELKA
VICE-PRESIDENT