

**MINUTES**  
**CUERO DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**Tuesday, January 20, 2015 5:30 P.M.**

The Cuero Development Corporation Board of Directors met Tuesday, January 20, 2015, at 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Charles Papacek, Mayor Sara Post Meyer, Richard Weber, Will Carbonara, Charles Tounley, Dennis Jemelka, Mike Weaver, Executive Director, Patrick J. Kennedy, Purchasing/Warehouse Director, Rhonda Stastny, CDC Administrative Assistant, Samantha Solis

ABSENT: None

GUESTS: Connie Hawes, Robert Oliver, Kay Lewis, Alton Meyer, Jeremy Zaborowski, Jay Lewis, and Terry Glover

**I. CALL TO ORDER**

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

**II. CITIZENS INPUT**

CITIZENS WHO HAVE NOT FILED AN AGENDA APPLICATION.

Mr. Robert Oliver addressed the Board about his Façade Improvements Grant for the H. Runge Building and their help with refurbishing the Chisholm Trail Heritage Museum. Mr. Oliver thanked the CDC Board of Directors for their dedication to improving the downtown area and praised their past results.

**III. MONTHLY FINANCIAL REPORTS**

APPROVAL OF DECEMBER FINANCIAL REPORT

Mr. Patrick Kennedy went over the Financial Report for the period ending December 31, 2014.

MOTION MADE BY RICHARD WEBER, SECONDED BY WILL CARBONARA, TO ACCEPT THE DECEMBER FINANCIAL REPORT AS PRESENTED. AYES: 7 NAYES: 0  
MOTION CARRIED.

**IV. BUSINESS**

HEAR REPORT ON SECOND DRAFT OF STRATEGIC PLAN 2015-2017 FROM JEREMY ZABOROWSKI OF LCRA

Jeremy Zaborowski of LCRA reviewed the second draft of the strategic plan and indicated that we are moving forward with the plan, and the next phase will be available in the next several weeks. Jeremy asked for any questions or comments, and a brief discussion followed.

RECEIVE ANNUAL REPORT FROM DECEMBER EVENTS COMMITTEE (CHRISTMAS IN THE PARK)

Ms. Kay Lewis of the December Events Committee gave a report on the current status of Christmas in the Park. Ms. Lewis reported that the car count for the season was around 20,000 and the money donated was up \$2,000 from last year. The December Events Committee will invest in a counter for an accurate count of next year's cars, along with a shelter for the volunteer workers.

CONSIDER AND ACT ON REPORT FROM THE CITY OF CUERO FINANCE DEPARTMENT ON BCL CLOSEOUT.

Ms. Connie Hawes, Finance Director for the City of Cuero gave a report on the current status of the BCL Loan Program. Ms. Hawes noted that the computed value of the CDC investment as of 12-31-14 was \$165,572.76. January activity to date shows the bank balance at \$177,270.70 of which \$147,250.02 is CDC's share. A brief question and answer period followed. A copy of the BCL Closeout Report will be included with the official minutes of the January meeting.

MOTION MADE BY WILL CARBONARA, SECONDED BY CHARLES TOUNLEY, TO OPEN A THIRD BANK ACCOUNT AT TRUST TEXAS BANK AND TRANSFER THE \$147,250.02 (CDC'S PORTION) OF THE BCL FUNDS INTO THIS ACCOUNT. AYES: 7 NAYES: 0 MOTION CARRIED.

MOTION MADE BY SARA POST MEYER, SECONDED BY DENNIS JEMELKA, TO AUTHORIZE THE CDC EXECUTIVE DIRECTOR TO WRITE A LETTER TO BCL NOTIFYING THEM OF THE TRANSFER OF CDC FUNDS IN THE ACCOUNT. AYES: 7 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT ON MAIN STREET FAÇADE PROGRAM FOR PHARMACY AND MEDICAL MUSEUM OF TEXAS.

Mr. Patrick Kennedy presented this item to the Board noting that the Pharmacy and Medical Museum of Texas presented an application requesting \$2,400 for their \$4,800 cornice project. The application is complete and all paperwork is in order. General discussions followed.

MOTION MADE BY WILL CARBONARA, SECONDED DENNIS JEMELKA, TO APPROVE THE MAIN STREET FAÇADE PROGRAM APPLICATION FOR PHARMACY AND MEDICAL MUSEUM OF TEXAS IN THE AMOUNT OF \$2,400. AYES: 7 NAYES: 0 MOTION CARRIED.

CONSIDER AND ACT ON REPORT FROM NOMINATING COMMITTEE

There are three positions up for appointment for terms to serve February 2015 – January 2017. The current members whose term expires are Charles Papcek, Dennis Jemelka, and Charles Tounley. Mr. Tounley indicated that he did not wish to serve another term. Sara Post Meyer and Will Carbonara who served on the nominating committee presented six recommendations to the Board of Directors to fill the positions. The names included on the ballot were: Dennis Jemelka, Charles Papacek, Jennifer Bauer, Bridgette Cerny, Skip Gjolberg, Randy Jochim, and David Scott. The Board of Directors voted to recommend reappointment of Dennis Jemelka and Charles Papacek and the appointment of Randy Jochim.

MOTION MADE BY MIKE WEAVER, SECONDED BY RICHARD WEBER, TO RECOMMEND TO THE CITY COUNCIL THE REAPPOINTMENT OF DENNIS JEMELKA AND CHARLES PAPACEK AND APPOINTMENT OF RANDY JOCHIM TO REPLACE CHARLES TOUNLEY STARTING IN FEBRUARY 2015. AYES: 7 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT ON REPORT FROM WEBSITE/VIDEO COMMITTEE

Sara Post Meyer and Richard Weber were assigned to the Website/Video Committee. The two recommended websites designed by EDSuites and a video produced by Sizemore Media & Consulting.

MOTION MADE BY WILL CARBONARA, SECONDED BY RICHARD WEBER, TO START CONTRACTING WITH EDSUITES AND RECEIVE A PROPOSAL FOR DESIGNING THE CDC WEBSITE. AYES: 7 NAYES: 0 MOTION CARRIED

MOTION MADE BY RICHARD WEBER, SECONDED BY MIKE WEAVER, TO MOVE FORWARD WITH SIZEMORE MEDIA & CONSULTING ON PRODUCING A CDC VIDEO. AYES: 7 NAYES: 0 MOTION CARRIED

**V. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, December 15, 2014 and the December Events Financial Report for December. Brief discussion followed.

MOTION MADE BY CHARLES TOUNLEY, SECONDED BY MIKE WEAVER, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED.

**VI. EXECUTIVE DIRECTOR REPORT**

CONSIDER AND ACT ON ACTIVITY REPORT FROM PATRICK KENNEDY

- 1) Sales Tax Comparison – A copy of the sales tax revenue report was included in the Board package. The report indicates that we are at the anticipated level.
- 2) Status of FY 2014-2015 Grant Programs – Mr. Kennedy reported that the Security Storage project is complete, Ander's Auto is nearing completion and that the other active projects are in progress.
- 3) TEDC 2015 Legislative Conference – Austin, Texas February 24-26, 2015 – Mr. Kennedy will be attending and will report back once he returns.
- 4) Discuss upcoming Community Leader's Meeting – The upcoming meetings include guest speakers Ms. Rhonda Fotiades, Senior Public Affairs Specialist with Pioneer Natural Resources and Dr. Vic Morgan, Jr., Interim President of the University of Houston-Victoria will be the guest speaker at the March meeting that will be hosted by the Chisholm Trail Heritage Museum. The CDC will send out formal invitations closer to the meeting dates.

MOTION MADE BY RICHARD WEBER, SECONDED BY SARA POST MEYER, TO APPROVE THE EXECUTIVE DIRECTOR'S REPORT AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED.

**VII. EXECUTIVE SESSION**

Pursuant to Title 5 of the Texas Government Code, Chapter 551.072, Deliberation Regarding Real Property

- Deliberate the sale, exchange, lease, or value of real property (V.C.T.A., Government Code, Section 551.071)

Cuero Development Corporation began an Executive Session of January 20, 2015 at 6:47 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 January 20, 2015 at 7:46 p.m.

The Board of Directors gave the consent to Executive Director, Pat Kennedy to negotiate the Earnest Money Contract for the 7.588 acre tract.

MOTION MADE BY MIKE WEAVER, SECONDED BY WILL CARBONARA, TO ALLOW CDC EXECUTIVE DIRECTOR, PAT KENNEDY TO NEGOTIATE THE EARNEST MONEY CONTRACT FOR THE 7.588 ACRE TRACT. AYES: 7 NAYES:0 MOTION CARRIED

**VIII. ADJOURN**

MOTION MADE BY RICHARD WEBER, SECONDED BY CHARLES TOUNLEY, TO ADJOURN THE MEETING AT 7:47 P.M. AYES: 7 NAYES: 0 MOTION CARRIED

  
CHARLES PAPACEK  
PRESIDENT

ATTEST:



\_\_\_\_\_  
WILL CARBONARA  
TREASURER