

**MINUTES  
CUERO DEVELOPMENT CORPORATION  
REGULAR MEETING  
TUESDAY, JANUARY 22, 2019 5:30 P.M.**

The Cuero Development Corporation Board of Directors met Tuesday, January 22, 2019, at 212 E. Main Street, Cuero, Texas.

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

GUESTS: Donald Jirkovsky – UHV, SBDC

**I. CALL TO ORDER**

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

**II. CITIZENS INPUT**

None

**III. MONTHLY FINANCIAL REPORTS**

APPROVAL OF DECEMBER FINANCIAL REPORT

Mr. Scott gave the financial report for the period ending December 31, 2018. Mr. Scott stated that he reviewed the financial report and all accounts are in good standing.

Mr. Kennedy stated that page one of the financial statement does not reflect the correct balances for the Wells Fargo accounts. An updated balance will be reflected on the financials once all documentation has been received from Wells Fargo. Mr. Kennedy mentioned that a penalty was assessed on the local Wells Fargo CD because the CDC closed their account and moved it to a Wells Fargo brokerage account with a significant increase in interest bearing.

Mayor Meyer mentioned that that the December Events Committee was lacking deposits and questioned if they would be added to the January financial statement for gate collections in Cuero's Christmas in the Park. Mr. Kennedy stated that because the last deposits were made after December 31<sup>st</sup>, those would be accounted for in January.

MOTION MADE BY DAVID SCOTT, SECONDED BY DENNIS JEMELKA, TO ACCEPT THE DECEMBER FINANCIAL REPORTS AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

**IV. BUSINESS**

CONSIDER AND ACT UPON A CONTRACT FOR APPROVAL FOR OPPORTUNITY STRATEGIES LLC TO DEVELOP A STRATEGIC ECONOMIC DEVELOPMENT PLAN

Mr. Kennedy stated that in coordinating with the CDC attorney and Ms. Cook, the contract for Opportunity Strategies depicted all recommendations by the CDC. It will take four to six weeks to schedule the CDC in the interim. The contract will begin subject to Cuero City Council approval. Mr. Kennedy noted that because the expenditure is in excess of \$25,000 the Cuero City Council is required to approve the cost, prior to any commitments being made, this stipulation is also incorporated in the contract.

Mr. Crain questioned if the CDC was going to wait to distribute the \$7,500 deposit until Council approval. Mr. Kennedy stated that no expenditures would take place until Council approval.

MOTION MADE BY RICHARD WEBER, SECONDED BY DAVID SCOTT, TO APPROVE THE CONTRACT AGREEMENT FOR THE DEVELOPMENT OF A STRATEGIC ECONOMIC DEVELOPMENT PLAN BY OPPORTUNITY STRATEGIES LLC, SUBJECT TO APPROVAL BY THE CUERO CITY COUNCIL. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

#### HEAR REPORT OF THE NOMINATING COMMITTEE

Mr. Kennedy reported that Mr. Jemelka will assume the Presidency preceding the January 22<sup>nd</sup> meeting and will conduct the CDC monthly meeting in February and the annual meeting in March, which he will then step down from his position. There will be a vacancy for the regular monthly meeting that immediately follows the annual meeting and the Nominating Committee will continue their search for the vacant position. Mr. Scott stated that he has followed up with multiple persons that were recommended and they have all declined. The Cuero City Council has approved Tyler McClellan to serve on the CDC Board and Chris Crain and Randy Jochim have been reappointed.

#### SET FEBRUARY, 2019 MEETING DATE

In observance of President's Day, the CDC and City offices will be closed on Monday, February 18<sup>th</sup>. It was recommended that the CDC monthly meeting be moved to Tuesday, February 19<sup>th</sup> at 12:00 P.M. at the City of Cuero Council Chambers.

#### **V. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, December 17, 2018, Special Meeting Minutes, January 7, 2019, and December Events Committee December Financial Report.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY RANDY JOCHIM, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 7 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. It was reported that the sales tax remittance is still in good standing for the fiscal year, but decreased for the month.
- 2) Community Leaders' Meeting – Congressman Filemon Vela will be the February 1<sup>st</sup> Community Leaders' Meeting speaker to be held at the City of Cuero Council Chambers. The CDC is working diligently to have a rural doctor from Yoakum as the speaker for an upcoming meeting.
- 3) Discuss upcoming conferences/meetings – Mr. Kennedy mentioned that he will attend the TEDC Legislative Conference in Austin from February 20-22, 2019. A webinar on retail trends will be available for the CDC Board and staff on Wednesday, January 30<sup>th</sup> at 11 a.m. at the CDC offices.
- 4) December Events Committee – It was reported that the DEC has had an outpour of interest from the public for new Christmas in the Park displays. The DEC will also purchase displays because of their recent completion of a 100% LED conversion to the park.
- 5) Current Projects – A copy of the current projects was included in the Board package. A check was presented to Pet Adoptions of Cuero for the completion of their weatherization project, Cuero Veterinary Clinic is nearing completion of their building expansion, and Standard Printing, Co. has not yet had their roof replaced.

Mr. Kennedy reported that he attended the grand opening for the Auto Mechanics shop at the Cuero ISD in which the CDC was given credit for their efforts.

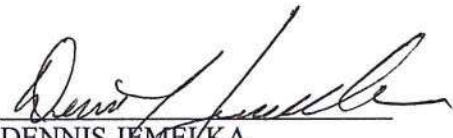
Site Location Partnership (SLP) is going to resurrect their time to marketing the Mount Vernon Mills facility that is listed for sale by Colliers International. Mr. Kennedy mentioned that there is a prospect that will tour the facility on Friday, January 25<sup>th</sup> and will give an update once that is complete.

**VII. ADJOURN**

MOTION MADE BY RICHARD WEBER, SECONDED BY CHRIS CRAIN, TO ADJOURN THE MEETING AT 5:59 P.M. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

ATTEST:

  
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DAVID SCOTT  
SECRETARY/TREASURER

  
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DENNIS JEMELKA  
VICE-PRESIDENT (IN THE  
ABSENCE OF THE PRESIDENT)