

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
Tuesday, February 16, 2016 5:30 P.M.

The Cuero Development Corporation Board of Directors met Tuesday, February 16, 2016, at 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Charles Papacek, Richard Weber, Dennis Jemelka, Will Carbonara, Randy Jochim, Mayor Sara Post Meyer, Mike Weaver, Executive Director, Patrick J. Kennedy, CDC Administrative Assistant, Samantha Solis

GUESTS: Gaetan Pelletier – TexInn, LLC, Sherry Esse – Cuero Chamber of Commerce & Agriculture, and David A. Scott – Scott Financial Group, Inc.

I. CALL TO ORDER

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

II. OPEN PUBLIC HEARING AND HEAR PUBLIC COMMENT ON PROPOSED EXPENDITURES OF FUNDS FOR THE TEXINN, LLC.

President Charles Papacek opened the public hearing at 5:31 p.m.

Patrick J. Kennedy, CDC Executive Director gave a brief explanation of the proposed project. There is a total of \$170,000 allocated to the Enterprise Program in the CDC budget. Mr. Gaetan Pelletier is requesting \$90,000 to be used towards the construction of the TexInn, LLC. located at 2127 N. Esplanade. Mr. Pelletier introduced himself and gave the Board a thorough description of the proposed completed project. Mr. Pelletier noted that the project is expected to be an 8.66 million dollar project that will include 172 units, 9 units being two story two (2) and three (3) bedroom penthouses. This application is to have West wing of the building open by the 3rd to 4th quarter, 2016. In order to open, the kitchen, the lobby, 74 rooms, and the handicapped accessible rooms from the East and South wings must all be completed. Mr. Kennedy concluded by briefing the Board on the specifications of the Performance Agreement, if the project moves forward.

PUBLIC COMMENT

Mr. David Scott asked Mr. Pelletier how he was planning on funding his project. Mr. Pelletier noted that the money is coming from his personal accounts and no other funding source.

III. CLOSE PUBLIC HEARING

The Cuero Development Corporation closed the public hearing at 6:10 P.M.

President Charles Papacek opened the regular meeting at 6:11 P.M.

Based on the public hearing, Mr. Carbonara opted to continue with the next phase of the Enterprise Program application process. The Board designated Will Carbonara and Randy Jochim along with President Charles Papacek and CDC Executive Director Patrick J. Kennedy to the Finance Committee. The committee could review Mr. Pelletier's past three (3) years' financials, income

taxes, and credit reports via a phone interview. Once the Finance Committee is complete with their review, the committee is to return all financial information back to Mr. Pelletier.

IV. CITIZENS INPUT (2 MINUTES EACH)

NONE

V. MONTHLY FINANCIAL REPORTS

APPROVAL OF JANUARY FINANCIAL REPORT

Mr. Patrick Kennedy went over the Financial Report for the period ending January 31, 2016.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY RICHARD WEBER, TO ACCEPT THE JANUARY FINANCIAL REPORT AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED.

VI. BUSINESS

2ND QUARTER ACTION ITEMS OF THE STRATEGIC PLAN 2015-2018 (PAGE 76)

Action items this quarter

5.6.2 Provide a one-day trainer annually for city staff and officials on how to handle prospects

Mr. Kennedy gave an update on the status of this item; he noted that Mike Tolleston wants some direction on the basis of this training. The Board thought one full day of training would be too long for the city staff. The goal is to ultimately have the Planning and Development Department join for the training. This will be ½ day training with another ½ to follow at the end of the fiscal year.

2.1.4 Develop a set of standard criteria for determining the CDC nomination for the Office of the Governor's – Small Business Award "Business of the Year"

Mr. Kennedy presented this item to the Board. McMahan welding was the 2015 recipient of the "Business of the Year". The following ideas were presented:

- Annual sales dollars
- Length of time in business
- Percentage of ownership in the business
- Amount of employees

The Board will present further requirements at the next meeting.

VII. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Tuesday, January 19, 2016, the December Events Financial Report, and the December Events Committee's Regular Meeting Minutes, Wednesday, January 20, 2016. Brief discussion followed.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY DENNIS JEMELKA, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED.

VIII. EXECUTIVE DIRECTOR'S REPORT

- 1) Sales Tax Comparisons – A copy of the sales tax revenue report was included in the Board package. The report indicates that as of January the sales tax declined by 24%, for the calendar the sales tax declined by 22%, and for the fiscal year the sales tax declined by approximately 30%.
- 2) Discuss upcoming Community Leader's Meeting – The March 4th guest speakers will be Raymie Zella – City of Cuero, City Manager, Skip Gjolberg – Cuero Community Hospital, CEO/Hospital Administrator, and Ben Colwell – Cuero ISD, Interim Superintendent. The location will be announced at a later date.
- 3) December Events Committee – Mr. Kennedy reported that for the first time since its inception, the December Events Committee will nominate new officers for election in March. Mr. Kennedy asked the CDC Board of Directors for direction in honoring the retired DEC members. It was suggested that the DEC have a “hall of fame” sign at the exit of Christmas in the Park. There will be further discussions to follow.
- 4) Current Projects – Mr. Kennedy reported that he received an application from the Pharmacy and Medical Museum for a Community Services Program grant to restore the front and back doors and two other applicants for the Enterprise Program funds.
- 5) Discuss upcoming conferences/meetings – Mr. Kennedy will be attending the Winter TEDC conference in Bastrop from February 24-26th and the UHV-SBDC with Mayor Sara Post Meyer to support them in receiving a grant on February 17th.
- 6) Prior to adjourning the Regular Board Meeting, Mr. Kennedy read the resignation letter of CDC Board Member Mike Weaver.

IX. ADJOURN

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RANDY JOCHIM, TO ADJOURN THE MEETING AT 6:55 P.M. AYES: 7 NAYES: 0 MOTION CARRIED.

ATTEST:



WILL CARBONARA
TREASURER



CHARLES PAPACEK
PRESIDENT