

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
Tuesday, February 18, 2020 5:30 P.M.

The Cuero Development Corporation Board of Directors met Tuesday, February 18, 2020, at 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Richard Weber, Tyler McClellan, Chris Crain, Randy Jochim, David Scott, Mayor Sara Post Meyer, CDC Executive Director Bobby Seiferman, and CDC Administrative Assistant Samantha Bayfus

ABSENT: Greg Freeman

GUESTS: Tim McBride & James Rolfe – Domino's Pizza and Cuero City Manager, Raymie Zella

I. CALL TO ORDER

President Richard Weber called the meeting to order at 5:30 P.M.

II. CITIZENS INPUT

None

III. MONTHLY FINANCIALS

Mr. Scott gave the financial report for the period ending January 31, 2020. Mr. Scott noted that he reviewed the financial report and all accounts were in good standing.

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO ACCEPT THE JANUARY FINANCIAL REPORTS AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM GRANT FOR DOMINO'S PIZZA

Mr. Seiferman stated that Domino's Pizza is seeking assistance from the CDC for the purchase of a triple stack oven that would enable them to keep up with the volume of business that is anticipated at their Cuero location.

Mr. Rolfe thanked the CDC Board and expressed his excitement about Domino's Pizza's newest location in Cuero. Mr. Rolfe mentioned that he and co-owner Tim McBride have signed a ten (10) year lease at the Heritage Plaza mall. Mr. Rolfe noted that Domino's will deliver to most addresses within the City of Cuero, upon opening.

Mr. Crain questioned how many employees Domino's would employ. Mr. Rolfe stated that there will be twenty (20) employees that would consist of equal part-time and full-time employees.

MOTION MADE BY DAVID SCOTT, SECONDED BY TYLER MCCLELLAN, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT TO TEXCELLENT PIZZA LLC. IN THE AMOUNT OF \$10,000 FOR THE PURCHASE OF A TRIPLE STACK OVEN. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON BUDGET AMENDMENT #1 OF THE FY 19-20

Mr. Seiferman presented Budget Amendment #1 of the FY 2019-2020. Mr. Seiferman reported that due to a major increase in donations to Cuero's Christmas in the Park and an unforeseen theft, a budget amendment was necessary to suffice for being over budgeted in multiple line items.

Revenue:	Approved FY 19-20 Budget	Proposed Changes	Budget Amendment #1
202 Sales Tax	\$575,000		\$575,000
802 Interest	\$56,200		\$56,200
910 Sale of Real Property	\$0		\$0
950 Community Donations	\$1,000	\$1,500	\$2,500
951 Gate Collections	\$60,000	\$13,100	\$73,100
955 Display Purchases	\$12,000		\$12,000
970 Grants	\$800	(\$800)	0
997 TRF From CDC Reserve	\$500,000		\$500,000
999 Miscellaneous/CDC			
Total Revenue:	\$1,205,000		\$1,218,800

Expense:

04 Christmas in the Park

200 Contracts and Services	\$17,000		\$17,000
300 Supplies	\$9,200	\$2,900	\$12,100
400 Maintenance & Repairs	\$13,400	(\$6,400)	\$7,000
500 Staff Development	\$100		\$100
700 Miscellaneous	\$1,000		\$1,000
900 Capital Outlay	\$34,300	\$2,000	\$36,300
Sub-Total:	\$75,000		\$73,500
Total Expenses:	\$1,205,000		\$1,241,500

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY MAYOR SARA POST MEYER, TO APPROVE BUDGET AMENDMENT #1 OF THE FY 2019-2020 AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

AUTHORIZE THE TRANSFER OF NAMES FOR THE CDC CREDIT CARD THROUGH CARD SERVICE CENTER

As Mr. Seiferman has been appointed as the CDC's Executive Director, it is necessary that the CDC credit card issued through Card Service Center be transferred from Patrick J. Kennedy to Bobby Seiferman.

MOTION MADE BY DAVID SCOTT, SECONDED BY TYLER MCCLELLAN, TO TRANSFER THE CUERO DEVELOPMENT CORPORATION'S CREDIT CARD AUTHORIZED USER FROM PATRICK J. KENNEDY TO BOBBY SEIFERMAN FOR THE TRUSTTEXAS CARD ISSUED BY CARD SERVICE CENTER. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

AUTHORIZE CDC EXECUTIVE DIRECTOR, BOBBY SEIFERMAN AS A USER TO THE CUERO NATIONAL BANK CERTIFICATE OF DEPOSIT

Mr. Bobby Seiferman was appointed as the CDC Executive Director, effective January 21, 2020. It was suggested that all bank accounts and Certificate of Deposit accounts that currently list Mr. Patrick J. Kennedy as their authorized user be transferred to the name of Mr. Bobby Seiferman.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY RANDY JOCHIM, TO TRANSFER THE AUTHORIZED USER FROM PATRICK J. KENNEDY TO BOBBY SEIFERMAN FOR THE CUERO NATIONAL BANK CD #45984. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

AUTHORIZE CDC EXECUTIVE DIRECTOR, BOBBY SEIFERMAN AS A USER TO THE PROSPERITY BANK CERTIFICATE OF DEPOSIT

MOTION MADE BY CHRIS CRAIN, SECONDED BY TYLER MCCLELLAN, TO TRANSFER THE AUTHORIZED USER FROM PATRICK J. KENNEDY TO BOBBY SEIFERMAN FOR THE PROSPERITY BANK CD #240011168. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

AUTHORIZE CDC EXECUTIVE DIRECTOR, BOBBY SEIFERMAN AS A USER TO THE TDECU CERTIFICATE OF DEPOSIT

MOTION MADE BY RANDY JOCHIM, SECONDED BY MAYOR SARA POST MEYER, TO TRANSFER THE AUTHORIZED USER FROM PATRICK J. KENNEDY TO BOBBY SEIFERMAN FOR THE TDECU CD #925404261. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

AUTHORIZE CDC EXECUTIVE DIRECTOR, BOBBY SEIFERMAN AS A USER TO THE TEXPOOL ACCOUNT

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO TRANSFER THE AUTHORIZED USER FROM PATRICK J. KENNEDY TO BOBBY SEIFERMAN FOR THE TEXPOOL ACCOUNT #449/795000001. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

AUTHORIZE CDC EXECUTIVE DIRECTOR, BOBBY SEIFERMAN AS A USER TO THE TRUSTTEXAS BANK ACCOUNTS

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY MAYOR SARA POST MEYER, TO TRANSFER THE AUTHORIZED USER FROM PATRICK J. KENNEDY TO BOBBY SEIFERMAN FOR THE TRUSTTEXAS BANK ACCOUNTS ENDING IN #9722, #0739, AND #6399. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

AUTHORIZE CDC EXECUTIVE DIRECTOR, BOBBY SEIFERMAN AS A USER TO THE WELLS FARGO ADVISORS CERTIFICATE OF DEPOSIT

MOTION MADE BY CHRIS CRAIN, SECONDED BY TYLER MCCLELLAN, TO TRANSFER THE AUTHORIZED USER FROM PATRICK J. KENNEDY TO BOBBY SEIFERMAN FOR THE WELLS FARGO CD #4142-0429. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

SET MARCH MEETING DATE

In observance of Spring Break during the week of March 16th – 20th, it was recommended that the CDC monthly meeting be moved to March 23rd with the Annual Meeting beginning at 5:20 p.m. and the Regular Board Meeting beginning at 5:30 p.m.

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Tuesday, January 14, 2020, December Events Committee Regular Meeting Minutes, Wednesday, January 15, 2020, and the December Events Committee January Financial Report.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY RANDY JOCHIM, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 6 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 has increased by 5.63% for the calendar year and has decreased by 2% for the fiscal year.
- 2) Community Leaders' Meeting – Mr. Michael Ada, Executive Director of the Golden Crescent Regional Planning Commission will be the guest speaker for the March 6th Community Leaders' Meeting to be held at the City of Cuero Council Chambers. Mr. Seiferman mentioned that the CDC is working with Secretary of State Hughs to be a speaker at an upcoming meeting.
- 3) Discuss upcoming conferences/meetings – Mr. Seiferman will attend the TEDC's Winter Conference from February 19th – 21st in College Station.
- 4) December Events Committee (DEC) – It was reported that the DEC will hold their monthly meeting on Wednesday, February 26th. The Board will vote on displays to be placed in the park for the upcoming season of Cuero's Christmas in the Park.
- 5) Project Status – Mr. Seiferman reported that payments have been made to A Special Stitch, the Chisholm Trail Heritage Museum, DeWitt County Farm Bureau, and Scrub-A-Dub. Mr. Seiferman has been unable to get an update on the project status for the DeWitt County Drainage District No. 1, as they have been on vacation.

VII. AMENDMENT - EXECUTIVE SESSION

Pursuant to Title 5 of the Texas Government Code, Chapter 551, Section 551.072, Deliberation Regarding Real Property

- Deliberate the sale, exchange, lease, or value of real property (V.C.T.A., Government Code, Section 551.072)

Cuero Development Corporation began an Executive Session of February 18, 2020 at 5:55 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 February 18, 2020 at 6:23 P.M.

VIII. RECONVENE TO OPEN MEETING

1. Actions resulting from Executive Session

MOTION MADE BY CHRIS CRAIN, SECONDED BY TYLER MCCLELLAN, THAT THE CUERO DEVELOPMENT CORPORATION PROVIDE A GRANT IN THE AMOUNT OF \$250,000 TO A POTENTIAL BUSINESS THAT HAS BEEN IN NEGOTIATIONS WITH THE CUERO DEVELOPMENT CORPORATION AND THE CITY OF CUERO FOR THE EXPANSION OF A BUSINESS WITHIN THE CITY OF CUERO. THE GRANT WILL BE CONDITIONED UPON THE EXECUTION BY THAT BUSINESS OF A CUERO DEVELOPMENT CORPORATION PERFORMANCE AGREEMENT CONTAINING TERMS ACCEPTABLE TO THE CUERO DEVELOPMENT CORPORATION AND CONTINGENT UPON THE CREATION OF TWENTY-FIVE (25) FULL TIME JOBS. AN ADDITIONAL \$250,000 GRANT WILL BE DELIVERED BY THE CUERO DEVELOPMENT CORPORATION WITHIN FIVE (5) YEARS, BASED UPON THE CREATION BY THIS BUSINESS OF AN

ADDITIONAL TWENTY (20) OR MORE FULL TIME JOBS. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IX. ADJOURN

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY RANDY JOCHIM, TO ADJOURN THE MEETING AT 6:24 P.M. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY



RICHARD WEBER
PRESIDENT

ATTEST:



DAVID SCOTT
SECRETARY/TREASURER