

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
Monday, February 26, 2018 5:30 P.M.

The Cuero Development Corporation Board of Directors met Monday, February 26, 2018, at 212 E. Main Street, Cuero, Texas.

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

ABSENT: Chris Crain

GUESTS: Wayne Adickes, Arnold Duran (Taqueria Jalisco Representative), Micah Dyer, Joe Humphreys, Donald Jirkovsky, Pam Longbotham, Anthony Rath, Shelly Rath, Kristi Stevenson, and Mike Weaver

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 JANUARY FINANCIAL REPORT

Mr. Kennedy mentioned that an updated financial report was in place due to an update that included budget amendment #1.

Mr. David Scott gave the financial report for the period ending January 31, 2018. Mr. Scott noted that the financials were in order and he would recommend approval with the included budget revisions.

Mr. Charles Papacek questioned on if Bahnhof Café was still remitting payment to the CDC. Mr. Kennedy mentioned that Bahnhof has a few months left of payment and once they are paid in full, the money will be transferred to one of the CDC accounts.

Mr. Kennedy noted that only TDECU is sending monthly statements with accrued interest on their CD, so there isn't an update on the CD balances. The other institutions will send them once the CD has met its maturity date. The CDC will strive to continue meeting FDIC regulations and will keep the Board updated of any transactions that take place.

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

IV. BUSINESS

HEAR PRESENTATION FROM KRISTI STEVENSON OF ASSOCIATED BUILDERS & CONTRACTORS, INC. – TEXAS MID COAST CHAPTER ON MID COAST CONSTRUCTION ACADEMY

Mrs. Kristi Stevenson, President/CEO of Associated Builders & Contractors, Inc.-Texas Mid Coast Chapter, gave a PowerPoint presentation on the Mid Coast Construction Academy. The purpose of the academy is to promote and educate students and jobseekers about the construction industry and develop skilled labor through pre-

apprenticeships and apprenticeships. The academy will prepare students with career ready job skills to enter the workforce. Those counties that are encouraged to enroll in the program are Bee, Calhoun, DeWitt, Golaid, Jackson, Lavaca, Refugio, and Victoria Counties. In working with Cuero ISD, the academy will be able to bus students to Victoria for the technical training. Mrs. Stevenson thanked the Board for their time and expressed an interest in returning for a Community Services Program grant in the future.

CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM FOR PHARMACY AND MEDICAL MUSEUM OF TEXAS

Mr. Patrick J. Kennedy presented this item to the Board. The Pharmacy and Medical Museum of Texas is expanding their displays to the upstairs portion of their building. There is a need for light fixtures and electrical outlets to accommodate the museum displays in the new area.

Mr. Wayne Adickes thanked the CDC Board for their time and consideration. Mr. Adickes noted that 80% of the Pharmacy and Medical Museum's visitors are from out of town, so this addition would make their time worthwhile.

Mr. David Scott questioned if there was a local electrician available.

Mr. Adickes replied that there is a local electrician, but he was substantially higher than the quote received from Goyen Electric, Inc.

MOTION MADE BY RICHARD WEBER, SECONDED BY RANDY JOCHIM, TO APPROVE THE COMMUNITY SERVICES PROGRAM GRANT FOR THE PHARMACY AND MEDICAL MUSEUM OF TEXAS IN THE AMOUNT OF \$2,361.00 FOR THE FURNISHING OF LIGHT FIXTURES AND ELECTRICAL OUTLETS FOR THE UPSTAIRS PORTION OF THE MUSEUM. AYES: 6 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR G. LEON FAMILY PARTNERSHIP (TAQUERIA JALISCO)

Mr. Patrick J. Kennedy presented this item to the Board, noting that Mr. Leon was not present due to a family function, but Mr. Arnold Duran was present in his place. Mr. Kennedy mentioned that in working with Mr. Leon, there was a delay in starting the project due to the inserting of the concrete box culverts for the drainage system. Mr. Leon is eager to complete his project and is seeking assistance for the landscaping at Taqueria Jalisco. The new restaurant will hire around 30 people with an estimated yearly payroll of \$960,000.

Mayor Sara Post Meyer questioned on the type of grass and trees that will be planted at the restaurant.

Mr. Arnold Duran said there would be Bermuda grass planted, as approved by the City of Cuero Building Department, but he was not sure on the type trees. The goal is to plant grass and trees that would use very little water for maintenance

MOTION MADE BY DAVID SCOTT, SECONDED BY RICHARD WEBER, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT FOR G. LEON FAMILY PARTNERSHIP (TAQUERIA JALISCO) IN THE AMOUNT OF \$10,000.00 FOR THE LANDSCAPING PROJECT. AYES: 6 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR ANTHONY & SHELLY RATH OF RATH & SON CO., INC.

Mr. Kennedy presented this item to the Board noting that the exterior of their building looks outstanding and is a great addition to Cuero's Main Street district. Mr. Kennedy mentioned that the Raths are in need of an air conditioning system for their building in order to accommodate a retail business in the downstairs portion of their building.

Mayor Meyer noted that although Jahn Refrigeration is not a local vendor, they have a reputable background and the City contracts with them frequently.

Mr. Rath expressed his gratitude of the CDC Board for their assistance to the building's additions. Mr. Rath noted his concerns of not having an air conditioning system with the recent moisture.

Mr. Dennis Jemelka questioned on the type of retail business the Raths have in mind for their building.

Mr. Rath explained that they plan to have a Texas themed retail business.

Mr. Shelly Rath explained that they plan to attend Market and essentially have Texas décor from all over the State.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RANDY JOCHIM, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT FOR ANTHONY AND SHELLY RATH OF RATH & SON CO., INC. IN THE AMOUNT OF \$10,000.00 FOR THE INSTALLATION OF A NEW AIR CONDITIONING SYSTEM AT 106 E. MAIN STREET. AYES: 6 NAYES: 0 MOTION CARRIED

AWARD THE BID FOR THE CUERO'S CHRISTMAS IN THE PARK LED BULB PROJECT

Mr. Patrick J. Kennedy mentioned that he, Charles Papacek, and Samantha Solis were present at the bid opening on Thursday, February 22nd at 3:00 PM at the City of Cuero Council Chambers. There were 5 (five) bid requests sent out and all companies responded with a quote. It was recommended that the bid be awarded to Arnett Marketing of San Antonio, TX, as they presented the lowest bid for the purchasing of 54,000 LED bulbs in the amount of \$31,773.61.

MOTION MADE BY DAVID SCOTT, SECONDED BY DENNIS JEMELKA, TO AWARD THE BID FOR THE PURCHASING OF 54,000 LED BULBS FOR CUERO'S CHRISITMAS IN THE PARK TO ARNETT MARKETING IN THE AMOUNT OF \$31,773.61. AYES: 6 NAYES: 0 MOTION CARRIED

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, January 22, 2018 and the December Events Committee January Financial Report. Mr. Kennedy noted that page five of the December Events Committee's financial report has also been updated to include Budget Amendment #1.

MOTION MADE BY RICHARD WEBER, SECONDED BY DENNIS JEMELKA, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED

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 decreased by 22% from this period last year and has decreased by nearly 10% for the calendar year.
- 2) Discuss upcoming Community Leaders' Meeting – The March 2nd guest speaker will be Jerry Pearce, the April 6th guest speaker will be Brother Gary Moses, and the CDC is coordinating with TDA for the May Community Leaders' Meeting.
- 3) Discuss upcoming conferences/meetings – None
- 4) December Events Committee – It was reported that December Events Committee did not hold their annual elections, as there was a decrease in attendance. Mr. Kennedy mentioned that the DEC is currently seeking new members.
- 5) Current Projects – A copy of the current projects was included in the Board package. Mr. Kennedy mentioned that prior to the meeting, the Business Retention and Expansion grant budget was over by \$2,000, now with the approval of two new projects, the budget will be over by over \$20,000.00. It was recommended that a budget amendment be presented at the March Board of Director's meeting to increase this budget to \$125,000.00

Mr. Kennedy provided each Board Member with a sixteen page "Retail Development Strategy" provided by The Retail Coach. In speaking with Mr. Aaron Farmer of The Retail Coach, the cost of utilizing The Retail

Coach to provide the study would be \$25,000.00. It was suggested that Mr. Kennedy connect with different companies to see what could be offered to the CDC for the retail studies.

Mr. Kennedy also provided a copy of the report for the "Spring Entrepreneur Program Campaign" provided by the CDC Webmaster, Jennifer Papacek Klimowicz. The CDC has reached 2,880 individuals through this marketing technique, but has not had a follow-up for an application. A new ad will be run in the coming months to continue promoting the Entrepreneur Program and the CDC's goal is to follow-up on any leads they may receive.

VII. ADJOURN

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO ADJOURN THE MEETING AT 7:10 P.M. AYES: 6 NAYES: 0 MOTION CARRIED



CHARLES PAPACEK
PRESIDENT

ATTEST:



DAVID SCOTT
SECRETARY/TREASURER