

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
Monday, February 27, 2017 5:30 P.M.

The Cuero Development Corporation Board of Directors met Monday, February 27, 2017, at 212 E. Main Street, Cuero, Texas.

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

ABSENT: Randy Jochim and David Scott

GUESTS: Frank Burns, Rhonda Fotiades, Connie Hawes, John Hudgeons, Sandra Osman, Kevin Ryan, and Lisa Waterbury

I. CALL TO ORDER

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

II. CITIZENS INPUT

Connie Hawes of Crafty Chics addressed the Board on behalf of herself and her business partner, Lisa Waterbury. Mrs. Hawes mentioned that the two were made aware of the Entrepreneur Grant application back in August, 2016 and based on the application requirements they were eligible for the grant program. She expressed her frustration with the process and asked the Board to review and take into consideration of placing their completed application on the next agenda.

Sandra Tague Osman introduced herself as the new Main Street Manager. As the Main Street Director, she wanted to keep the enthusiasm and excitement to the Main Street District and being that Crafty Chics falls into this category, she wanted the Board to take their application into consideration. Ms. Osman offered her help in all endeavors with both Crafty Chics and the CDC.

Rhonda Fotiades introduced herself and thanked the Board. Mrs. Fotiades mentioned that she visited Boca Raton, Florida years ago during Christmas. Mrs. Fotiades visited a school that comes together to build a Christmas Tree that was around a story and a half tall, each class within the school had their own level of the tree that they were in charge of. Mrs. Fotiades wanted to bring this idea to the December Events Committee because she thought Christmas in the Park would be an ideal location for a mock Christmas tree.

III. MONTHLY FINANCIAL REPORTS

APPROVAL OF JANUARY FINANCIAL REPORT

Mr. Patrick J. Kennedy gave the financial report for the period ending January 31, 2017. No questions were asked.

MOTION MADE BY RICHARD WEBER, SECONDED BY DENNIS JEMELKA, TO ACCEPT THE JANUARY FINANCIAL REPORT AS PRESENTED. AYES: 5 NAYES: 0 MOTION CARRIED.

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR FRANK BURNS, 106 N. GONZALES

Mr. Kennedy explained that Mr. Burns is converting his office space into two new retail spaces. Mr. Kennedy noted that Crafty Chics is taking one of the spaces and Mr. Burns noted that he is working with Vintage on Main for the second space. A complete application was submitted to the Board and Mr. Burns asked the Board for questions.

MOTION MADE BY RICHARD WEBER, SECONDED BY DENNIS JEMELKA, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT FOR FRANK BURNS IN THE AMOUNT OF \$4,776.76. AYES: 5 NAYES:0 MOTION CARRIED

DISCUSS STATUS OF ENTREPRENEUR PROGRAM GRANT APPLICATION FORMAT AND TAKE APPROPRIATE ACTION

Based on discussions at the January 23rd meeting, it was recommended that the status and format of the Entrepreneur Program Grant be placed on the February meeting agenda for immediate review. Mr. Kennedy presented this item to the Board. The Entrepreneur Grant Application was first brought to the Board for review in October, 2016 and at the time, the Board agreed to leave the application as it was formatted. Recently the CDC received two complete applications. Before this meeting, the Entrepreneur application was removed from both the CDC office and website.

There were concerns over whether there were prohibitions over City employees receiving grant funds, which Mr. Kennedy stated that there are no current regulations that prohibit City employees from receiving grant funds.

Other concerns/questions/discussions arose about personal guarantee, terms of contract, completing a Performance Agreement to fit this program, job creation requirements, amount of sales tax generated, and hours of operation.

NO ACTION WAS TAKEN ON THE ENTREPRENEUR PROGRAM GRANT APPLICATION FORMAT. A SPECIAL MEETING WAS SET FOR FRIDAY, MARCH 3, 2017 AT 12:00 P.M. TO CONSIDER EXISTING APPLICATIONS.³

CONSIDER AND ACT UPON BUDGET AMENDMENT #1 OF THE FY 2016-2017 BUDGET

Mr. Kennedy recommended that the CDC transfer \$20,000 into the Business Retention and Expansion Program from the Main Street Façade Program due to the lack of interest in that program.

Mayor Meyer made a comment to the Board and asked that the Main Street Façade Application grant be broadened to include improvements to the rear of buildings.

As part of this amendment, are changes to the December Events Committee section. \$3,000 was added to Contracts and Services, \$1,000 was added to Supplies, and \$3,000 was added to Capital Outlay. In return, \$7,000 was taken from Maintenance and Repairs.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RICHARD WEBER, TO APPROVE BUDGET AMENDMENT #1 OF THE FY 2016-2017 BUDGET. AYES:5 NAYES:0 MOTION CARRIED

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, January 23, 2017, December Events Committee January Financial Report, and December Events Committee Regular Meeting Minutes, Wednesday, January 18, 2017.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY RICHARD WEBER, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 5 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. The sales tax increased by 15% for the period, the CDC is still watching the trend, but at this time no budget amendment on revenue is needed.
- 2) Discuss upcoming conferences/meetings – Mr. Patrick J. Kennedy attended the TEDC Legislative Conference in Austin and during that time he went to the Legislative Briefing Luncheon at Senator Kolkhorst's office.
- 3) Discuss upcoming Community Leaders' Meeting – March 3rd has scheduled guest speaker Ronnie McDonald, Administration – Texas A&M AgriLife Extension Service; April 7th has scheduled guest speaker Darren Schauer, General Manager/Chief Executive Officer – Guadalupe Valley Electric Cooperative; May 5th has scheduled guest speaker Dr. Tom Tunstall, Research Director – University of Texas at San Antonio, and June 2nd is coordinating with Texas Disposal Systems for a presentation.
- 4) December Events Committee – Mr. Kennedy mentioned that the December Events Committee (DEC) is ahead of schedule with the changing of light bulbs and that LCRA has chosen Christmas in the Park (CIP) as their volunteer day. LCRA will join CIP for a day of changing bulbs.
- 5) Current Projects – There are two open Business Retention and Expansion Programs, R&R Marketplace and Allied Feeds. Frank Burns has been approved for his Business Retention and Expansion Program grant making the outstanding total three. There has been an interest in a Community Service Grant by Cuero Turkeyfest and there is still an outstanding Enterprise Program grant. Mr. Kennedy will contact Mr. Pelletier about his building that is now listed for sale.


There will be a soft opening for The Texan convenience store on Wednesday, March 1st. The Chamber of Commerce is working with the CDC for a check presentation prior to the ribbon cutting.

Mr. Kennedy reported that David Danish has completed the walking trail and irrigation system at Daule Park. Mr. Danish requested that the remainder \$4,000 be moved to the splash pad to complete his funding in the amount of \$50,000.

VII. ADJOURN

MOTION MADE BY RICHARD WEBER, SECONDED BY MAYOR SARA POST MEYER,
TO ADJOURN THE MEETING AT 7:11 P.M. AYES: 5 NAYES: 0 MOTION CARRIED

ATTEST:



DENNIS JEMELKA
VICE-PRESIDENT



CHARLES PAPACEK
PRESIDENT