

**MINUTES**  
**CUERO DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**Monday, March 21, 2016 5:45 P.M.**

The Cuero Development Corporation Board of Directors met Monday, March 21, 2016, at 212 E. Main Street, Cuero, Texas.

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

ABSENT: Richard Weber

GUESTS: Wayne Adickes – Pharmacy and Medical Museum of Texas

**I. CALL TO ORDER**

President Charles Papacek called the meeting to order at 5:45 pm.

**II. CITIZENS INPUT**

NONE

**III. MONTHLY FINANCIAL REPORTS**

APPROVAL OF FEBRUARY FINANCIAL REPORT

Mr. Patrick Kennedy went over the Financial Report for the period ending February 29, 2016.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY DENNIS JEMELKA, TO ACCEPT THE FEBRUARY FINANCIAL REPORT AS PRESENTED. AYES: 5  
NAYES: 0  
MOTION CARRIED.

**IV. BUSINESS**

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

Mr. Wayne Adickes gave an overview of the proposed project that will include replacing the front and rear doors of the Pharmacy and Medical Museum of Texas. The front aluminum doors will be replaced with an exact replication of the original wood and glass doors and the back replacement doors will be similar to the new front doors. Brief discussion followed.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RANDY JOCHIM, TO APPROVE THE COMMUNITY SERVICES PROGRAM GRANT FOR THE PHARMACY AND MEDICAL MUSEUM OF TEXAS IN THE AMOUNT OF \$10,000. AYES: 5 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT ON BUDGET AMENDMENT #1 OF THE FY 2015-2016 BUDGET

Mr. Kennedy reported that the initial approved budget for the CDC included the sale of the CDC property, which created the excess revenues over expenditures. The proposed changes have a budget that has the revenues matching the expenditures. Sales tax revenue would reflect a \$250,000 reduction from the approved budget of \$850,000 to \$600,000. This decrease is reflected in a \$233,000 transfer from reserves and a \$17,000 reduction and elimination of the Downtown Bat Program, and to reduce the Entrepreneur Program by half which would decrease \$10,000. Brief discussion followed.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RANDY JOCHIM, TO APPROVE BUDGET AMENDMENT #1 OF THE FY 2015-2016 BUDGET. AYES: 5 NAYES: 0  
MOTION CARRIED

1<sup>ST</sup> QUARTER 2016 ACTION ITEMS OF THE STRATEGIC PLAN 2015-2018 (PAGE 77)

Mr. Kennedy included Page 77 from the Strategic Plan, which is the first quarter, 2016. Mr. Kennedy noted that there are six action items that should take place this quarter. There have been some deficiencies for the past quarters, but that's normal when doing a 3 year Strategic Plan. Brief discussion followed.

**V. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Tuesday, February 16, 2016, December Events Committee Regular Meeting Minutes Wednesday, February 17, 2016, and the December Events Financial Report for February. Brief discussion followed.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY WILL CARBONARA, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 5 NAYES: 0  
MOTION CARRIED.

**VI. EXECUTIVE DIRECTOR REPORT**

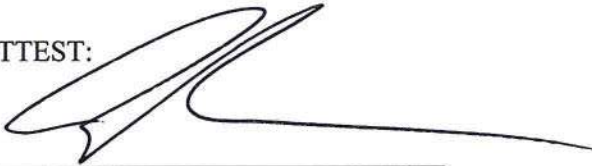
- 1) Sales Tax Comparison – A copy of the sales tax revenue report was included in the Board package. The report indicates that the city is down by 37% for the month, down 31% for the first half of the calendar year, and down 27% for the calendar year. The city anticipates the sales tax revenues to be down 40%
- 2) Discuss upcoming Community Leader's Meeting – The April 1<sup>st</sup> guest speaker will be Dr. David Summers at TrustTexas Bank and the May 6<sup>th</sup> guest speaker will be Senator Lois Kolkhorst at the City of Cuero Council Chambers.
- 3) December Events Committee (DEC) – Mr. Kennedy reported that the December Events Committee held their elections of officers at their March 16, 2016 meeting. Those appointed were President (Chair) – Kay Lewis, Vice President (Vice-Chair) – Diana Rhodes, Secretary – Ashley Markos, and Treasurer – Alton Meyer. There were a total of 31 new scenes that the DEC voted to purchase at their meeting and 3 scenes purchased by the public.
- 4) Current Projects – Scott Financial Services, Inc. and Bloomingdeals have completed their projects and their checks are ready to be distributed. Friends of Cuero Softball is complete with their bleacher expansion project, but is awaiting a copy of a cancelled check, and the Cuero Little League has asked for an extension of their project because they were approved for a grant

from Little League International. Mr. Kennedy presented a Grants Awarded spreadsheet that included one complete project for the Prickly Pear Café, LLC., 2 projects complete but awaiting payment, and 5 projects that are in progress. The CDC has had preliminary discussions with the new owners of KN Drive In and are working with two applicants for the Enterprise Program.

**VII. ADJOURN**

MOTION MADE BY DENNIS JEMELKA, SECONDED BY MAYOR SARA POST MEYER, TO ADJOURN THE MEETING AT 7:05 P.M. AYES: 5 NAYES: 0 MOTION CARRIED

ATTEST:



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WILL CARBONARA  
TREASURER

  
\_\_\_\_\_  
CHARLES PAPACEK  
PRESIDENT