

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
Monday, June 16, 2014 5:30 P.M.

The Cuero Development Corporation Board of Directors met Monday, June 16, 2014, at 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Charles Papacek, Mayor Sara Post Meyer, Charles Tounley, Shay Iacononelli, Richard Weber, Dennis Jemelka, Executive Director, Patrick J. Kennedy, Administrative Assistant, Lurah Alvarez

ABSENT: Will Carbonara

GUESTS: Jeremy Zaborowski, Lillian Smith, Michael Ruschhaupt, & Paul W. Holcomb

President Charles Papacek called the meeting to order at 5:30 pm

MONTHLY FINANCIAL REPORT

APPROVAL OF MAY FINANCIAL REPORT

The financial report was included in the directors' agenda packets for their review. The board agreed to approve financial report as presented.

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

CITIZENS INPUT

CITIZENS WHO HAVE NOT FILED AN AGENDA APPLICATION

Ms. Lillian Smith, Turnquist Partners Realtors of Westoff, Texas addressed the CDC Board to discuss sale of the Industrial Warehouse. Mr. George Bishop, GEO Southern Holdings is an interested buyer of purchasing the property for \$450,000. Ms. Smith stated to the board that the property would be purchased with a 1031 Tax Deferred Exchange and the last date to close would be July 19, 2014. After this date the buyer would no longer be interested in purchasing the property. Ms. Smith stated that normally when you sell a commercial property you would have Environmental Impact and Building Structure Studies, but Mr. Bishop is not requiring any of these.

Ms. Smith stated Mr. Bishop has purchased the Antique store and is going to convert it back to the Texas Hotel with suites on the top and a bar on the bottom floor. Mr. Bishop has already purchased three buildings on Main Street and will convert them into exclusive condos for rent.

NEW BUSINESS

CONSIDER AND ACT ON REPORT FROM JEREMY ZABOROWSKI OF THE LOWER COLORADO RIVER AUTHORITY, COMMUNITY AND ECONOMIC DEVELOPMENT DEPART ON ASSISTING IN THE DEVELOPMENT OF THE 2015-2017 ECONOMIC DEVELOPMENT STRATEGIC PLAN AND THE TEAM READY EXERCISE

Mr. Jeremy Zaborowski, Lower Colorado River Authority (LCRA) presented to the CDC Board on how he would assist the CDC with the development of the 2015-2017 CDC Economic Development Strategic Plan.

The goal is to have a three year plan with measurable objectives. Mr. Zaborowski stated that he would work with the CDC board to develop an Economic Development Plan to work out thru interviews and data analysis, setting goals with action steps to achieve each goal. The plan will assist the board in moving forward as a group to have a basis for the board in decision making on what they should be focusing on and how they should be moving forward in attracting businesses, retaining businesses and all of the aspects of a normal Economic Development Corporation.

Mr. Zaborowski reported the LCRA had performed a Team Ready for the CDC approximately four to five years ago. The idea is to have a mock business that is looking at locating to Cuero and go thru the steps of the business putting out a request for proposal, the team responding and the business coming in to see the site and what Cuero has to offer and seeing how the Team responds. Mr. Zaborowski would then report back on what the Team did positive and what needs to be worked on.

Mr. Zaborowski stated the Strategic Plan would have a timeline of October to January.
MOTION MADE BY SHAY IACOPONELLI, SECONDED BY DENNIS JEMELKA, TO WORK WITH JEREMY ZABOROWSKI OF LCRA ON ASSISTING AND THE DEVELOPMENT OF THE 2015 -2017 ECONOMIC DEVELOPMENT STRATEGIC PLAN AND TEAM READY EXERCISES AT NO COST THE DEVELOPMENT TIME LINE WILL BE OCTOBER, NO LATER THAN FEBRUARY 2015 TO COMPLETE . AYES: 6 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT ON REVISION OF FAÇADE GRANT DETAILS

Mr. Kennedy recommended making three changes to the Façade Grant Applications; first Mr. Kennedy recommended rescinding for this year the eligibility requirement of "Eligibility is limited to existing business, established in Cuero for at least twelve (12) months. Establishment is based on the first open day of business." Second, since this is a cost reimbursement grant and the business owner usually has a contractor they are already working with. Mr. Kennedy recommended to eliminate the business owner submitting two bids as currently required. Lastly, Mr. Kennedy also recommended eliminating the page of Secretary of Interior's Standards for Rehabilitation as it gives an implication that the City had a Historic Preservation Ordinance. Since there is no such Ordinance you cannot hold the business owner to those standards.

Ms. Sara Post Meyer mentioned that the page of Secretary of Interior's Standards for Rehabilitation was put into the packet as more of an informational piece. The CDC Board's point of view was to strongly encourage the business owner to keep the Historic Buildings in that manner. Ms. Shay Iaconopelli recommended leaving it in and adding Rehabilitation Tips for information only.

MOTION MADE BY SARA POST MEYER, SECONDED BY RICHARD WEBER, TO REVISE THE FAÇADE GRANT PROGRAM BY ELIMINATING UNDER ELIGIBILITY, ELIGIBILITY IS LIMITED TO THE EXISTING BUSINESS BE ESTABLISHED IN CUERO FOR AT LEAST TWELVE MONTHS AND TO REMOVE THE LINE WHERE MULTIPLE BIDS ARE REQUIRED FOR THE GRANT APPLICATION, AND TO ADD THE WORDING REHABILITATION COMMENDED TIPS TO THE SECRETARY IF INTERIOR'S STANDARDS PAGE. AYES: 6 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT ON DOWNTOWN FAÇADE GRANT FOR ROBERT OLIVER-RUNGE BANK BUILDING, 133 EAST MAIN STREET

Mr. Kennedy addressed the board regarding the completed Façade Grant Application as submitted by Robert Oliver and reviewed by Mr. Kennedy on May 29, 2014 and approved on May 30, 2014 to be submitted to the CDC Board for action. The grant request is for \$10,000 for the Runge Building, 133 E. Main Street. Mr. Kennedy stated that the line item for the Downtown Façade Grant will have approximately \$1,100.00 in uncommitted funds. Mr. Kennedy recommended the CDC Board approve this grant request and amend the budget for the downtown façade grant line item to incorporate this façade grant approval.

MOTION MADE BY RICHARD WEBER, SECONDED BY DENNIS JEMELKA, TO AMEND THE BUDGET TO INCLUDE THE FAÇADE IMPROVEMENT GRANT SUBMITTED BY MR. OLIVER FOR THE RUNGE BUILDING, 133 EAST MAIN STREET SUBJECT TO MR. OLIVER COMPLETING THE GRANT APPLICATION. APPLICABLE EXHIBITS. AYES: 6 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT ON CONSENT AGENDA

Included in the director's agenda packets for their review were the Regular Meeting Minutes, May 19, 2014, December Events Financial Report, BCL Small Business Report and May BCL Small Business Report as part of the consent agenda.

MOTION MADE BY CHARLES TOUNLEY, SECONDED SARA POST MEYER, TO APPROVE THE CONSENT AGENDA AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED

EXECUTIVE DIRECTOR REPORT

CONSIDER AND ACT ON ACTIVITY REPORT FROM PATRICK KENNEDY

Pat Kennedy reviewed the monthly sales comparisons with the CDC Board.

Mr. Kennedy requested a lunch budget workshop with the board on July 7, 2014. Mr. Kennedy stated the budget preparation will be a little different this year. Starting with October 1, 2014


and working backwards this will allow the 60 day notice to the public before expenditure of funds. The City Council will have a budget workshop meeting on July 29, 2014. The goal is to have a budget approved by the CDC Board at the July 21, 2014 monthly meeting so that it can be presented to the council on July 29, 2014.

Mr. Kennedy updated the CDC Board on the request for the Coca-Cola property. It was communicated in terms of the Board's position, the article in the Cuero Record and what the Board acted upon at the May 19, 2014 meeting in regards to the CDC property to individuals.

Mr. Richard Weber stated he would like to have a meeting to give Ms. Lillian Smith, Turnquist Partners Realtors to give an informational presentation to the CDC Board to find out more information on the interest of the CDC property. The CDC Board discussed calling a meeting for Friday, June 20, 2014 at noon to give Ms. Smith an opportunity to give an informational presentation and discussion with the CDC Board.

ADJOURN

MOTION MADE BY RICHARD WEBER, SECONDED BY CHARLES TOUNLEY, TO
ADJOURN THE MEETING AT 7:04 P.M. AYES: 6 NAYES: 0 MOTION CARRIED


CHARLES PAPACEK
PRESIDENT

ATTEST:


WILL CARBONARA
SECRETARY/TREASURER