

**MINUTES  
CUERO DEVELOPMENT CORPORATION  
REGULAR MEETING  
Monday, June 20, 2016 5:30 P.M.**

The Cuero Development Corporation Board of Directors met Monday, June 20, 2016, at 212 E. Main Street, Cuero, Texas.

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

ABSENT: Will Carbonara, Mayor Sara Post Meyer, and Richard Weber

GUESTS: Kay Lewis, Jay Lewis, Bryan Gomez, Kevin Ryan, Brian Dlugosch, and Denise Dlugosh

**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 MAY FINANCIAL REPORT

Mr. Patrick J. Kennedy gave the monthly financial report for the period ending May 31, 2016. Brief discussion followed.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RANDY JOCHIM, TO ACCEPT THE MAY FINANCIAL REPORT AS PRESENTED. AYES: 4 NAYES: 0  
MOTION CARRIED.

**IV. BUSINESS**

HEAR REPORT ON DECEMBER EVENTS COMMITTEE BY KAY LEWIS (CHAIR)

Mrs. Kay Lewis, Chairperson for the December Events Committee (DEC) gave a review of the current activities. Mrs. Lewis noted that the City of Cuero and the Stevenson Unit have been working diligently on replacing bulbs and are currently ahead of schedule in the park and that 22 of the 31 new scenes were delivered by Arnett Marketing. Mrs. Lewis also reported that the new \$70,000 proposed DEC budget is included in the agenda packet; the DEC is tripling their budget for light bulbs. The goal is to eventually switch all of the Christmas scenes to LED bulbs.

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR R&R MARKETPLACE

Mr. Kevin Ryan of R&R Marketplace is seeking assistance with the proposed project of updating the unoccupied feed store building at 201 Stockdale Street to house retail sales inside and food trucks outside. Mr. Ryan also noted that the feed store will not be altered in any way, but will experience a facelift.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RANDY JOCHIM, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR R&R MARKETPLACE IN THE AMOUNT OF \$10,000. AYES: 4 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT UPON AMENDMENT OF BUSINESS RETENTION AND EXPANSION PROGRAM GRANT FOR WAGNER HARDWARE

Mr. Kennedy presented this item to the Board. He mentioned that in the initial application, Beverly and Reed Wagner of Wagner Hardware asked the Board for \$6,765.56, but after the application was approved, it was found that there would be a need for additional cameras. The amended application is for the purchase of an additional camera and three dummy cameras that will bring the grant award to \$7,571.82.

Original Application – \$13,531.12	Original Grant Award – \$6,765.56
+	+
Revised Application – \$1,612.52	Revised Grant Award – \$806.26
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\$15,143.64	\$7,571.82

MOTION MADE BY DAVID SCOTT, SECONDED BY DENNIS JEMELKA, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM AMENDMENT FOR WAGNER HARDWARE IN THE AMOUNT OF \$806.26 TO INCLUDE THE TOTAL OF \$7,571.82. AYES: 4 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT UPON AN APPLICATION FOR ENTERPRISE PROGRAM FOR DLUGOSCH III, LLC. DBA THE TEXAN

Mr. Brian Dlugosch owner of The Texan Convenience Stores gave an overview of the proposed project that will take place on W. Heaton Street. Mr. Dlugosch stated that the new convenience store will provide up to 20 jobs to the community, the proposed store will be 8,800 square feet on a 4.3 acre tract and will include a truck stop. The lot will include four entries/exits onto the main roads so that the truck stop traffic will not interfere with regular paying customers, the Dlugosch's are asking for \$100,000 that will be used towards the purchase of fuel pumps. Brief discussion followed.

MOTION MADE BY RANDY JOCHIM, SECONDED BY DAVID SCOTT, TO APPROVE THE NEXT STEPS FOR THE ENTERPRISE PROGRAM DLUGOSCH III, LLC. DBA THE TEXAN. AYES: 4 NAYES: 0 MOTION CARRIED.

CONSIDER AND ACT UPON AN APPLICATION FOR MAIN STREET FAÇADE PROGRAM GRANT FOR H&R BLOCK OF CUERO

Mr. Patrick J. Kennedy presented this item to the Board. Mr. Kennedy explained that H&R Block of Cuero initially came in for a Downtown Bat Program, but due to recent budget cuts the CDC no longer has this program available. H&R Block has submitted a Main Street Façade Program grant for the removal of bats.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RANDY JOCHIM, TO APPROVE THE MAIN STREET FAÇADE PROGRAM GRANT FOR H&R BLOCK OF CUERO IN THE AMOUNT OF \$1,071.50 FOR THE REMOVAL OF BATS. AYES:4 NAYES:0 MOTION CARRIED

REVIEW DRAFT COPY OF 2016-2017 BUDGET.

Mr. Kennedy presented this item to the Board. Mr. Kennedy noted that the proposed budget for the upcoming fiscal year will be a balanced budget of \$657,790. The programs that will be affected are the Enterprise Program decreasing by \$90,000, Parks Department decreasing to \$50,000, the Business Retention and Expansion Program decreasing by \$25,000, the Main Street Façade program will remain the same, and the Entrepreneur Program will be increased by \$10,000. Mr. Kennedy asked the Board for suggestions on appointing a Budget Committee. The Board suggested that Mayor Sara Post Meyer, David Scott, and Randy Jochim be appointed to the review committee.

DISCUSS APPLICATION PROCESS FOR GRANT FUNDS FOR 2016-2017

Mr. Kennedy briefed the Board on the proposed changes to the FY-2017 grant applications. Mr. Kennedy reported that with recent changes there has been a need to add a requirement of cancelled checks (proof of payment), a current W-9, a Conflict of Interest Form, and a checklist that indicates each item that is needed for submission.

RECEIVE THE 2015 CERTIFICATE OF ACHIEVEMENT FOR ECONOMIC EXCELLENCE FROM THE TEXAS ECONOMIC DEVELOPMENT COUNCIL

Mr. Kennedy presented the 2015 Certificate of Achievement for Economic Excellence from the Texas Economic Development Council. The Board will take a picture receiving the award at a future meeting date.

**V. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, May 16, 2016, December Events Committee Regular Meeting Minutes Wednesday, May 23, 2016 and the December Events Financial Report for May. Brief discussion followed.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY DAVID SCOTT, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 4 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. Mr. Kennedy reported that the CDC is within the revised budget.

- 2) Discuss upcoming Community Leader's Meeting –The July 1<sup>st</sup> meeting will include guest speaker Reba Bacon, the Project Development Specialist with the Texas Workforce Commission and will be held at TrustTexas Bank and the August 5<sup>th</sup> meeting will include guest speaker Rick Rhodes, Administrator of the Office of Rural Affairs at the Texas Department of Agriculture.
- 3) December Events Committee – Mrs. Lewis previously reported that the DEC is working diligently in the park, awaiting a new trailer, and 22 of the 31 scenes were delivered.
- 4) Current Projects – Included in the agenda packet was a spreadsheet that included the FY 15-16 programs to date, which were a total of 13. The 3 new programs will be added to include a total of 16.

**VII. ADJOURN**

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RANDY JOCHIM, TO  
ADJOURN THE MEETING AT 6:36 P.M. AYES: 4 NAYES: 0 MOTION CARRIED

  
CHARLES PAPACEK  
PRESIDENT

ATTEST:

  
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WILL CARBONARA  
TREASURER