

MINUTES
CUERO DEVELOPMENT CORPORATION
SPECIAL MEETING
Tuesday, June 24, 2014 12:00 P.M.

The Cuero Development Corporation Board of Directors met Tuesday, June 24, 2014, at 207 E. Main Street, Cuero, Texas.

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

ABSENT: Shay Iacononelli

GUESTS: Raymie Zella, Christopher Crain, Tim O'Malley, Lillian Smith, & Paul W. Holcomb

President Charles Papacek called the meeting to order at 12:00 pm

INFORMATIONAL PRESENTATION AND DISCUSSION WITH LILLIAN SMITH, TURNQUIST PARTNERS REALTORS REGARDING COCA COLA BUILDING, 129 INDUSTRIAL DRIVE

Ms. Lillian Smith stated Mr. George Bishop, GEO Southern Holdings had an interest in purchasing the Coca Cola Building, 129 Industrial Drive. Ms. Smith stated they would have until July 27, 2014 to close. It would be a 1031 deferred tax exchange purchase, which is the reason for the time limit. The purchase of the building would be as is and not requiring any inspections and would be a cash sale.

The purchaser has several properties in Cuero and wants to build a high level apartment complex and remodel several buildings into condominiums. Ms. Smith said that the purchaser wants to use the building for storage for two years while he is completes these projects. Once the projects are completed he would utilize the property for rental space for other oil companies to store products, which are currently being stolen from the work sites.

Mr. Bishop is offering \$450,000, Ms. Smith's commission of 4% would also be worked into the price of which \$18,000 will be paid by Mr. Bishop.

The Board expressed concern that the building would be used as storage and not for public use is it a fair and reasonable offer. Board member Charles Tounley stated if the building was being sold for space then the board needs to make sure they do what is best for the community. And they would need to do due diligence based on pricing that they have seen in the market.

Attorney, Mr. Chris Crain suggested having the property appraised and to investigate on how the property was purchased from the city.

ADJOURN

MOTION MADE BY CHARLES TOUNLEY, SECONDED BY DENNIS JEMELKA, TO ADJOURN THE MEETING AT 12:45 P.M. AYES: 6 NAYES: 0 MOTION CARRIED



CHARLES PAPACEK
PRESIDENT

ATTEST:



WILL CARBONARA
SECRETARY/TREASURER