

**MINUTES**  
**CUERO DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**Monday, August 15, 2016 5:45 P.M.**

The Cuero Development Corporation Board of Directors met Monday, August 15, 2016, at 212 E. Main Street, Cuero, Texas.

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

**I. CALL TO ORDER**

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

**II. CITIZENS INPUT**

NONE

**III. MONTHLY FINANCIAL REPORTS**

APPROVAL OF JULY FINANCIAL REPORT

Mr. Will Carbonara gave the financial report for the period ending July 31, 2016. Mr. Carbonara noted that the first page of the financials included the original budget amount of \$845,880. The second page of the financials included the revised CDC budget of \$600,000. There weren't any questions on the financials.

MOTION MADE BY RICHARD WEBER, SECONDED BY DENNIS JEMELKA, TO ACCEPT THE JULY FINANCIAL REPORT AS PRESENTED. AYES: 7 NAYES: 0  
MOTION CARRIED.

**IV. BUSINESS**

CONSIDER AND ACT ON BUDGET AMENDMENT #2 OF THE FY 2015-2016 BUDGET

Budget Amendment #2 shows a continued decrease in sales tax revenues. Mr. Kennedy mentioned that it was initially projected that the CDC would have to move \$233,000 from reserves, but has since been adjusted to reflect \$68,000. \$170,000 was in the Enterprise Program, but has been lowered to \$100,000 due to the funding of only one program this fiscal year. Mr. Kennedy noted that the CDC has issued the check to the City for the Intersection Realignment Project and the Walking Trail Project. The check had a combined total of \$194,000.

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO APPROVE BUDGET AMENDMENT #2 OF THE FY 2015-2016 BUDGET. AYES:7 NAYES:0 MOTION CARRIED

CONSIDER AND ACT UPON REVISED FY 2016-2017 BUDGET AND RECOMMEND APPROVAL OF BUDGET AND WORK PROGRAM FOR SUBMISSION TO THE CITY COUNCIL

Mr. Kennedy presented this item to the Board. The CDC's Budget and Work Program was submitted to the City Council in July, 2016 and was not approved. The City Council has requested additional funding for the Park's Department. The Board did not agree with park improvements increasing while the CDC's budget has a decrease in community projects. The Board unanimously agreed to retain the budget they had previously submitted at the July, 2016 Board of Director's Meeting.

MOTION MADE BY DAVID SCOTT, SECONDED BY WILL CARBONARA, TO RETAIN THE CDC BUDGET AND WORK PROGRAM AS PREVIOUSLY PRESENTED AT THE JULY, 2016 BOARD OF DIRECTOR'S MEETING. AYES: 7 NAYES: 0 MOTION CARRIED

REVIEW AND APPROVE GRANT APPLICATIONS FOR 2016-2017

Mr. Kennedy presented this item to the Board. The Super Funds have been taken out of the Business Retention and Expansion Program Grant. Mr. Kennedy is working with Attorney Chris Crain on adding a claw back to the Business Retention and Expansion applications that include requests for additions such as a new roof. The claw back would require the business owner to pay the CDC a portion of their money back, if they sell the property within an assigned period.

MOTION MADE BY RICHARD WEBER, SECONDED BY RANDY JOCHIM, TO APPROVE THE GRANT APPLICATIONS AS PRESENTED WITH THE EXCEPTION OF ADDING A CLAW BACK TO THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT APPLICATION. AYES: 7 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT UPON AN EXTENSION OF THE CURRENT CONTRACT/PERFORMANCE AGREEMENT FOR CHISHOLM TRAIL HERITAGE MUSEUM

Mr. Kennedy briefed the Board on the current status of the Chisholm Trail Heritage Museum's English-German School House. Mr. Robert Oliver has asked for an extension of their current contract due to the delayed start of the school house. It was suggested that the Contract/Performance Agreement be extended to March 31, 2017. The funds would then be taken from the FY 2016-2017 budget.

MOTION MADE BY WILL CARBONARA, SECONDED BY DENNIS JEMELKA, TO APPROVE THE EXTENSION OF THE CURRENT CONTRACT/PERFORMANCE AGREEMENT FOR THE CHISHOLM TRAIL HERITAGE MUSEUM UNTIL MARCH 31, 2017. AYES: 7 NAYES: 0 MOTION CARRIED.

CONSIDER AND ACT UPON AUTHORIZATION OF FUNDING FOR THE DINNER AND BREAKFAST FOR THE CRAILSHEIM VISITORS (GERMANY)

Mr. Patrick J. Kennedy presented this item to the Board. Mr. Kennedy explained that the City of Cuero is hosting visitors from Crailsheim Germany and asked the CDC for help with the funding of dinner on Tuesday, August 16<sup>th</sup> and breakfast on Wednesday, August 17<sup>th</sup>. The Chamber has offered to furnish lunch on Tuesday, August 16<sup>th</sup> and the City rented Teaghlach Meadows in Yorktown for dinner and dancing on Tuesday, August 16<sup>th</sup>. Brief discussion followed.

MOTION MADE BY RICHARD WEBER, SECONDED BY WILL CARBONARA, TO AUTHORIZE THE FUNDING OF DINNER AND BREAKFAST FOR THE CRAILSHEIM VISITORS (GERMANY) NOT TO EXCEED \$800. AYES:7 NAYES:0 MOTION CARRIED

APPOINT REVIEW COMMITTEE FOR DLUGOSCH III, LLC. DBA THE TEXAN

Mr. Kennedy presented this item to the Board. The next phase for Dlugosch III, LLC. DBA The Texan will include a review of financials. The Board suggested that Will Carbonara, Mayor Sara Post Meyer, and David Scott serve as the review committee. The meeting date will be set at a later date.

**V. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, July 18, 2016, December Events Committee Regular Meeting Minutes Wednesday, July 20, 2016 and the December Events Financial Report for July. Brief discussion followed.


MOTION MADE BY RICHARD WEBER, SECONDED BY RANDY JOCHIM, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 7 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 results are down by 42%. The CDC has adjusted their budget accordingly. The next Sales Tax Training will be held on December 9<sup>th</sup> in Austin. Will Carbonara, Dennis Jemelka, Patrick J. Kennedy, Mayor Sara Post Meyer, Charles Papacek, David Scott and Richard Weber are all due for the training.
- 2) Discuss upcoming Community Leader's Meeting –The September 2<sup>nd</sup> meeting will be held at the City of Cuero Council Chambers and will include guest speaker Paul Reitz, District Engineer for TxDOT's Yoakum District and for the October 7<sup>th</sup> meeting the CDC has asked Ms. Taylor with the Office of the Governor.
- 3) December Events Committee – The DEC will hold their regular monthly meeting on Wednesday, July 17<sup>th</sup>. The installation of light bulbs is going smoothly and all of the new Christmas scenes have been delivered. The DEC calendar for Christmas in the Park has not yet been complete and the DEC is working on a video for solicitation of donations.
- 4) Current Projects – A copy of the current projects spreadsheet was included in the agenda packet. Mr. Kennedy noted that the CDC issued a check to Viola Holman for the Back to School Bash.

**VII. ADJOURN**

MOTION MADE BY RICHARD WEBER, SECONDED BY RANDY JOCHIM, TO ADJOURN THE MEETING AT 6:59 P.M. AYES: 7 NAYES: 0 MOTION CARRIED

  
CHARLES PAPACEK  
PRESIDENT

ATTEST:

  
WILL CARBONARA  
TREASURER