

**MINUTES  
CUERO DEVELOPMENT CORPORATION  
REGULAR MEETING  
Monday, August 18, 2014 5:30 P.M.**

The Cuero Development Corporation Board of Directors met Monday, August 18, 2014, at 212 E. Main Street, Cuero, Texas.

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

ABSENT: Dennis Jemelka

GUESTS: Christopher Crain, Bridgette Bise

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

**CITIZENS INPUT**

**CITIZENS WHO HAVE NOT FILED AN AGENDA APPLICATION**

None

**MONTHLY FINANCIAL REPORT**

**APPROVAL OF AUGUST 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 CHARLES TOUNLEY, SECONDED BY RICHARD WEBER, TO ACCEPT THE AUGUST FINANCIAL REPORT AS PRESENTED. AYES: 5 NAYES: 0 MOTION CARRIED

**NEW BUSINESS**

**CONSIDER AND ACT ON CDC BUDGET ADMENDMENT (INCLUDING DECEMBER EVENTS)**

Patrick Kennedy reviewed the proposed CDC/December Events Committee Budget with the CDC board. The budget amendment will also require approval from the City Council and is on the agenda for the August 26th Council Meeting.

MOTION MADE BY WILL CARBONARA, SECONDED BY SARA POST MEYER, TO APPROVE THE CDC BUDGET ADMENDMENT INCLUDING DECEMBER EVENTS AS PRESENTED. AYES: 5 NAYES: 0 MOTION CARRIED

**CONSIDER AND ACT ON BUSINESS RETENTION AND EXPANSION PROGRAM – DRAPER FAMILY SERVICES DBA FREUND FUNERAL HOME**

Mr. Kennedy addressed the board regarding the completed Business and Expansion Program Application as submitted by Eric and Dawn Draper and accepted on July 31, 2014 to be submitted to the CDC Board for action. The grant request is for \$10,000 for Draper Family Services dba Freund Funeral Home, 213 N. Gonzalez St. Improvements will be made to the funeral home chapel, family room, arrangement room, music rooms and bathroom. The

improvements will include removing wallpaper, painting walls. Removing and replacing carpet, removing and replacing upholstery on pews and replacing furnishings. Mr. Kennedy stated we have received a letter of support from the Small Business Development Center. Mr. Kennedy also has received a signed Performance Agreement and a signed Exhibit A from Eric and Dawn Draper. Mr. Kennedy recommended the CDC Board approve this grant.

MOTION MADE BY RICHARD WEBER, SECONDED BY SARA POST MEYER, TO APPROVE THE GRANT FOR DRAPER FAMILY SERVICES dba FREUND FUNERAL HOME AS PRESENTED NOT TO EXCEED \$10,000 AYES: 5 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT ON BUSINESS RETENTION AND EXPANSION PROGRAM – WAGNER HARDWARE & GIFTS

Mr. Kennedy addressed the board regarding the completed Business and Expansion Program Application as submitted by Reed and Beverly Wagner and accepted on August 11, 2014 to be submitted to the CDC Board for action. The grant request is for \$9,698.43 for Wagner Hardware & Gifts, 110 N. Esplanade to repair and install materials on the roof. Mr. Kennedy stated we have received a letter of support from the Small Business Development Center. Mr. Kennedy recommended the CDC Board approve this grant.

MOTION MADE BY RICHARD WEBER, SECONDED BY CHARLES TOUNLEY, TO APPROVE THE GRANT FOR WANGNER HARDWARE & GIFTS AS PRESENTED NOT TO EXCEED \$9,698.43. AYES: 5 NAYES: 0 MOTION CARRIED

REVIEW AND APPROVE ALL APPLICATIONS TO BE USED FOR PROJECT FUNDING IN FY 2015

The board agreed to table the project funding applications for FY 2015 until the next meeting.

MOTION MADE BY CHARLES TOUNLEY, SECONDED BY RICHARD WEBER, TO TABLE THE PROJECT FUNDING APPLICATIONS FOR FY 2015 UNTIL THE NEXT MEETING. AYES: 5 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT ON CONSENT AGENDA

Included in the director's agenda packets for their review was the Regular Meeting Minutes, July 21, 2014, December Events Financial Report, August BCL Small Business Report as part of the consent agenda.

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

EXECUTIVE DIRECTOR REPORT

ACTIVITY REPORT FROM PATRICK KENNEDY

Pat Kennedy reported that Shay Iacononelli has resigned from the CDC board. Mr. Kennedy has located the contact, a commercial real estate firm located in Houston, for the BHP Billiton building in Cuero.

Mr. Kennedy updated the board on the status of the Strategic Plan. A group of people have been chosen and asked to assist with participating in a survey. The survey will be sent out to them prior to Jeremy Zaborowski interviewing them.

Shay Iaconopelli, Rhonda Stastny will be assisting Mr. Kennedy with the Certified Retirement Community Application. We will not have to submit a new application, but will need to send a update to the Texas Department of Agriculture along with the required \$5,000 submission fee.

Beginning in September the BCL will start a strong marketing effort for the program. Currently we have two loans. Mr. Kennedy encouraged every board member to consider attending the day sales tax training to be held December 12<sup>th</sup> in Austin.

MOTION MADE BY RICHARD WEBER, SECONDED WILL CARBONARA, TO APPROVE THE EXECUTIVE DIRECTOR'S REPORT AS PRESENTED. AYES: 5 NAYES: 0 MOTION CARRIED

**ANNOUNCEMENT BY PRESIDING OFFICER:** Cuero Development Corporation will begin an Executive Session of August 18, 2014 at 6:07 p.m.

**EXECUTIVE SESSION**

DELIBERATE THE SALE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY (V.T.C.A., GOVERNMENT CODE, SECTION 551.072) INCLUDING BUT NOT LIMITED TO THAT 11.89 ACRE TRACT OF LAND OUT OF THE HEPZIBETH TAYLOR SURVEY A-43 LOCATED IN THE CORPORATE LIMITS OF THE CITY OF CUERO IN DEWITT COUNTY, TEXAS AND THAT 11.89 ACRE TRACT DESCRIBED IN A DEED TO CUERO DEVELOPMENT CORPORATION RECORDED IN VOLUME 369, PAGE 727 OF THE OFFICIAL PUBLIC RECORDS OF DEWITT COUNTY, TEXAS.

**RECONVENE PUBLIC MEETING TO TAKE NECESSARY ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION.**

**ANNOUNCEMENT BY PRESIDING OFFICER:** Cuero Development Corporation has completed its Executive Session on August 18, 2014 at 6:59 p.m.


NO ACTION TAKEN

**ADJOURN**

MOTION MADE BY RICHARD WEBER, SECONDED BY CHARLES TOUNLEY, TO ADJOURN THE MEETING AT 7:00 P.M. AYES: 5 NAYES: 0 MOTION CARRIED

  
CHARLES PAPACEK  
PRESIDENT

ATTEST:

  
WILL CARBONARA  
TREASURER