

**MINUTES**  
**CUERO DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**Monday, September 17, 2018 12:00 P.M.**

The Cuero Development Corporation Board of Directors met Monday, September 17, 2018, at 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Charles Papacek, Dennis Jemelka, Mayor Sara Post Meyer, Chris Crain, Richard Weber, David Scott, CDC Executive Director Patrick J. Kennedy, and CDC Administrative Assistant Samantha Bayfus

ABSENT: Randy Jochim

**I. CALL TO ORDER**

President Charles Papacek called the meeting to order at 12:00 P.M.

**II. CITIZENS INPUT**

None

**III. MONTHLY FINANCIAL REPORTS**

**APPROVAL OF AUGUST FINANCIAL REPORT**

Mr. Patrick J. Kennedy gave the financial report for the period ending August 31, 2018. Mr. Kennedy stated that as previously discussed, there was a misclassification of monies in the financials for the line item of donated scenes by the community, but all monies are accounted for and this issue should be resolved for the FY 2018-2019 budget.

Mr. Kennedy also noted that there are now only three accounts open at TrustTexas Bank, as the OLD BCL account was transferred to the Money Market account. The OLD BCL account that was created at TexPool was closed and only one account remains.

Mayor Sara Post Meyer questioned what the transfer from Reserves in the amount of \$160,000 in the CDC's revenue indicates. Mr. Kennedy stated that money had to be transferred from Reserves in order to accept the budget amendment that included the increase of funds for the Business Retention and Expansion Program in the amount of \$60,000 and the remainder \$100,000 was for the purchase of the 4 acres from Bishop Properties that is adjacent to the CDC's 7.59 acres.

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

**IV. BUSINESS**

**HEAR REPORT ON THE STATUS OF THE CDC CERTIFICATE OF DEPOSIT ACCOUNTS**

Mr. Kennedy stated that four Certificate of Deposit (CD) accounts were opened at local banks (Cuero National Bank, Prosperity Bank, TDECU, & Wells Fargo) in the amount of \$240,000. The Fiscal Department will calculate the interest of each account once they reach their maturity date and include them in the monthly financial report.

Mr. Chris Crain questioned why the interest rate was low at Wells Fargo compared to the other bank institutions. Mr. Kennedy stated that at the time of opening the accounts, the best rate Wells Fargo could offer was 0.25%. Wells Fargo has contacted the CDC Executive Director and there are new rates that will be available upon renewal.

Mr. David Scott questioned if the CDC plans to stay with the local banks or if they will seek better interest rates elsewhere. Mr. Kennedy mentioned that the CDC can't go into the higher CD's because each account was for \$240,000, but he will acquire the interest rates from TexPool for future use.

Mr. Richard Weber also added that as a steward of public funds, he would want to ensure that the money was being utilized wisely and would recommend that the CDC go to the highest bidder/bidders.

Mayor Sara Post Meyer suggested that the CDC Executive Director have a meeting with Wells Fargo in regards to the CD.

Mr. Dennis Jemelka questioned if the financial institutions require a notice for an account closure ten days prior to the maturity date. Mr. Kennedy stated that he would touch base on each of the CD's and will give the CDC Board and update.

Mr. David Scott noted that he is able to check interest rates on all banks through his system at work. Mr. Scott will start comparing rates closure to the maturity date of the four CD's.

#### APPROVE EXTENSION OF EXISTING PROJECTS, IF NECESSARY

Mr. Kennedy noted that there are no carryover funds available for any project funded in the FY 2017-2018. The six projects that will require an extension are The Chisholm Trail Heritage Museum, Cuero Automotive Service & Repair, Cuero Fair and Turkey Trot, Cuero Veterinary Clinic, Smolik's Quality Meats and BBQ, and Standard Printing. It was suggested that these businesses be given until the end of 2018 for completion.

Mr. Dennis Jemelka questioned if someone needed funds, if the CDC would add more money to the budget. Mr. Kennedy reiterated that if more money is needed, the CDC could add a budget amendment.

MOTION MADE BY RICHARD WEBER, SECONDED BY DAVID SCOTT, TO APPROVE A PROJECT EXTENSION UNTIL DECEMBER 31, 2018 FOR THE CHISHOLM TRAIL HERITAGE MUSEUM, CUERO AUTOMOTIVE SERVICE & REPAIR, CUERO FAIR AND TURKEY TROT, CUERO VETERINARY CLINIC, SMOLIK'S QUALITY MEATS AND BBQ, AND STANDARD PRINTING. AYES: 6 NAYES: 0 MOTION CARRIED

#### CONSIDER AND ACT UPON THE ENTREPRENEUR PROGRAM AND THE MAIN STREET HISTORICAL DISTRICT FAÇADE PROGRAM GRANT APPLICATIONS

Mr. Kennedy noted that the Main Street Façade Program has been changed to The Main Street Historical District Façade Program. The new program could provide funding for the front, rear, and sides of the buildings located in the Main Street Historical District. Mr. Kennedy stated that the revamped Entrepreneur Program has been shortened and includes an inviting cover page that will be debuted on all social media outlets and the CDC website.

Mayor Sara Post Meyer clarified that the new Main Street Historical Façade District Program will cover the complete "Historical District". Mr. Kennedy stated that a new coverage map was included in the grant application.

The programs will be listed on the CDC website and social media outlets beginning on 9-18-18 and will be available for pickup at the CDC office. Applications will begin being approved at the October 15<sup>th</sup> Board of Director's Meeting.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY DENNIS JEMELKA, TO APPROVE THE FY 2018-2019 ENTREPRENEUR PROGRAM AND THE MAIN STREET HISTORICAL DISTRICT FAÇADE PROGRAM AS PRESENTED. AYES: 6 NAYES: 0

#### **V. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, August 20, 2018, Special Meeting Minutes, Friday, August 31, 2018, December Events Committee Regular Meeting Minutes, Wednesday, August 15, 2018, and December Events Committee August Financial Report.

Mr. Charles Papacek suggested that a change be made on page three under Cuero Automotive Service & Repair. The new wording should read “Cuero Automotive **sends** the alignments out” instead of “sells”.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY RICHARD WEBER, TO ACCEPT THE CONSENT AGENDA WITH THE CORRECTIONS AS PRESENTED. AYES: 6 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. It was reported that the sales tax remittance is at the anticipated level for the Fiscal Year and for the Calendar Year.
- 2) Discuss upcoming conferences/meetings – Mr. Patrick J. Kennedy will be attending the ARCIT Annual Conference from October 1<sup>st</sup> - 3<sup>rd</sup> in San Antonio and the TEDC Annual Conference from October 17<sup>th</sup> – 19<sup>th</sup> in Fort Worth.

The October 5<sup>th</sup> Community Leaders’ Meeting will be a State of the Community by City Manager – Raymie Zella, County Judge – Daryl Fowler, Cuero ISD Superintendent – Micah Dyer, and Cuero Regional Hospital Administrator, Lynn Falcone. The CDC has tentatively scheduled State Representative Geanie Morrison for the November 2<sup>nd</sup> Community Leaders’ Meeting and Senator Lois Kolkhorst for the December 7<sup>th</sup> meeting.

- 3) December Events Committee – It was reported that per discussions with the Warden at the TDCJ-Stevenson Unit, the Community Squad will go back to their original schedule of volunteering in Cuero’s Christmas in the Park starting the last week in September to set up the scenes behind the lake. The DEC will hold their monthly meeting on Wednesday, September 19, 2018. Mr. Kennedy also mentioned that the DEC has received their final shipment of cool white c7 LED bulbs to complete the bulb changing process.
- 4) Current Projects – A copy of the current projects was included in the Board package. Mr. Kennedy mentioned that the CDC approved 26 programs for the FY 2017-2018, six of which have not been complete. Mr. Kennedy stated that Standard Printing is still having difficulties in completing their roof project, but the Chisholm Trail Heritage Museum and Encompass Technologies are both nearing completion.

Mr. David Scott questioned if anyone from the CDC or City staff has touched base with OHS Resources to assist their needs with the new move to Cuero. Mr. Kennedy stated that he assisted them with changing over their utilities account, but he has not had any communication since.

Mayor Sara Post Meyer questioned if the CDC has had contact with any interested nonprofit organizations. Mr. Kennedy mentioned that he has had interest from at least three organizations and will make them aware of the newly available funds.

## **VII. EXECUTIVE SESSION**

Pursuant to Title 5 of the Texas Government Code, Chapter 551.072, Deliberation Regarding Real Property Deliberate the sale, exchange, lease, or value of real property (V.C.T.A., Government Code, Section 551.071)

Cuero Development Corporation began an Executive Session of September 17, 2018 at 12:31 p.m.

**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 of September 17, 2018 at 12:45 p.m.

**VIII. RECONVENE TO OPEN MEETING**

**1. Actions resulting from Executive Session**

MOTION MADE MAYOR SARA POST MEYER, SECONDED BY CHRIS CRAIN, TO ENCOURAGE THE CDC EXECUTIVE DIRECTOR TO PURSUE THE BISHOP PROPERTIES REPRESENTATIVE TO SEE IF THEY'LL ENTER NEGOTIATIONS WITH THE CDC IN REGARDS TO THE 4 ACRES ADJACENT TO THE CDC PROPERTY. IF BISHOP PROPERTIES DOES NOT RESPOND TO THE CDC REQUEST BY 5 P.M. ON FRIDAY, SEPTEMBER 21, 2018, THE CDC WILL LIST THEIR 7.59 ACRES FOR SALE. THE CDC EXECUTIVE DIRECTOR WILL THEN WORK WITH SITE LOCATION PARTNERSHIP (SLP) TO SOLICIT FOR THE CDC'S VACANT LAND, THE OLD HEB PROPERTY, AND 109 COOPERATIVE WAY. AYES: 6 NAYES: 0

**IX. ADJOURN**

MOTION MADE BY RICHARD WEBER, SECONDED BY DENNIS JEMELKA, TO ADJOURN THE MEETING AT 12:54 P.M. AYES: 6 NAYES: 0 MOTION CARRIED



CHARLES PAPACEK  
PRESIDENT

ATTEST:



DAVID SCOTT  
SECRETARY/TREASURER