

**MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
Monday, December 15, 2014 5:30 P.M.**

The Cuero Development Corporation Board of Directors met Monday, December 15, 2014, at 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Charles Papacek, Mayor Sara Post Meyer, Richard Weber, Will Carbonara, Charles Tounley, Dennis Jemelka, Mike Weaver, Executive Director, Patrick J. Kennedy, Purchasing/Warehouse Director, Rhonda Stastny

ABSENT: None

GUESTS: Samantha Solis

I. CALL TO ORDER

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

II. CITIZENS INPUT

CITIZENS WHO HAVE NOT FILED AN AGENDA APPLICATION.

No Requests.

III. MONTHLY FINANCIAL REPORTS

APPROVAL OF NOVEMBER FINANCIAL REPORT

Mr. Patrick Kennedy went over the Financial Report for the period ending November 30, 2014. Board members questioned the current period salaries and wage expenses. Mr. Kennedy indicated he would talk with the Finance Director to make sure the amounts listed were correct.

MOTION MADE BY RICHARD WEBER, SECONDED BY CHARLES TOUNLEY, TO ACCEPT THE NOVEMBER FINANCIAL REPORT AS PRESENTED. AYES: 7 NAYES: 0
MOTION CARRIED.

IV. BUSINESS

CONSIDER AND ACT ON BUSINESS RETENTION AND EXPANSION PROGRAM FOR BARBECUE STATION, 114 S. ESPLANADE.

Mr. Patrick Kennedy presented this item to the Board noting that the Barbecue Station presented an application requesting \$10,000 for their \$32,970 renovation project. The application is complete and all paperwork in order. General discussions followed.

MOTION MADE BY RICHARD WEBER, SECONDED DENNIS JEMELKA, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM APPLICATION FOR BARBECUE STATION IN THE AMOUNT OF \$10,000. AYES: 7 NAYES: 0
MOTION CARRIED.

AUTHORIZE EXECUTIVE DIRECTOR TO HAVE ELECTRONIC ACCESS TO CDC BANK ACCOUNTS AT TRUST TEXAS BANK.

Mr. Patrick Kennedy presented this item to the Board noting that in order for him to have electronic viewing access to the CDC bank accounts the bank required some form of authorization from the CDC Board. Once approved, a copy of the minutes will be presented to the bank and they will then assist in setting up the electronic access. Brief discussions followed.

MOTION MADE BY RICHARD WEBER, SECONDED BY CHARLES TOUNLEY, TO AUTHORIZE THE EXECUTIVE DIRECTOR, PATRICK J. KENNEDY, TO HAVE ELECTRONIC ACCESS TO THE CDC BANK ACCOUNTS AT TRUST TEXAS BANK. AYES: 7 NAYES: 0 MOTION CARRIED.

APPOINT NOMINATING COMMITTEE

Mr. Patrick Kennedy presented this item to the Board indicating that Board members are appointed every two (2) years on staggered terms. This year the positions that are up for appointment are: Charles Papacek, Charles Tounley and Dennis Jemelka. Although, it was noted that the Mayor's appointment is reoccurring, she is appointed for a two (2) year term, which started in 2014. It was suggested that a Nominating Committee of members who are not up for re-appointment be formed and that names be presented to them prior to the next meeting. President Charles Papacek appointed Sara Post Meyer and Will Carbonara to the Nominating Committee. Nominations are to be submitted to the Committee prior to the next CDC meeting. Nominations will then be presented to the Cuero City Council for appointment.

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, November 17, 2014, Special Meeting Minutes, Monday, December 1, 2014, December Events Financial Report and the November/December BCL Small Business Loan Report as part of the consent agenda. President Charles Papacek asked if there was any item that needed to be taken off the consent agenda for further discussion. There were no comments.

MOTION MADE BY CHARLES TOUNLEY, SECONDED BY RICHARD WEBER, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED.

VI. EXECUTIVE DIRECTOR REPORT

CONSIDER AND ACT ON ACTIVITY REPORT FROM PATRICK KENNEDY

- 1) Sales Tax Comparison – A copy of the sales tax revenue report was included in the Board package. The report indicates that we are at the anticipated level.

- 2) Present draft of 2015-2017 Economic Development Strategic Plan that was presented to stakeholder group on December 9, 2014. Mr. Kennedy indicated that the "Draft" included all responses from the twenty-seven (27) stakeholders who were interviewed as part of this Strategic Plan process. The stakeholders met on December 9th. Members were asked to look over the "draft" and present any comments to the LCRA representative who is facilitating the process. Mr. Kennedy noted that this is a work in progress and not the final document. General discussions followed.
- 3) CDC volunteers for Christmas in the Park exit on December 19, 2014 from 6:00 p.m. to 10:00 p.m. Mr. Kennedy asked for some volunteers to help with Christmas in the Park. President Charles Papacek and Mr. Kennedy are on the schedule to work. Mayor Sara Post Meyer volunteered to work from 6:00 pm to 8:00 p.m. Mr. Kennedy will ask around for additional volunteers.
- 4) Review of Sales Tax Training held on December 12, 2014 in Austin. Patrick Kennedy, Richard Weber, Will Carbonara, and Dennis Jemelka attended the training. Mr. Kennedy thanked the members for attending and indicated that it was very informative. He also noted that new members to the Board need to participate in training within 60 days. Training can be taken online.
- 5) Discuss status of Administrative Assistant opening. Mr. Kennedy noted that he interviewed four (4) people for the position, he has coordinated with Human Resources and an offer of employment was made. The Administrative Assistant should be starting on January 5, 2015. Staff will make every effort to ensure that proper orientation for the new employee on the phone system, purchase order system, etc. is completed.
- 6) 2015 Legislative Conference – Austin, Texas, February 24-26, 2015. The Texas Economic Development Council Legislative Conference will be held in February. Additional information will be presented next month.
- 7) Status of FY'2014-2015 Projects.
 - a. Security Storage – project is coming along nicely
 - b. Anders Auto – project is in progress
 - c. Robert Oliver – project should be complete this week

General discussions followed with a question regarding why the maximum funding level is at \$10,000. Mr. Kennedy indicated that there is another set of rules that would apply if the amount goes over \$10,000. We would have to have a public hearing and two (2) Council readings. It is something to consider and can be discussed at a later meeting.
- 8) Status of Annual Report – The report will be presented to Council in January 2015.
- 9) Status of 7,588 acres of residential land for sale by CDC. Initially had an earnest money contract for \$85,000 in 2011. Looking forward to getting a new earnest money contract. Members asked if copies of CDC minutes were on the CDC website. Mr. Kennedy stated he would look into getting this done.
- 10) BCL Report thru December 2014. BCL was given a 60 day notice to terminate the contract to become effective on December 31, 2014. Staff will be coordinating with BCL to close out this process. There is one project account open for Bahnhof Cafe. It was suggested that the account be moved from Prosperity to Trust Texas Bank whenever feasible.

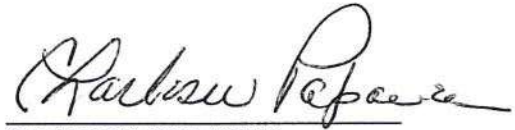
Mayor Sara Meyer asked that CDC consider having a contest for entrepreneurs similar to the one held by the City of Bastrop. Maybe do a collaborative effort with the Chamber, Main Street and local businesses. Mr. Kennedy will do some research on this project.

MOTION MADE BY RICHARD WEBER, SECONDED BY WILL CARBONARA, TO APPROVE THE EXECUTIVE DIRECTOR'S REPORT AS PRESENTED. AYES: 7 NAYES: 0

MOTION CARRIED.

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VII. ADJOURN

MOTION MADE BY MIKE WEAVER, SECONDED BY WILL CARBONARA, TO ADJOURN
THE MEETING AT 6:35 P.M. AYES: 7 NAYES: 0 MOTION CARRIED.



CHARLES PAPACEK
PRESIDENT

ATTEST:



WILL CARBONARA
TREASURER

RESOLUTION NO. 2014-10

A RESOLUTION BY THE BOARD OF DIRECTORS OF THE CUERO DEVELOPMENT CORPORATION (CDC) APPROVING THE SALE OF PROPERTY LOCATED AT 127 INDUSTRIAL DRIVE AND ADJOINING TRACT OF LAND LOCATED ON ENCINO DRIVE AND AUTHORIZING THE PRESIDENT TO EXECUTE NECESSARY DOCUMENTS PERTAINING TO THE SALE OF THESE PROPERTIES.

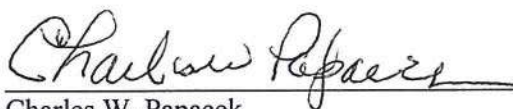
WHEREAS, the mission of the Cuero Development Corporation is to promote, develop and enhance economic and community development; and

WHEREAS, the Cuero Development Corporation Board of Directors wishes to sell their 35,000 square foot building and the land it sits on located at 127 Industrial Drive, Cuero, Texas 77954 for \$450,000, and an adjoining 4.302 acre tract of land located on Encino Drive, Cuero, Texas 77954 for \$79,550, to GEKABI, Ltd., 1425 Lake Front Circle #200, The Woodlands, Texas 77380; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CUERO DEVELOPMENT CORPORATION, AS FOLLOWS:

1. That the 35,000 square foot building and the land it sits on located at 127 Industrial Drive, Cuero, Texas 77954 for \$450,000, and an adjoining 4.302 acre tract of land located on Encino Drive, Cuero, Texas 77954 for \$79,550, be sold to GEKABI, Ltd., 1425 Lake Front Circle #200, The Woodlands, Texas 77380.
2. That Charles W. Papacek, President of the Board of Directors of the Cuero Development Corporation, be authorized to execute the necessary documents for completion of the sale of said property.

PASSED AND APPROVED by the Board of Directors of the Cuero Development Corporation this 1st day of December, 2014.



Charles W. Papacek
President, CDC Board of Directors

ATTEST:



Will Carbonara
Secretary, CDC Board of Directors

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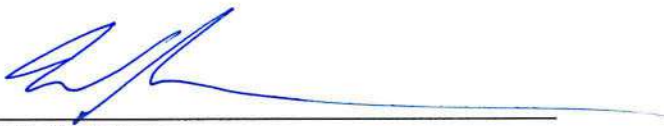
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