

**MINUTES**  
**CUERO DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**Tuesday, December 15, 2015 12:00 P.M.**

The Cuero Development Corporation Board of Directors met Tuesday, December 15, 2015, at 212 E. Main Street, Cuero, Texas.

**PRESENT:** Board Members: Charles Papacek, Richard Weber, Dennis Jemelka, Will Carbonara, Executive Director, Patrick J. Kennedy, CDC Administrative Assistant, Samantha Solis

**ABSENT:** Mayor Sara Post Meyer, Mike Weaver, and Randy Jochim

**GUESTS:** David Danish, Parks Superintendent – City of Cuero, Morgan Rath, Cuero Main Street Director, and Nikki Lantz, DMF Coordinator – Cuero Community Hospital

**I. CALL TO ORDER**

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

**II. OPEN PUBLIC HEARING AND HEAR PUBLIC COMMENT ON PROPOSED EXPENDITURES OF TYPE B SALES TAX FUNDS FOR THE CITY OF CUERO PARKS DEPARTMENT**

President Charles Papacek opened the public hearing at 12:03 p.m.

David Danish, City of Cuero Parks Department Superintendent gave a brief explanation of the proposed project. There was a total of \$125,000 allocated to the City of Cuero Parks Department in the CDC budget. Mr. Danish is requesting that the \$125,000 be used to renovate the walking trail in the Municipal Park. Any excess funds will be allocated for correcting the fencing along the trail.

**PUBLIC COMMENT**

No public comment.

**III. CLOSE PUBLIC HEARING**

The Cuero Development Corporation closed the public hearing at 12:07 P.M.

President Charles Papacek opened the regular meeting at 12:08 P.M.

Based on the public hearing, the CDC Board will earmark money to go towards helping the City of Cuero Parks Department with the renovation of the walking trail.

**IV. CITIZENS INPUT (2 MINUTES EACH)**

Morgan Rath, Cuero Main Street Director introduced herself to the CDC Board and gave an overview of the current projects that are taking place with the Main Street Program. Ms. Rath indicated that she would like to have a close working relationship with the CDC for the upcoming projects on West Main Street.

**V. MONTHLY FINANCIAL REPORTS**

APPROVAL OF NOVEMBER FINANCIAL REPORT

Mr. Patrick Kennedy went over the Financial Report for the period ending November 30, 2015.

MOTION MADE BY RICHARD WEBER, SECONDED BY DENNIS JEMELKA, TO ACCEPT THE NOVEMBER FINANCIAL REPORT AS PRESENTED. AYES: 4 NAYES: 0  
MOTION CARRIED.

**VI. BUSINESS**

CONSIDER AND ACT ON COMMUNITY SERVICES PROGRAM GRANT FOR CUERO COMMUNITY HOSPITAL VOLUNTEERS

Nikki Lantz, DMF Coordinator of Cuero Community Hospital gave an overview of the project. The funding provided by the CDC will help offset the costs for the floor repairs, interior painting, and roof repairs.

MOTION MADE BY RICHARD WEBER, SECONDED BY WILL CARBONARA, TO ACCEPT THE COMMUNITY SERVICES PROGRAM GRANT FOR THE CUERO COMMUNITY HOSPITAL VOLUNTEERS IN THE AMOUNT OF \$10,000. AYES: 3 NAYES: 0 MOTION CARRIED. PRESIDENT CHARLES PAPACEK RECUSED HIMSELF FROM VOTING.

EXTEND PERFORMANCE AGREEMENTS FOR TWO PROJECTS

Mr. Patrick J. Kennedy informed the Board that two FY 2015 Projects have asked for extensions. CDM Resource Management and Cuero Little League were unable to finish their projects in the allocated time, so Mr. Kennedy asked for suggestions on an extended time period.

MOTION MADE BY RICHARD WEBER, SECONDED BY DENNIS JEMELKA, TO ACCEPT EXTENSIONS UNTIL MARCH 31, 2016 FOR CDM RESOURCE MANAGEMENT AND CUERO LITTLE LEAGUE. AYES: 4 NAYES: 0 MOTION CARRIED.

STRATEGIC ECONOMIC DEVELOPMENT PLAN 2015-2018 (PAGE 76)

Action items this quarter

4.1.3 Consider offering SBDC office space at CDC

Current State of the Cuero Main Street Building, 210 E. Main Street

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Mr. Patrick J. Kennedy gave a brief update on the status of the Cuero Main Street Building. Mr. Kennedy noted that as of 12-15-2015 the City Council made the decision of allowing the City Manager to make the final decision at the upcoming January 26<sup>th</sup> meeting. The CDC would benefit having the Cuero Main Street Building because of the privacy that the building offers, along with the parking for potential business with the SBDC as noted in the Strategic Economic Development Plan 2015-2018.

5.6.2 Provide a one-day trainer annually for city staff and officials on how to handle prospects  
Consider and Act upon acquiring services to provide this training

Mr. Kennedy informed the Board that Jeremy Zaborowski of LCRA is no longer in his previous position and will not be able to provide the previously planned annual one-day trainer for the city staff and officials on how to handle prospects. Mr. Kennedy has spoken with Mike Tolleson, who has done previous work with the CDC and Mr. Tolleson has agreed to provide the annual one-day training, subject to approval.

MOTION MADE BY WILL CARBONARA, SECONDED BY RICHARD WEBER, TO ACCEPT THE HIRING OF MIKE TOLLESON TO PROVIDE AN ANNUAL ONE-DAY TRAINING FOR CITY STAFF AND OFFICIALS ON HOW TO HANDLE PROSPECTS. THE CONTRACT WITH MR. TOLLESON IS NOT TO EXCEED \$1,000.00. AYES: 4 NAYES: 0 MOTION CARRIED

DISCUSS AND ACT UPON GRANT OF RIGHT OF FIRST REFUSAL WITH RESPECT TO PURCHASE PROPERTY

Mr. Kennedy reported that he received a call from Ben Streiff, of Ashley Furniture in regards to the 6.055 acres of land and the Ashley Furniture Warehouse that is located on the land. Mr. Streiff informed Mr. Kennedy that GEKABI, LTD. (George Bishop) gave him an offer to purchase the building and land. Mr. Streiff asked for the Cuero Development Corporation to release and relinquish their First Right of Refusal for the purchase of the land. The Board discussed the price of the land and made a unanimous decision of declining their offer.

MOTION MADE BY RICHARD WEBER, SECONDED BY WILL CARBONARA, TO RELEASE AND RELINQUISH THE GRANT OF RIGHT OF FIRST REFUSAL FOR THE PURCHASE OF THE ASHLEY FURNITURE BUILDING AND THE 6.055 ACRE TRACT OF LAND. THE BOARD ALSO VOTED TO CONTINUE ALLOWING CDC EXECUTIVE DIRECTOR PATRICK J. KENNEDY TO HANDLE ALL ISSUES WITH GEORGE BISHOP AND HIS AFFILIATES.

**VII. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, November 16, 2015 and the December Events Financial Report and December Events Committee's Regular Meeting Minutes, Wednesday, November 18, 2015. Brief discussion followed.

MOTION MADE BY WILL CARBONARA, SECONDED BY RICHARD WEBER, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 4 NAYES: 0 MOTION CARRIED.

**VIII. EXECUTIVE DIRECTOR'S REPORT**

CONSIDER AND ACT ON ACTIVITY REPORT FROM PATRICK KENNEDY

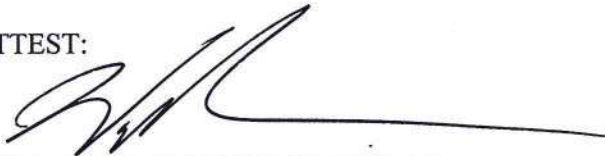
- 1) Sales Tax Comparison – A copy of the sales tax revenue report was included in the Board package. The report indicates that we are below 1/3 percent lower than the anticipated level.
- 2) Receive Annual Report – The Annual Report was not available at the Board Meeting, but will be available at a later date.

- 3) Discuss upcoming Community Leader's Meeting – There will not be a January Community Leaders' Meeting due to the Holiday. The February 5<sup>th</sup> guest speaker will be Comptroller Glenn Hegar. Mr. Hegar will also serve as the keynote speaker for the Business Appreciation Luncheon at the Chisholm Trail Heritage Museum later that day.
- 4) December Events Committee – Mr. Kennedy reported that there was not a December Board Meeting for the December Events Committee due to the Christmas Holiday. Mr. Kennedy explained the purpose of the Christmas in the Park Visitor Cards and mentioned that the CDC would ask for Hotel/Motel funds in the upcoming months. Christmas in the Park has four Hot Chocolate Nights sponsored by Trust Texas Bank (Dec. 3<sup>rd</sup>, 10<sup>th</sup>, 17<sup>th</sup> and 24<sup>th</sup>). The December Events Committee is still awaiting a meeting date with the City Manager and Finance Manager to discuss the upcoming year's Christmas scene sales.
- 5) Current Projects – Mr. Kennedy and Mr. Papacek went on a tour of the 172 unit TexInn Hotel. Mr. Gaiten Pelletier thanked the CDC for initially bringing him to Cuero. There are currently three businesses who are interested in CDC grants.

**IX. ADJOURN**

MOTION MADE BY RICHARD WEBER, SECONDED BY DENNIS JEMELKA, TO ADJOURN THE MEETING AT 1:00 P.M. AYES: 4 NAYES: 0 MOTION CARRIED.

ATTEST:



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WILL CARBONARA  
TREASURER



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CHARLES PAPACEK  
PRESIDENT