

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, FEBRUARY 19, 2019 12:00 P.M.

The Cuero Development Corporation Board of Directors met Tuesday, February 19, 2019, at 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Dennis Jemelka, David Scott, Randy Jochim, Richard Weber, Mayor Sara Post Meyer, Tyler McClellan, CDC Executive Director Patrick J. Kennedy, and CDC Administrative Assistant Samantha Bayfus

ABSENT: Chris Crain

GUESTS: Angela Hamilton, Executive Director – Christ Healing Center Cuero

I. CALL TO ORDER

Vice-President Dennis Jemelka called the meeting to order at 12:00 P.M.

II. CITIZENS INPUT

None

III. MONTHLY FINANCIAL REPORTS

APPROVAL OF JANUARY FINANCIAL REPORT

Mr. Scott gave the financial report for the period ending January 31, 2019. Mr. Scott stated that he reviewed the financial report and all accounts are in good standing. There was a slight concern on the salaries line item, but Mr. Kennedy was able to address the issue.

Mr. Kennedy stated that in speaking with the City of Cuero Fiscal Department, it was determined that there was a significant increase due to three payroll periods taking place in January and an insurance allocation that was paid by CDC staff.

MOTION MADE BY DAVID SCOTT, SECONDED BY RICHARD WEBER, TO ACCEPT THE JANUARY FINANCIAL REPORTS AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM FOR CHRIST HEALING CENTER CUERO FOR THE INTRODUCTION OF STEAM (SCIENCE, TECHNOLOGY, ENGINEERING, ARTS, AND MATH) PROGRAM FOR GRADES 3-12

Ms. Hamilton, Executive Director – Christ Healing Center Cuero noted that a guest speaker will make a presentation and a San Antonio based group of instructors will introduce the Science, Technology, Engineering, Arts, and Math (STEAM) Program on Saturday, March 2nd at Lifeway Baptist Church. This one day training will be available for up to 75 participants within the local school district and the Foster Care System in grades 3-12. The Christ Healing Center Cuero has been working in conjunction with the Tri-City Empowerment Council as a launch of their Daule Academy, which will also implement the STEAM Program.

Mr. Jemelka questioned if the STEAM Program would be an ongoing project or a one-time presentation. Ms. Hamilton stated that that this project is a one-time project to give the Daule Academy exposure, but Christ Healing Center will have a partnership with the Tri-City Empowerment Council to continue implementing the Arts section of the program in the future.

Mr. Scott questioned why the Tri-City Empowerment Council did not apply directly to the CDC for a Community Services Program grant. Ms. Hamilton replied that the role of the Christ Healing Center is to create partnerships to help others get their vision out and they have a great working relationship with Mrs. Viola Holman of the Tri-City Empowerment Council.

Mr. Jemelka questioned if each child gets to take something home from the training. Ms. Hamilton stated that each child will take their projects home along with photographs of the event.

Mayor Meyer mentioned that many programs in the past are referred to as STEM, but the new program STEAM has the Arts included. This program is more inclusive and expands to benefit a greater audience of students because of the Arts/Fine Arts.

Mayor Meyer questioned how many students are expected to attend the event on Saturday. Ms. Hamilton stated that they hope to have 50 participants, but have room for 75.

MOTION MADE BY RICHARD WEBER, SECONDED BY TYLER MCCLELLAN, TO APPROVE THE COMMUNITY SERVICES PROGRAM FOR CHRIST HEALING CENTER CUERO IN THE AMOUNT OF \$1,513.00 TO BE UTILIZED TOWARDS THE PURCHASING OF THE STEAM PROGRAM, TRANSPORTATION, AND LODGING AS SPECIFIED IN THEIR APPLICATION. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON BUDGET AMENDMENT #2 OF THE FY 2018-2019

Mr. Kennedy reported that the December Events Committee (DEC) would like to amend their budget to enable them to purchase additional items for the park, such as trailers for the upcoming display sales and displays to be purchased by the DEC.

Mr. Kennedy explained that the gate collections for the 2018 Christmas in the Park event were projected to be \$60,000. The actual gate collections were \$57,500, so it was in the best interest to have the correct amount listed on the financial statement. The display purchasing by the public is expected to be significantly higher than \$6,000, so it was recommended that the budget be increased for that line item. The proposed amendment is listed below.

04 Christmas in the Park

Revenue:

802	Interest	\$30,000	\$20,000	\$50,000
951	Gate Collections	\$60,000	-\$2,500	\$57,500
955	Display Purchases	\$6,000	\$6,000	\$12,000
997	TRF From CDC Reserve	\$347,250	-\$20,000	\$327,250

Expenses:

200	Contracts & Services	\$13,000	\$2,000	\$15,000
300	Supplies	\$9,300	-\$800	\$8,500
400	Maintenance & Repairs	\$45,400	-\$38,800	\$6,600
900	Capital Outlay	\$0	\$41,100	\$41,100

Mayor Meyer questioned how much money was budgeted for reimbursement to the City of Cuero for the use of employees and electricity. Mr. Kennedy stated that the current DEC budget has \$8,000 allocated to the City in a breakdown of \$3,000 for Cuero Police Department Security, \$3,000 for the City of Cuero Utilities, and \$2,000 for the City of Cuero Worker's Compensation. An additional \$2,000 was added to the City of Cuero's Worker's Compensation in the proposed amendment to make a grand total of \$10,000 towards the City of Cuero's expenses.

Mayor Meyer questioned if the \$10,000 has been distributed to the City. Mr. Kennedy mentioned that the CDC was awaiting approval of the amendment to include the additional \$2,000 that was allocated, prior to submitting payment.

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO APPROVE BUDGET AMENDMENT #2 OF THE FY 2018-2019 AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED

HEAR REPORT FROM THE NOMINATING COMMITTEE

Mr. Kennedy stated that the Nominating Committee recommended Greg Freeman, Manager of Ful-O-Pep Ranch Center for the upcoming vacancy on the CDC Board.

Mr. Jemelka will conduct the Annual Meeting preceding the March 20th Regular Monthly Meeting, prior to stepping down from his position. Mr. Freeman will join the Board with a term ending in January, 2021.

MOTION MADE BY RICHARD WEBER, SECONDED BY MAYOR SARA POST MEYER, TO RECOMMEND GREG FREEMAN TO THE CUERO CITY COUNCIL TO SERVE ON THE CDC BOARD OF DIRECTORS. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Tuesday, January 22, 2019, December Events Committee Regular Meeting Minutes, Tuesday, January 29, 2019, and the December Events Committee January Financial Statement.

Mayor Meyer updated the Board on the Webinar held by The Retail Coach, as listed in the Regular Meeting Minutes of January 22nd. The Retail Coach spoke of the upcoming trends of the retail industry. In attendance were Mayor Meyer, Mr. Jochim, and Mr. Weber.

MOTION MADE BY RICHARD WEBER, SECONDED BY RANDY JOCHIM, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

VI. EXECUTIVE DIRECTOR REPORT

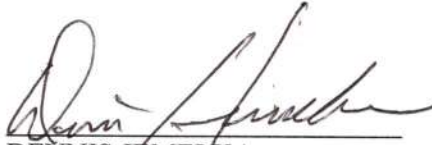
- 1) Sales Tax Comparisons – A copy of the sales tax revenue report was included in the Board package. It was reported that the sales tax remittance has increased by 4% for the fiscal year and slightly increased for the month.
- 2) Community Leaders' Meeting – Lindsay Young, Center Director – University of Houston-Victoria SBDC will be the March 1st speaker to be held at the Cuero Public Library. The CDC is working to get Michael Ada of the Golden Crescent Regional Planning Commission for the April meeting and the rural doctor from Yoakum as the speaker for an upcoming meeting.
- 3) Discuss upcoming conferences/meetings – Mr. Kennedy will attend the TEDC Legislative Conference in Austin from February 20-22, 2019.
- 4) December Events Committee – It was reported that the DEC will have a Board Meeting on February 20th and on their agenda are items to set forth policies for the purchasing of displays and they will also hold nominations of Board Members. There has been an outpour of interest from the public for new Christmas in the Park displays.
- 5) Current Projects – A copy of the current projects was included in the Board package.

Site Location Partnership (SLP) is going to continue resurrecting their time to marketing the Mount Vernon Mills facility that is listed for sale by Colliers International. SLP has mentioned that there is a possible interest that was connected through their E-blast.

Mr. Kennedy mentioned that he has contacted Mr. Pelletier about the progress of the TexInn, but he has made little progress.

VII. ADJOURN

MOTION MADE BY RANDY JOCHIM, SECONDED BY RICHARD WEBER, TO ADJOURN THE MEETING AT 12:48 P.M. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY



DENNIS JEMELKA
VICE-PRESIDENT (IN THE
ABSENCE OF THE PRESIDENT)

ATTEST:



DAVID SCOTT
SECRETARY/TREASURER