

**MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, APRIL 16, 2019 5:30 P.M.**

The Cuero Development Corporation Board of Directors met Tuesday, April 16, 2019, at 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Randy Jochim, Richard Weber, Mayor Sara Post Meyer, David Scott, Greg Freeman, Chris Crain, CDC Executive Director Patrick J. Kennedy, and CDC Administrative Assistant Samantha Bayfus

ABSENT: Tyler McClellan

GUESTS: Gerard Gonzales – Standard Printing Company

I. CALL TO ORDER

President Richard Weber called the meeting to order at 5:30 PM.

II. CITIZENS INPUT

None

III. MONTHLY FINANCIAL REPORTS

APPROVAL OF MARCH FINANCIAL REPORT

Mr. Scott gave the financial report for the period ending March 31, 2019. Mr. Scott stated that he reviewed the financial report and all accounts are in good standing and he recommended approval.

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO ACCEPT THE MARCH FINANCIAL REPORTS AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. BUSINESS

CONSIDER AND ACT UPON AMENDMENT TO BUSINESS RETENTION AND EXPANSION PROGRAM GRANT CONTRACT FOR STANDARD PRINTING COMPANY

Mr. Kennedy stated that as a result of the unfinished roofing project at Standard Printing Company, 111 E. Church Street, it was recommended at the March Board of Director's Meeting that CDC Staff shall present an amendment to the original contract requesting that payment may be remitted to Standard Printing Company for ½ of the cost of \$16,000 + worth of work and materials to date.

Mr. Scott questioned if there was anything other than payment that the CDC may further offer. Mr. Gonzales extended his thanks to the CDC Board and noted that he will begin the preparations to look for another contractor in Cuero. Mr. Crain added that Mr. Gonzales mentioned in March that he has sought legal counsel for the unfinished roofing project.

Mr. Jochim questioned if the CDC has a list of available contractors to present to future grant applicants. Mr. Kennedy noted that the City of Cuero Building Department has a list of contractors available at the current time.

MOTION MADE BY RANDY JOCHIM, SECONDED BY DAVID SCOTT, TO APPROVE THE AMENDMENT TO THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT CONTRACT FOR STANDARD PRINTING COMPANY. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

DISCUSS STRATEGIC PLAN STATUS

Mr. Kennedy noted that Alysia Cook will conduct a public listening session as part of the Strategic Planning process. This two day event will be held on Thursday, May 2nd and Saturday, May 4th and will require public input on types of retail, commercial, and industrial jobs and opportunities they would like to have in Cuero, as well as opinions on what would make Cuero an even better place to live, work, play, and visit. The Board of Directors and other community leaders will be asked to meet with Ms. Cook on Thursday, May 2nd and Friday, May 3rd for their input on the goals of the community.

DISCUSS STATUS OF CDC PROPERTY

Mr. Kennedy mentioned that the CDC has previously tried to sell their 7.59 acres and had an option to buy with a local businessman, but due to not being able to fully develop the property, the applicant forfeited the earnest money. It was noted that to make the property attractive for redevelopment that the adjoining 4.302 acres be reacquired. For well over a year the CDC had inquired about repurchasing the adjoining property to complete the original 11.89 acres tract and there was no response. The Board directed the CDC Executive Director to contact Mr. John Post to see if he would be interested in acquiring the land again and if so, if he would be willing to contact GEKABI, LTD (Mr. George Bishop) about purchasing the 4.3 acres to complete the tract.

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, March 18, 2019 December Events Committee Regular Meeting Minutes, Wednesday, March 20, 2019, and the December Events Committee March Financial Statement.

Mr. Crain stated that the minutes need to reflect that the CDC will remit "1/2" of the \$16,000 + payment to Standard Printing Company.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY GREG FREEMAN, TO ACCEPT THE CONSENT AGENDA WITH THE CORRECTION OF ADDING THAT THE CDC WOULD CONSIDER REMITTING ½ THE COST OF \$16,000+ OF WORK AND MATERIALS AT STANDARD PRINTING CO. 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 remained steady. Mr. Kennedy mentioned that the sales tax comparison report presented does reflect the recent \$11,000 payment that will be deducted by the Texas Comptroller's Office due to an overpayment to the City of Cuero.
- 2) Community Leaders' Meeting – Alysia Cook of Opportunity Strategies, LLC will be the guest speaker for the May 3rd Community Leaders' Meeting to be held at the Cuero Public Library, and CDC staff is working to have Courtney Welch as the June 7th Community Leaders' Meeting guest speaker.
- 3) Discuss upcoming conferences/meetings – Mr. Kennedy will attend the Texas Rural Challenge to be held in New Braunfels from June 17th – June 18th, 2019.
- 4) December Events Committee – It was reported that the DEC will have a Board Meeting on April 17th. As part of the Lamar Customer Appreciation banquet, Mr. Kennedy was the winner of a billboard vinyl valued at \$450.00. The billboard was offered to City personnel, but there was no response. Lamar offered to allow the CDC to utilize the billboard for the upcoming season of Cuero's Christmas in the Park.
- 5) Current Projects – A copy of the current projects was included in the Board package. Cuero Veterinary Clinic is pleased with their recently complete project, a check presentation will take place on Wednesday, April 17th for

Christ Healing Center Cuero, St. Mark's Lutheran Church is nearing completion of their project, and the TexInn Hotel is still advertising for employment opportunities, but has not contacted the CDC to further their application.

Mr. Kennedy mentioned that budget provisions will begin in May for the upcoming fiscal year and dependent upon interest in the forthcoming months in the Entrepreneur Program, this program may be eliminated for the FY 19-20 due to lack of participation.


VII. ADJOURN

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO ADJOURN THE MEETING AT 6:23 P.M. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

ATTEST:



DAVID SCOTT
SECRETARY/TREASURER



RICHARD WEBER
PRESIDENT