

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
MONDAY, NOVEMBER 28, 2022, 5:00 P.M.

The Cuero Development Corporation Board of Directors met Monday, November 28, 2022, at 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Tyler McClellan, Greg Freeman, Brian Gomez, Mayor Sara Post Meyer, Lynn Falcone and Ben Zimmerman

ABSENT: David Scott

CDC STAFF: CDC Executive Director Maggie Cromeens and CDC Coordinator Samantha Bayfus

GUESTS: Bill Blackwell, Polly Laging, Rober Oliver, and Sharon Weber – The Chisholm Trail Heritage Museum; John Mitchell – Cuero Creamery, LLC; and Jennifer Papacek-Klimowicz

I. CALL TO ORDER

President Tyler McClellan called the meeting to order at 5:00 P.M.

II. CITIZENS INPUT

Mr. Robert Oliver thanked the CDC Board and Staff for their support in the Chisholm Trail Heritage Museum's Peebles Pocket Park Project. Mr. Oliver reported that there has been a delay in the project due to weather conditions. Additional members of the Chisholm Trail Heritage Museum Board were present to extend their gratitude.

III. MONTHLY FINANCIALS

Mrs. Cromeens stated that the Cuero Development Corporation had not received financials from the City of Cuero Finance Department for the month of October and the financials will be presented at the December meeting.

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION FOR TERLOCHAN SINGH (CHURCH'S CHICKEN, 1203 N. ESPLANADE)

Mrs. Cromeens stated that Church's Chicken was seeking assistance for a roof replacement. It was mentioned that Mr. Singh was unable to attend the meeting due to medical issues. Mrs. Cromeens noted that Church's Chicken has been in business nineteen (19) years, therefore meeting the requirements of the Business Retention and Expansion Program.

Mr. Freeman expressed that he would like to see a bid from a local vendor.

Mrs. Falcone noted that from previous experience, the Cuero Regional Hospital has had to use an out of town vendor due to the lack of contractors in Cuero.

The Board was in agreement that they would like to see a bid from a local vendor and would reconsider this application.

MOTION MADE BY GREG FREEMAN, SECONDED BY LYNN FALCONE, TO TABLE THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT FOR TERLOCHAN SINGH (CHURCH'S CHICKEN), PENDING ADDITIONAL BIDS. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP PROGRAM FOR MARSHA BONSER (WEST END BOUTIQUE, 117 W. MAIN STREET)

Mrs. Cromeens explained that West End Boutique has applied for the Business Start-Up Program. The lease is in the amount of \$900.00 and was effective on August 1, 2022 and the retail store opened on September 12, 2022.

Mrs. Cromeens noted that the representative from Geosouthern was unable to sign the Business Start-Up and the Façade Program applications that Mrs. Bonser submitted, but she would recommend approval contingent upon receiving a signature. She also mentioned that Mrs. Bonser would be eligible to receive rental assistance up to 25% of the monthly rent, up to \$250.00 for the months June 1, 2023 – November 1, 2023.

MOTION MADE BY BRIAN GOMEZ, SECONDED BY GREG FREEMAN, TO APPROVE THE BUSINESS START-UP PROGRAM FOR MARSHA BONSER IN THE AMOUNT OF \$450.00 PER MONTH FOR THE NEXT SIX MONTHS, BEGINNING DECEMBER 1, 2022 AND ENDING MAY 1, 2023, CONTINGENT UPON RECEIVING AN AUTHORIZED SIGNATURE ON THE GRANT APPLICATION. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR FAÇADE PROGRAM FOR MARSHA BONSER (WEST END BOUTIQUE, 117 W. MAIN STREET)

Mrs. Cromeens presented this item to the Board, noting that Mrs. Bonser was unable to attend the meeting. Mrs. Cromeens explained that West End Boutique is seeking assistance for the purchase of signage to be attached to the front façade of their building.

MOTION MADE BY GREG FREEMAN, SECONDED BY LYNN FALCONE, TO APPROVE THE FAÇADE PROGRAM FOR MARSHA BONSER (WEST END BOUTIQUE), IN THE AMOUNT OF UP TO \$750.00 FOR NEW SIGNAGE TO BE PLACED AT HER BUSINESS, CONTINGENT UPON RECEIVING AN AUTHORIZED SIGNATURE ON THE GRANT APPLICATION. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR ALLEN GILMER (CUERO CREAMERY, LLC. 511 E. BROADWAY STREET)

Mrs. Cromeens presented this item to the Board stating that Cuero Creamery, LLC., is utilizing two separate addresses, 507 and 511 E. Broadway for their project. The project at 507 E. Broadway will include the construction of overhead eaves to the top of the three (3) storefront entrances on the side entry of the building. An eave will be attached that wraps around from the side, to the front of the building at the southeast corner near Broadway. At the front of the building, a pergola will extend from the eave approximately fourteen (14) feet to create an area where customers can gather. 511 E. Broadway entails the construction of an approximately 1,400 sq. ft. outdoor pavilion.

Mr. Mitchell thanked the Board for their time and consideration. He stated that Cuero will feature the first concept store of Cuero Creamery, Inc., and they plan to venture across Texas. The goal of the store is to create a unique destination environment that is family friendly. Cuero Creamery, Inc. will feature a full service kitchen, craft beer and wine, an outdoor pavilion with tables, awnings connecting the three properties. A “ghost kitchen” will be available for chefs and bakers that do not have a spot to feature their products. These spaces will be limited and will require a service agreement.

Mr. Mitchell noted that the restaurant plans to open in spring, 2023.

MOTION MADE BY LYNN FALCONE, SECONDED BY BEN ZIMMERMAN, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR ALLEN GILMER (CUERO CREAMERY, LLC.) IN THE AMOUNT OF UP TO \$10,000.00 TO BE UTILIZED TOWARDS THE CONSTRUCTION OF THREE (3) METAL EAVES AT 511 E. BROADWAY. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR FAÇADE PROGRAM FOR ALLEN GILMER (CUERO CREAMERY, LLC. 507 E. BROADWAY)

MOTION MADE BY BRIAN GOMEZ, SECONDED BY GREG FREEMAN, TO APPROVE THE FAÇADE PROGRAM FOR ALLEN GILMER (CUERO CREAMERY, LLC.) IN THE AMOUNT OF \$10,000.00 TO BE

UTILIZED TOWARDS THE CONSTRUCTION OF AN OUTDOOR PAVILION LOCATED AT 507 E. BROADWAY.
AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Thursday, October 27, 2022, Public Hearing Meeting Minutes, Thursday, November 10, 2022, and the December Events October Financial Report.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY LYNN FALCONE, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

VI. EXECUTIVE DIRECTOR'S 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 16.94% for the calendar year and has increased by 11.97% for the fiscal year.

Mrs. Cromeens noted that she has been in contact with the City of Cuero's Finance Department to determine if the CDC is eligible to receive the Sales Tax Reports from the Texas Comptroller's Office in regards to the breakdown of the sales tax dollars.

- 2) Community Leaders' Meeting – Ms. Sandra Osman, Cuero Main Street Manager, will be the guest speaker for the December 9th Community Leaders Meeting to be held at the City of Cuero Council Chambers.
Discuss upcoming conferences/meetings – Mayor Meyer and Mrs. Cromeens were in attendance at the first annual Texas Municipal League Economic Development Conference that was held in Bastrop from November 17th – 18th. Mrs. Cromeens noted that this conference was very informative.

Mayor Meyer reiterated that the conference was informative and that she enjoyed the Taylor Texas Samsung Project overview.

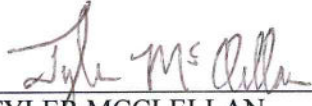
Mrs. Cromeens will attend the Basic Economic Development Course through the Pennsylvania Economic Development Association on December 6th – 8th.

- 3) December Events Committee – Mrs. Cromeens reported that Cuero's Christmas in the Park opened on November 21, 2022. Staff is doing their best to assist in filling the schedule of volunteers.
- 4) Current Projects – A copy of the final FY 2022-2023 projects was included in the agenda packet.

Mrs. Cromeens reported that the Cuero Development Corporation is supporting the Cuero Main Street Program with a donation towards Christmas in Downtown.

VII. ADJOURN

PRESIDENT TYLER MCCLELLAN ADJOURNED THE MEETING AT 5:58 P.M.



TYLER MCCLELLAN
PRESIDENT

ATTEST:



DAVID SCOTT
SECRETARY/TREASURER

**NOTICE AND AGENDA
REGULAR MEETING
CUERO DEVELOPMENT CORPORATION
MONDAY, NOVEMBER 28, 2022 5:00 P.M.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:00 P.M. on Monday, November 28, 2022 at The City of Cuero Council Chambers, 212 E. Main, Cuero, Texas. This notice is posted pursuant to the Texas Open Meetings Act.

I. CALL TO ORDER

II. CITIZENS INPUT

III. MONTHLY FINANCIAL REPORTS

- Approval of October Preliminary Financial Report

IV. BUSINESS

- Consider and act upon an application for Business Retention and Expansion Program for Terlochan Singh (Church's Chicken, 1203 N. Esplanade)
- Consider and act upon an application for Business Start-Up Program for Marsha Bonser (West End Boutique, 117 W. Main Street)
- Consider and act upon an application for Façade Program for Marsha Bonser (West End Boutique, 117 W. Main Street)
- Consider and act upon an application for Business Retention and Expansion Program for Allen Gilmer (Cuero Creamery, LLC., 511 E. Broadway)
- Consider and act upon an application for Façade Program for Allen Gilmer (Cuero Creamery, LLC., 507 East Broadway)

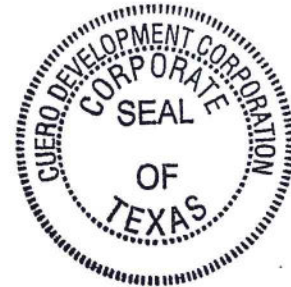
V. CONSENT AGENDA

- Regular Meeting Minutes, Thursday, October 27, 2022
- Public Hearing Minutes, November 10, 2022
- December Events Committee October Financial Report

VI. EXECUTIVE DIRECTOR'S REPORT

- Sales Tax Comparisons
- Community Leader's Meeting
- Discuss upcoming conferences/meetings
- December Events Committee
- Current Projects

VII. ADJOURN



This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Cuero Development Corporation office at (361) 275-8178 or FAX (361) 275-6274 for further information.

The Cuero Development Corporation reserves the right to retire into executive session concerning any of the items listed on this agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.

CERTIFIED AS POSTED AT:

City Hall, 212 E. Main Street; Cuero Development Corporation, 214 E. Main Street; and on the CDC website, Wednesday, November 23, 2022