

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, JANUARY 17, 2023 5:00 P.M.

The Cuero Development Corporation Board of Directors met Tuesday, January 17, 2023, at 212 E. Main Street, Cuero, Texas.

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

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

GUESTS: David Danish and Russell Goebel on behalf of the Cuero Golf Course Committee

I. CALL TO ORDER

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

II. CITIZENS INPUT

Mr. Russell Goebel thanked the CDC Board for their time and consideration of their proposed project. Mr. Goebel noted that with the assistance of the CDC, the Cuero Municipal Golf Course has increased their membership and club revenue, both of which are at a record high. It was noted that the Cuero Municipal Golf Course is utilized by many organizations which include schools, churches, community organizations, and the course brings quality of life to the citizens of Cuero. Mr. Goebel expressed the urgency of repairing the golf course completely versus repairing a small area that will cause additional problems.

III. MONTHLY FINANCIALS

Mr. Scott gave the financial report for the periods ending October 31, 2022 and December 31, 2022. Mr. Scott stated that the financials were in good standing and he would recommend approval.

MOTION MADE BY GREG FREEMAN, SECONDED BY LYNN FALCONE, TO ACCEPT THE OCTOBER AND DECEMBER FINANCIAL REPORTS AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR MAJOR PROJECTS FOR THE CITY OF CUERO PARK'S DEPARTMENT

Mrs. Cromeens presented this item to the Board, noting that two applications had been submitted by the City of Cuero, per her suggestion.

Mr. Danish thanked the Board for their continuous support of the City of Cuero's Golf Course Renovation Project. He reported that hole #5 and hole #6 are currently being renovated and hole # 1 and hole #9 are awaiting the renovation process. The course is around 80-85% complete with the enhancements that were funded by the Cuero Development Corporation. Mr. Danish reported that the greens were refinished, but unfortunately did not survive due to the bleed through on the Bermuda grass. Mr. Danish expressed his concern that not properly addressing the grass issue could cause additional mishaps at the golf course. It was noted that Fairway #1 has had Platinum Paspalum for the last ten years and there haven't been any issues with the bleed through of the common Bermuda grass. The total cost of this partial project would be \$85,000.00.

President McClellan questioned how long the project is expected to take. Mr. Danish noted that the project would take 3-4 weeks with a 6 week max if the course was closed.

Mrs. Falcone questioned if there was a certain time of year that the project had to be done. Mr. Danish stated that it was best to install the grass when the soil is 60 degrees Fahrenheit.

Mr. Freeman commented that he was in favor of completing the project as a whole so that the course was addressed instead of fixing portions and having to readdress those spots.

Mayor Meyer questioned if Mr. Danish has seen any projects that were complete by the contractor. Mr. Danish said he hasn't, but the contractor was highly recommended by the grass vendor, RGR Golf Services, LLC.

Mr. Scott questioned if there was a downside to the grass project. Mr. Danish stated that during the summer months the grass tends to grow fast.

MOTION MADE BY LYNN FALCONE, SECONDED BY GREG FREEMAN, TO DISAPPROVE THE MAJOR PROJECTS GRANT APPLICATION FOR THE CITY OF CUERO PARK'S DEPARTMENT IN THE AMOUNT OF \$85,000.00 AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR MAJOR PROJECTS FOR THE CITY OF CUERO PARK'S DEPARTMENT

The full project funding would cost \$177,250.00. This will include adding contours to the greens to help with standing water and adding a professional look to the greens. Upon completion of contouring the greens, RGR Golf Services LLC will re-grass all greens and surrounding areas. These additions to the Cuero Municipal Golf Course will make Cuero the best in the area.

MOTION MADE BY GREG FREEMAN, SECONDED BY DAVID SCOTT, TO APPROVE THE MAJOR PROJECTS GRANT APPLICATION FOR THE CITY OF CUERO PARK'S DEPARTMENT IN THE AMOUNT OF \$177,250.00 FOR THE COMPLETE GOLF COURSE RENOVATION. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON TRANSFERRING FUNDS FROM TDECU TO THE CDC'S TEXPOOL ACCOUNT UPON MATURITY OF THE CURRENT CERTIFICATE OF DEPOSIT

Mrs. Cromeens recommended that the present CD of \$249,221.33 at TDECU be moved to TexPool with an interest rate of at least 4.5064% ON January 17, 2023. The CD maturity date was on January 13, 2023.

MOTION MADE BY DAVID SCOTT, SECONDED BY LYNN FALCONE, TO AUTHORIZE THE TRANSFER OF FUNDS IN THE TDECU CD IN THE AMOUNT OF \$249,221.33 TO THE CDC'S TEXPOOL ACCOUNT ON JANUARY 17, 2023. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

REVIEW OF THE BUSINESS START-UP + PROGRAM

Mrs. Cromeens gave an overview of the Business Start-Up + Program as requested by the Board. The updates to the application include: the applicant must have opened after January 1, 2022 and the second grant will provide up to 25% of the monthly rent for a maximum of \$250.00 per month for up to six months. The second grant will be available after CDC staff has verified that the business is still open and operating after six months.

CONSIDER AND ACT UPON CONTRACTING WITH LOCAL REAL ESTATE AGENT FOR UPDATED REAL ESTATE PROPERTY

Mrs. Cromeens reported that this item was not an action item, it was just a follow up from the December meeting as this item was tabled. Upon speaking with other local Economic Development Corporations, it was suggested that the CDC continue using ZoomProspector and that they continue acquiring the lease and purchasing information from local real estate agents and from commercial property owners to keep their site updated.

AUTHORIZE NAMES ON SIGNATURE CARDS FOR FIRST NATIONAL BANK OF SHINER

Mrs. Cromeens stated that the City of Cuero has gone through an RFP for bank depository services and First National Bank of Shiner was awarded. The CDC must have at least three signers on the account for any bank transactions.

PRESIDENT MCCLELLAN APPOINTED LYNN FALCONE, GREG FREEMAN, AND BEN ZIMMERMAN AS THE AUTHORIZED SIGNATORIES FOR THE CDC'S NEW ACCOUNT AT THE FIRST NATIONAL BANK OF SHINER.

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Wednesday, December 14, 2022, December Events Committee October Financial Report, and the December Events Committee December Financial Report.

MOTION MADE BY LYNN FALCONE, SECONDED BY DAVID SCOTT, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 7 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 40.75% for the calendar year and has increased by 18.52% for the fiscal year.
- 2) Community Leaders' Meeting – Mrs. Cromeens reported that Adrian Franco, owner of The Petal Express will be the guest speaker for the February 10, 2023 Community Leaders Meeting to be held at the City of Cuero Council Chambers.

Mayor Meyer commended Mrs. Cromeens and Mrs. Bayfus on a job well done for the January Community Leaders Meeting presentation.

Mrs. Cromeens noted that staff is looking into several avenues to better capture the business community's involvement, this may include a lunch or dinner similar to Community Leaders Meetings.

- 3) Discuss upcoming conferences/meetings – Mrs. Cromeens will attend the TEDC's Basic Economic Development Course in Round Rock from April 11th – 14th and the "Developing Destinations" Retail Training by The Retail Coach. Mrs. Cromeens and Mrs. Bayfus will attend the TEDC Legislative Conference in Austin from February 22nd – 24th.
- 4) December Events Committee – Mrs. Cromeens reported that the December Events Committee will meet on January 18, 2023 at the City of Cuero Council Chambers.
- 5) Current Projects – A copy of the current projects was included in the agenda packet. A separate attachment included the new Business Start-Up Program.

Mrs. Cromeens reported that Selena Condie is waiting on a new bid for the painting of her building and Friends and Taqueria Jalisco have begun their projects. Mrs. Cromeens has reached out to NestFresh in regards to their opening date with no success.

VII. EXECUTIVE SESSION

Pursuant to Title 5 of the Texas Government Code, Chapter 551, Section 551.074, Deliberation Regarding Duties of Executive Director

- Deliberate the appointment, employment, evaluation, and duties of the Executive Director (V.T.C.A., Government Code, Section 551.074)

Cuero Development Corporation began an Executive Session on Tuesday, January 17, 2023 at 6:31 P.M.

Secretary/Treasurer, David Scott exited the meeting at 6:40 P.M.

VIII. RECONVENE TO OPEN MEETING

RECONVENE PUBLIC MEETING TO TAKE NECESSARY ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION.

ANNOUNCEMENT BY PRESIDING OFFICER: Cuero Development Corporation has completed its Executive Session on Tuesday, January 17, 2023 at 6:47 P.M.

1. Actions resulting from Executive Session

Based upon a successful evaluation, the Board of Directors gave the authorization to increase the annual salary of the Cuero Development Corporation Executive Director, Maggie Cromeens to \$75,000.00.

MOTION MADE BY GREG FREEMAN, SECONDED BY LYNN FALCONE, TO AUTHORIZE A SALARY INCREASE TO \$75,000.00 FOR MAGGIE CROMEENS, EXECUTIVE DIRECTOR OF THE CUERO DEVELOPMENT CORPORATION EFFECTIVE THE PAY PERIOD BEGINNING JANUARY 21, 2023. AYES: 6 NAYES: 0

IX. ADJOURN

PRESIDENT TYLER MCCLELLAN ADJOURNED THE MEETING AT 6:53 P.M.



TYLER MCCLELLAN
PRESIDENT

ATTEST:



DAVID SCOTT
SECRETARY/TREASURER

**NOTICE AND AGENDA
REGULAR MEETING
CUERO DEVELOPMENT CORPORATION
TUESDAY, JANUARY 17, 2023 5:00 P.M.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:00 P.M. on Tuesday, January 17, 2023 at 212 E. Main Street, Cuero, Texas. This notice is posted pursuant to the Texas Open Meetings Act.

I. CALL TO ORDER

II. CITIZENS INPUT

- Citizens who have not filed an agenda application

III. MONTHLY FINANCIAL REPORTS

- Approval of October and December Financial Reports

IV. BUSINESS

- Consider and act upon an application for Major Projects for The City of Cuero Park's Department
- Consider and act upon an application for Major Projects for The City of Cuero Park's Department
- Consider and act upon transferring funds from TDECU to the CDC's TexPool Account upon maturity of the current Certificate of Deposit
- Review of the Business Start-Up + Program
- Consider and act upon contracting with local real estate agent for updated real estate property
- Authorize names on signature cards for First National Bank of Shiner

V. CONSENT AGENDA

- Regular Meeting Minutes, Wednesday, December 14, 2022
- December Events Committee October Financial Report
- December Events Committee December Financial Report

VI. EXECUTIVE DIRECTOR'S REPORT

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



VII. EXECUTIVE SESSION

Pursuant to Title 5 of the Texas Government Code, Chapter 551.074 regarding Personnel Matters.

- To conduct the evaluation of the Executive Director (V.T.C.A., Government Code, Section 551.074)

VIII. RECONVENE TO OPEN MEETING

1. Actions resulting from Executive Session

IV. 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, Friday, January 13, 2023