

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING, PUBLIC HEARING ON 2022-23 BUDGET
THURSDAY, JULY 28, 2022 5 PM

The Cuero Development Corporation Board of Directors met Thursday, July 28, 2022 at 212 E. Main St., Cuero, Texas.

Present: Board Members: Tyler McClellan, Pres., Lynn Falcone, Brian Gomez, David Scott, Ben Zimmerman, Sara Post Meyer, Mayor.

Absent: Greg Freeman, VP

CDC Staff: Bobby Seiferman, Executive Director

Guests: Courtney Moore and Melinda John, Owners of Inspire Creations; Donald Jirkovsky, Director, Regional Center of Economic Development, UH-Victoria; Sandra Osman, Cuero Main Street, Director; Jennifer Papacek-Klimowicz.

I. CALL TO ORDER

President Tyler McClellan called the meeting to order at 5 PM. There was a quorum present.

II. OPEN PUBLIC HEARING AT 5:01 PM

There were no public comments regarding the budget and the work plan for CDC.

Mr. Seiferman reviewed the proposed FY Budget and Work Plan with the Board. Total revenue is proposed to be \$1.742M with \$482,050 in office expenses, Capital outlay of \$1.159,810M for the several grant programs offered by CDC to the business community; Christmas in the Park revenue projected to be \$85,000 and expenses totaling \$100,200.

Mr. Seiferman stated that the City Council approved the grant application of \$50,000 for the CTHM today at its noon meeting and that the check would be issued next week.

III. PUBLIC HEARING CLOSED BY McClellan AT 5:05 PM.

IV. CITIZENS INPUT----NONE

V. MONTHLY FINANCIALS

Mr. Scott, Treasurer, reported that the financials for the CDC for the period ending June 30, 2022, were in good standing and recommended approval. There were no questions.

MOTION MADE BY BRIAN GOMEZ, SECOND BY LYNN FALCONE TO APPROVE THE FINANCIAL REPORT AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

VI. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR MAIN STREET HISTORICAL DISTRICT FAÇADE PROGRAM FOR INSPIRE CREATIONS, 106 N. GONZALES, SUITE B

Mrs. Moore reviewed with the Board the recent improvements made to this business space and indicated that this grant is to help with cost of a new fabric awning for the business as seen throughout the Historic Downtown District. Due to the recent renovations and business offerings, the business will expand their offerings and hirings. The application requested \$3281.78.

MOTION MADE BY LYNN FALCONE TO APPROVE THE GRANT APPLICATION IN THE AMOUNT OF \$3281.78 FOR INSPIRE CREATIONS; SECOND BY DAVID SCOTT. AYES 6 NAYES 0. MOTION CARRIED UNANIMOUSLY.

CONSIDER AND ACT UPON TRANSFER OF FUNDS FROM CUERO NATIONAL BANK TO THE CDC'S TEXPOOL ACCOUNT

Mr. Seiferman recommended that the present CD of \$249,221.33 at Cuero National Bank be moved to TexPool Aug 14 after coming due Aug 13 with an interest rate of at least 1.55%.

MR. SCOTT MOVED TO TRANSFER THE FUNDS IN THE CUERO NATIONAL BANK CD OF \$249,221.33 TO TEXPOOL AUGUST 14; LYNN FALCONE SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

CONSIDER AND ACT UPON CHANGES TO THE CDC'S MAIN STREET HISTORICAL DISTRICT FAÇADE GRANT

Mr. Seiferman explained to the Board that action would be needed to expand this grant program to include all businesses in the City limits as well as the ETJ of Cuero. Mayor Meyer suggested that those businesses not in the Historic District be encouraged to meet with the Building Dept before pulling permits to make sure that the façade project for front, side, and back was according to the City's Unified Development Code and State codes.

MR. SCOTT MOVED, MRS. FALCONE SECONDED THE MOTION TO EXPAND THE DOWNTOWN HISTORIC DISTRICT FAÇADE PROGRAM TO THE ENTIRE COMMUNITY AND TO ADD THE SENTENCE ENCOURAGING BUSINESS OWNERS TO MEET WITH THE CITY'S BUILDING DEPT TO VERIFY THE FAÇADE WORK IS ACCORDING TO CITY AND STATE CODES. AYES 6 NAYS 0
MOTION CARRIED UNANIMOUSLY.

MR. SCOTT REPORTED THAT THE SEARCH COMMITTEE RECOMMENDS TO THE BOARD TWO INDIVIDUALS FOR BOARD INTERVIEWS TUESDAY AUGUST 9 AT 4 PM AND 5 PM AT CITY COUNCIL CHAMBERS. ALL APPLICANTS HAVE BEEN NOTIFIED OF THEIR STATUS WITH THE SEARCH COMMITTEE.

VII. CONSENT AGENDA

Included in the Director's Agenda packets for review were: Regular Meeting Minutes, Thursday, June 30, 2022; December Events Committee Meeting Minutes, Wednesday, June 29, 2022; and December Events Committee June Financial Report

MAYOR MEYER MOVED TO ACCEPT THE CONSENT AGENDA AS PRESENTED, MR. SCOTT SECONDED THE MOTION. AYES 6 NAYS 0. MOTION CARRIED UNANIMOUSLY.

VIII. EXECUTIVE DIRECTOR'S REPORT

Mr. Seiferman reported that the **sales tax receipts** were down by 6% over this time last year but expected to be increased by 11.56% for the year.

The next **Community Leaders' Meeting** will be Friday, September 9, 7:30 AM, Cuero Council Chambers with speaker to be announced.

Samantha Bayfus, CDC Administrative Assistant, will attend the Southern Eco. Development **Conference** in San Antonio Aug. 15-17.

The December Events Committee will meet Wednesday August 17, 5:30 PM, Cuero Council Chambers. Scene installation will begin after Labor Day.

Current Projects Mr. Seiferman stated that all grant recipients were being notified that work needed to be completed by the end of September 2022. **Nest Fresh** is still on course to open in November 2022 and will apply for a CDC grant in December with approval expected in January.

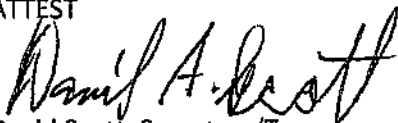
Mr. Scott asked for a report from David Danish regarding the work completed and the work to be done in 2022-23 at the golf course which the CDC is funding. Mr. Seiferman will contact Mr. Danish. Mayor Meyer asked Mr. Seiferman to present to the Board at the August meeting a status report on the property CDC owns behind Weber Motor Co and adjacent to the Pebble Ridge Subdivision. Mr. Seiferman will prepare a report for the August Board meeting.

IX. ADJOURN Mr. McClellan adjourned the meeting at 5:40 PM. The next CDC Board meeting will be Tuesday, August 9, 4 PM and 5 PM, Cuero Council Chambers for candidate interviews and the regular Board meeting will be Monday, August 22, 5 PM, Cuero Council Chambers.

Respectfully submitted,

Sara Post Meyer, for Samantha Bayfus

ATTEST


David Scott, Secretary/Treasurer


Tyler McClellan, President

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

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

I. CALL TO ORDER

II. OPEN PUBLIC HEARING AND HEAR PUBLIC COMMENT ON THE PROPOSED ADOPTION OF THE FY 2022-2023 BUDGET AND WORK PROGRAM

III. CLOSE PUBLIC HEARING

IV. CITIZENS INPUT (2 minutes each)

- Citizens who have not filed an agenda application

V. MONTHLY FINANCIAL REPORTS

- Approval of June Financial Report

VI. BUSINESS

- Consider and act upon an application for Main Street Historical District Façade Program for Inspire Creations, 106 N. Gonzales Ste. B
- Consider and act upon transferring funds from Cuero National Bank to the CDC's TexPool account upon maturity of the current Certificate of Deposit
- Consider and act upon changes to the CDC's Main Street Historical District Façade Program Grant
- Hear update from the Executive Director's Search Committee

VII. CONSENT AGENDA

- Regular Meeting Minutes, Thursday, June 30, 2022
- December Events Committee Meeting Minutes, Wednesday, June 29, 2022
- December Events Committee June Financial Report

VIII. EXECUTIVE DIRECTOR'S REPORT

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

IX. 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, Monday, July 25, 2022