

**NOTICE AND AGENDA  
REGULAR MEETING  
CUERO DEVELOPMENT CORPORATION  
MONDAY, APRIL 27, 2020 5:00 P.M.**

The Cuero Development Corporation (CDC) will hold their Regular Meeting at 5:00 p.m., on Monday, April 27, 2020 at the City of Cuero Council Chambers, 212 E. Main, Cuero, TX. This notice is posted pursuant to the Texas Open Meetings Act.

**I. CALL TO ORDER**

**II. CITIZENS INPUT**

**III. MONTHLY FINANCIAL REPORTS**

- Review of March Financial Report

**IV. BUSINESS**

- Consider and act upon Budget Amendment #3 of the FY 19-20
- Consider and act upon an application for CDC's COVID-19 Rental Assistance Program for The Hardwood
- Consider and act upon an application for CDC's COVID-19 Rental Assistance Program for Ryan's on Main
- Consider and act upon an application for CDC's COVID-19 Rental Assistance Program for Cuero's Quality Cleaners
- Consider and act upon an application for CDC's COVID-19 Rental Assistance Program for Be.
- Consider and act upon an application for CDC'S COVID-19 Rental Assistance Program for DT Bobby Lane Insurance Agency
- Consider and act upon an application for CDC'S COVID-19 Rental Assistance Program for Tejas Diner
- Consider and act upon an application for CDC'S COVID-19 Rental Assistance Program for La Bella Tavola
- Consider and act upon an application for CDC's COVID-19 Rental Assistance Program for E&R Tire Service
- Consider and act upon an application for CDC's COVID-19 Small Business Assistance Program for Ful-O-Pep Feeds
- Consider and act upon an application for CDC's COVID-19 Small Business Assistance Program for Cuero Pecan House
- Consider and act upon an application for CDC's COVID-19 Small Business Assistance Program for Main Street Kaffee Haus & Deli
- Consider and act upon an application for CDC's COVID-19 Small Business Assistance Program for Allied Feeds, Inc.
- Consider and act upon an application for CDC's COVID-19 Small Business Assistance Program for SEC Partners, DBA The Venue on Church Street
- Consider and act upon an application for CDC's COVID-19 Small Business Assistance Program for SNI Salon
- Consider and act upon an application for CDC's COVID-19 Small Business Assistance Program for Bergmeister, Inc., DBA Bahnhof Cafe
- Consider and act upon an application for CDC's COVID-19 Small Business Assistance Program for First Choice Express Lube
- Consider and act upon an application for CDC's COVID-19 Small Business Assistance Program for Standard Printing Company
- Consider and act upon an application for CDC's COVID-19 Small Business Assistance Program for Chica's Beauty Salon
- Consider and act upon an application for CDC's COVID-19 Small Business Assistance Program for Lantz Tire & Automotive
- Consider and act upon an application for CDC's COVID-19 Small Business Assistance Program for Exhibix, Inc.
- Consider and act upon an application for CDC's COVID-19 Small Business Assistance Program for Wagner's Hardware & Gifts
- Consider and act upon an application for CDC'S COVID-19 Small Business Assistance Program for La Femme Boutique

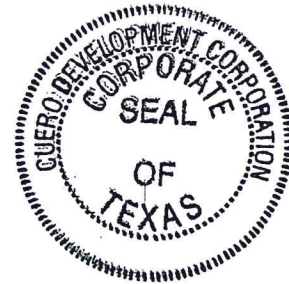
- Consider and act upon an application for CDC'S COVID-19 Small Business Assistance Program for Chisholm Trail Heritage Museum
- Consider and act upon an application for CDC'S COVID-19 Small Business Assistance Program for The Donut Palace
- Consider and act upon an application for CDC'S COVID-19 Small Business Assistance Program for Rosie's Mexican Restaurant
- Consider and act upon an application for CDC'S COVID-19 Small Business Assistance Program for Maya Mexican Restaurant
- Consider and act upon an application for CDC'S COVID-19 Small Business Assistance Program for O&G Rocks
- Consider and act upon an application for CDC'S COVID-19 Small Business Assistance Program for KN Drive-In
- Consider and act upon an application for CDC'S COVID-19 Small Business Assistance Program for Friends on Main

**V. CONSENT AGENDA**

- Regular Meeting Minutes, Monday, March 23, 2020
- Special Meeting Minutes, Monday, April 6, 2020
- Special Meeting Minutes, Thursday, April 16, 2020
- December Events Committee March Financial Report
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**VI. EXECUTIVE DIRECTOR'S REPORT**

- Sales Tax Comparisons
- Community Leaders' 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:**

Cuero Development Corporation, 214 E. Main Street; City Hall, 212 E. Main Street; and on the CDC Website, Friday, April 24, 2020



**MINUTES**  
**CUERO DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**MONDAY, APRIL 27, 2020 5:00 P.M.**

The Cuero Development Corporation Board of Directors met Monday, April 27, 2020, at 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Richard Weber, Tyler McClellan, Chris Crain, Randy Jochim, David Scott, Greg Freeman, Mayor Sara Post Meyer, CDC Executive Director Bobby Seiferman, and CDC Administrative Assistant Samantha Bayfus

**I. CALL TO ORDER**

President Richard Weber called the meeting to order at 5:00 P.M.

**II. CITIZENS INPUT**

None

**III. MONTHLY FINANCIALS**

Mr. Scott gave the financial report for the period ending March 31, 2020. Mr. Scott noted that that supplies line item was over budget due to the purchase of a laptop, but all was in order and he recommended approval.

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO ACCEPT THE MARCH FINANCIAL REPORTS AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

**IV. BUSINESS**

**CONSIDER AND ACT UPON BUDGET AMENDMENT #3 OF THE FY 19-20**

Mr. Seiferman presented this item to the Board. It was mentioned that the Small Business Assistance Grant Program was very well received by local business owners. Mr. Seiferman thought it was in the best interest of the CDC to approve an additional \$100,000 that would be transferred at the appropriate time for future COVID-19 grant applicants.

Mayor Meyer questioned which financial institution these funds would be transferred from. Mr. Seiferman noted that the funds would be transferred from TexPoc!, as necessary.

MOTION MADE BY GREG FREEMAN, SECONDED BY TYLER MCCLELLAN, TO APPROVE BUDGET AMENDMENT #3 OF THE FY 19-20 IN THE AMOUNT OF \$100,000 AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

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Mr. Seiferman noted that there was a summary page with a breakdown of all of the grant applicants and amounts for consideration included in the agenda packet. In speaking with TEDC, it was confirmed that the Cuero Development Corporation Board is allowed to create a motion and present the grant applicants as a slate.

Mr. Seiferman mentioned that CDC staff has thoroughly examined each application to review the lease agreements and the utility statements.

Mr. Seiferman stated that DT Bobby Lane Insurance Agency is ineligible for the Rental Assistance Program because they do not collect sales tax. There was a misinterpretation on the collection of their surplus lines tax.

Mr. Seiferman expressed his concerns for those businesses that do not collect sales tax, but have been impacted by COVID-19. The Board decided that it was in their best interest to wait until May to determine if a new program for non-sales tax driven businesses would be created.

Mr. McClellan questioned why Be.'s lease agreement states that Brian Weaver is the landlord and on the application it shows Mrs. Nada Hedrick. Mr. Seiferman stated that the new lease agreement will take effect on May 1, 2020 as Mrs. Hedrick has purchased the building.

Mr. Weber mentioned that the Chisholm Trail Heritage Museum was eligible for the Small Business Assistance Program because they collect sales tax through their gift shop sales.

A discussion took place on whether O&G Rocks and The Venue on Church Street collect sales tax. It was suggested that the CDC staff contact both businesses for their sales tax id number and for further clarifications of their services.

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 RENTAL ASSISTANCE PROGRAM FOR THE HARDWOOD

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 RENTAL ASSISTANCE PROGRAM FOR RYAN'S ON MAIN

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 RENTAL ASSISTANCE PROGRAM FOR CUERO'S QUALITY CLEANERS

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 RENTAL ASSISTANCE PROGRAM FOR BE.

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 RENTAL ASSISTANCE PROGRAM FOR DT BOBBY LANE INSURANCE COMPANY

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY TYLER MCCLELLAN, TO TABLE DT BOBBY LANE INSURANCE COMPANY'S RENTAL ASSISTANCE PROGRAM APPLICATION. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 RENTAL ASSISTANCE PROGRAM FOR TEJAS DINER

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 RENTAL ASSISTANCE PROGRAM FOR LA BELLA TAVOLA

Mr. McClellan noted that the rent on La Bella Tavola's application states \$3,300 and they are asking for a \$1,500 reimbursement from the CDC. The maximum grant amount for the Small Business Assistance Program is \$1,000 so the Board will authorize a one month payment for May and La Bella Tavola will have to resubmit their application for further reimbursement.

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY GREG FREEMAN, TO APPROVE A ONE TIME PAYMENT OF \$1,000.00 TO LA BELLA TAVOLA FOR THEIR RENTAL ASSISTANCE PROGRAM FOR THE MONTH OF MAY. AYES: 7 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 RENTAL ASSISTANCE PROGRAM FOR E&R TIRE SERVICE



MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO APPROVE THE RENTAL ASSISTANCE PROGRAM GRANTS FOR CUERO QUALITY CLEANERS IN THE AMOUNT OF \$400 PER MONTH FOR SIX MONTHS, BE. IN THE AMOUNT OF \$500 PER MONTH FOR SIX MONTHS, TEJAS DINER IN THE AMOUNT OF \$225 PER MONTH FOR SIX MONTHS, RYANS ON MAIN IN THE AMOUNT OF \$500 PER MONTH FOR SIX MONTHS, THE HARDWOOD IN THE AMOUNT OF \$750 PER MONTH FOR SIX MONTHS, AND E&R TIRE SERVICE IN THE AMOUNT OF \$1,000 PER MONTH FOR SIX MONTHS. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

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CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR FUL-O-PEP FEEDS

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO APPROVE THE SMALL BUSINESS ASSISTANCE PROGRAM FOR FUL-O-PEP FEEDS IN THE AMOUNT OF \$6,000. AYES: 6 NAYES: 0 GREG FREEMAN RECUSED HIMSELF MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR CUERO PECAN HOUSE

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR MAIN STREET KAFFEE HAUS AND DELI

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR ALLIED FEEDS, INC.

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO APPROVE THE SMALL BUSINESS ASSISTANCE PROGRAM FOR ALLIED FEEDS, INC. IN THE AMOUNT OF \$6,000. AYES: 6 NAYES: 0 GREG FREEMAN RECUSED HIMSELF MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR SEC PARTNERS DBA THE VENUE ON CHURCH STREET

MOTION MADE BY GREG FREEMAN, SECONDED BY TYLER MCCLELLAN, TO TABLE THE APPLICATION FOR THE VENUE ON CHURCH STREET TO FURTHER CLARIFY IF SALES TAX IS BEING COLLECTED. AYES: 7 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR SNI SALON

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR BERGMEISTER, INC. DBA BAHNHOF CAFE

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR FIRST CHOICE EXPRESS LUBE

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR STANDARD PRINTING COMPANY

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR CHICA'S BEAUTY SALON

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR LANTZ TIRE AND AUTOMOTIVE



CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR EXIBIX, INC.

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR WAGNER'S HARDWARE AND GIFTS

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR LA FEMME BOUTIQUE

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR CHISHOLM TRAIL HERITAGE MUSEUM

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR THE DONUT PALACE

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR ROSIE'S MEXICAN RESTAURANT

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR MAYA MEXICAN RESTAURANT

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR O&G ROCKS

MOTION MADE BY GREG FREEMAN, SECONDED BY TYLER MCCLELLAN, TO TABLE THE APPLICATION FOR O&G ROCKS TO FURTHER CLARIFY IF SALES TAX IS BEING COLLECTED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR KN DRIVE-IN

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR FRIENDS ON MAIN

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO APPROVE THE SMALL BUSINESS ASSISTANCE PROGRAM GRANTS FOR THE CHISHOLM TRAIL HERITAGE MUSEUM IN THE AMOUNT OF \$6,000, THE DONUT PALACE IN THE AMOUNT OF \$5,854.03, EXIBIX, INC. IN THE AMOUNT OF \$2,215.76, LANTZ TIRE & AUTOMOTIVE IN THE AMOUNT \$5,584.15, FIRST CHOICE EXPRESS LUBE IN THE AMOUNT OF \$1,695.79, STANDARD PRINTING COMPANY IN THE AMOUNT OF \$1,463.92, ROSIE'S MEXICAN RESTAURANT IN THE AMOUNT OF \$6,000, BAHNHOF CAFÉ IN THE AMOUNT OF \$6,000, CHICA'S BEAUTY SALON IN THE AMOUNT OF \$1,384.94, MAYA MEXICAN RESTAURANT IN THE AMOUNT OF \$6,000, SNI SALON IN THE AMOUNT OF \$870.87, LA FEMME BOUTIQUE IN THE AMOUNT OF \$1,106.51, CUERO PECAN HOUSE IN THE AMOUNT OF \$3,866.94, MAIN STREET KAFFEE HAUS IN THE AMOUNT OF \$3,263.34, WAGER HARDWARE & GIFTS IN THE AMOUNT OF \$5,095.63, KN DRIVE-IN IN THE AMOUNT OF \$6,000, AND FRIENDS ON MAIN IN THE AMOUNT OF \$1,437.17. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

## **V. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, March 23, 2020, Special Meeting Minutes, Monday, April 6, 2020, Special Meeting Minutes, Thursday, April 16, 2020, and the December Events Committee March Financial Report.

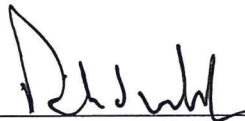
MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY GREG FREEMAN, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

**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 12.88% for the calendar year and has increased by 8.02% for the fiscal year.
- 2) Community Leaders' Meeting – Mr. Seiferman noted that it was in the best interest of the CDC to cancel the May Community Leaders' Meeting.
- 3) Discuss upcoming conferences/meetings – Mr. Seiferman mentioned that all upcoming conferences have been cancelled due to COVID-19. CDC staff will attend the City staff meeting on Thursday, April 27<sup>th</sup>.
- 4) December Events Committee (DEC) – It was reported that the DEC cancelled their meeting for April.
- 5) Project Status – Mr. Seiferman reported that he is working with multiple prospective COVID-19 grant applicants.

**VII. ADJOURN**

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY MAYOR SARA POST MEYER, TO ADJOURN THE MEETING AT 5:52 P.M. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

  
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RICHARD WEBER  
PRESIDENT

ATTEST:

  
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DAVID SCOTT  
SECRETARY/TREASURER