

**NOTICE AND AGENDA
REGULAR MEETING
CUERO DEVELOPMENT CORPORATION
THURSDAY, MAY 28, 2020 5:00 P.M.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:00 p.m. on Thursday, May 28, 2020 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

- Citizens who have not filed an agenda application

III. MONTHLY FINANCIAL REPORTS

- Approval of April Financial Report

IV. BUSINESS

- Consider and act upon Budget Amendment #4 of the FY 19-20
- Consider and act upon an application for Major Projects for Cuero Livestock Show, Inc.
- Consider and act upon an application for Community Services Program for DeWitt Co Drainage District No. 1
- Consider and act upon an application for Community Services Program for Cuero Livestock Show, Inc.
- Consider and act upon an application for Community Services Program for Tri-City Empowerment Council
- Consider and act upon an application for CDC's COVID-19 Rental Assistance Program for La Flor de Guanajuato
- Consider and act upon an application for CDC's COVID-19 Rental Assistance Program for SNYPD
- Consider and act upon an application for CDC's COVID-19 Small Business Assistance Program for Sonic Drive-In
- Consider and act upon an application for CDC's COVID-19 Small Business Assistance Program for Primrose Cottage Boutique/Maison Chic Bridal
- Consider and act upon adding language to existing COVID-19 grant applications to include non-sales tax producing businesses as outlined as non-essential businesses in the Governor's Executive Order to include cosmetology salons, barber shops, massage establishments, gyms, and daycare centers
- Discuss recommendations for FY 20-21 CDC Programs
- Review and discuss first draft of the proposed FY 20-21 budget and appoint Budget Committee

V. CONSENT AGENDA

- Regular Meeting Minutes, Monday, April 27, 2020
- Special Meeting Minutes, Tuesday, May 12, 2020
- December Events Committee April Financial Report

VI. EXECUTIVE DIRECTOR'S REPORT

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

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, Friday, May 22, 2020



MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
THURSDAY, MAY 28, 2020 5:00 P.M.

The Cuero Development Corporation Board of Directors met Thursday, May 28, 2020, at 212 E. Main Street, Cuero, Texas.

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

ABSENT: Randy Jochim

GUESTS: Greg Gossett and Anthony Netardus – Cuero Livestock Show, Inc., Viola Holman – Tri-City Empowerment Council, and Doug Sethness and Beth Parker – DeWitt County Drainage District

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 April 30, 2020. Mr. Scott mentioned that he reviewed the financials reports and all accounts were in good standing.

MOTION MADE BY DAVID SCOTT, SECONDED BY GREG FREEMAN, TO ACCEPT THE APRIL FINANCIAL REPORTS AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. EXECUTIVE SESSION

Mr. Chris Crain requested that the CDC go into Executive Session for legal counsel.

Pursuant to Title 5 of the Texas Government Code, Chapter 551, Section 551.071, in regards to a Consultation with Attorney.

Cuero Development Corporation began an Executive Session of May 28, 2020 at 5:02 P.M.

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 of May 28, 2020 at 5:20 P.M.

V. RECONVENE TO OPEN MEETING

1. Actions resulting from Executive Session

No action was taken.

VI. BUSINESS

CONSIDER AND ACT UPON BUDGET AMENDMENT #4 OF THE FY 19-20

Mr. Seiferman presented this item to the Board. It was mentioned that the COVID-19 Rental Assistance and Small Business Assistance Grant Programs are still being very well received. Mr. Seiferman thought it was in the best interest of the CDC to approve an additional \$100,000 bringing the total budget for the COVID-19 grants to \$300,000.

A Public Hearing, two City of Cuero Council Readings, and the required sixty (60) day waiting period will be required, prior to expending any of the additional COVID-19 grant program funds.

MOTION MADE BY GREG FREEMAN, SECONDED BY TYLER MCCLELLAN, TO APPROVE BUDGET AMENDMENT #4 OF THE FY 19-20 IN THE AMOUNT OF \$100,000 AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR MAJOR PROJECTS FOR CUERO LIVESTOCK SHOW, INC.

Mr. Gossett stated that this 4.2 million dollar project will include the construction of the new “Anne Friar Thomas Homemaking Building”, adjacent to the existing Friar Ag Center. The remodeling projects to the existing Friar Ag Center will include remodeling of the bathrooms, upper and lower levels of the meeting room, new lighting and large fans in the show barn arena and stalling areas, replacing exterior metal wall paneling, resurfacing and restriping of the parking lot, additional parking spaces, new kitchen appliances, and new granite kitchen countertops. The City of Cuero has designated \$500,000 towards covering architectural fees, engineering fees, and improvements that will be done by City staff. The Cuero Livestock Show, Inc. has requested \$250,000 out of the FY 19-20 budget and have expressed their interest in returning for an additional grant for the upcoming fiscal year. Mr. Gossett noted that Mr. Harvey Miller will be loaning the Cuero Livestock Show, Inc. 2.3 million dollars at zero percent interest over the next two years.

MOTION MADE BY DAVID SCOTT, SECONDED BY TYLER MCCLELLAN, TO APPROVE THE MAJOR PROJECTS PROGRAM FOR THE CUERO LIVESTOCK SHOW, INC. IN THE AMOUNT OF \$250,000 FOR THE RENOVATIONS AS DEFINED IN THEIR APPLICATION. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM FOR DEWITT COUNTY DRAINAGE DISTRICT NO. 1

Mr. Seiferman noted that the DeWitt County Drainage District No. 1 is seeking assistance for purchasing a GMC Sierra pickup truck to be utilized by the staff and Board Members for traveling.

Mrs. Parker mentioned that the DeWitt County Drainage District is requesting a larger truck because the Chevrolet Colorado pickup that was initially purchased did not suit the needs of the Drainage District. Mrs. Parker noted that the Drainage District worked with Partner’s Chevrolet to purchase locally and Partner’s was unable to match their truck model or price that was received from Gunn Chevrolet in San Antonio whom are a BuyBoard Vendor.

Mr. Crain questioned if the Drainage District was allowed to purchase a vehicle locally. Mrs. Parker stated that they are able to, but the BuyBoard Vendor (Gunn Chevrolet) provided a significantly lower quote than the local vendors.

The Board expressed their concerns that there wasn’t a bid from a local dealership and due to the current loss in revenue in the economy they requested that Mrs. Parker solicit from additional bids from dealerships in Cuero and return with an application at a later date.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY DAVID SCOTT, TO TABLE THE COMMUNITY SERVICES GRANT APPLICATION FOR DEWITT COUNTY DRAINAGE DISTRICT NO. 1. AYES: 6 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM FOR CUERO LIVESTOCK SHOW, INC.

Mr. Gossett stated that the Lester Meier Rodeo is scheduled for July 24th – 25th at the Harvey and Jane Mueller Rodeo Arena. The Cuero Livestock Inc. Board met and thought it would be a wonderful gesture to provide an open rodeo to all due to the COVID-19 pandemic. Mr. Gossett noted that the Board is anticipating a nightly attendance of over 1,000 visitors and they are comfortable with the given circumstances and the additional safety measures that would need to be in place. Mr. Scott questioned if the Cuero Livestock Show, Inc. had a backup plan on if the rodeo needed to be cancelled due to COVID-19. Mr. Gossett mentioned that the Board would cancel the rodeo, if that was in their best interest at the given time.

MOTION MADE BY DAVID SCOTT, SECONDED BY GREG FREEMAN, TO APPROVE THE COMMUNITY SERVICES PROGRAM FOR CUERO LIVESTOCK SHOW, INC. IN THE AMOUNT OF UP TO \$10,000.00 TO BE UTILIZED TOWARDS HOSTING A FREE LESTER MEIER RODEO. AYES: 6 MOTION CARRIED: 0 MOTION CARRIED

CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM FOR TRI-CITY EMPOWERMENT COUNCIL

Mrs. Viola Holman presented this item to the Board. Mrs. Holman mentioned that the Back to School Bash will be held on August 1, 2020 at the Cuero Municipal Park. Due to the COVID-19 pandemic, the Tri-City Empowerment Council has decided to partner with local organizations to revamp and broaden the Back to School Bash to include over 2,000 backpacks with supplies. Mrs. Holman expressed her concern that a lot of families may not have the funding to provide school supplies for their children due to loss of employment during the pandemic. Mrs. Holman stated that there would be a backpack pickup if the event were to be cancelled due to COVID-19.

Mr. Scott stated that he did not feel it was appropriate that the Cuero Development Corporation was an annual funding source of the Back to School Bash and suggested that Mrs. Holman meet with the Cuero Community Foundation in regards to requesting additional funding for the Back to School Bash.

Mayor Meyer mentioned that she has witnessed the excitement from the children that have received a backpack from the Back to School Bash in the previous years. Mayor stated that having the CDC's logo on the backpacks was good PR in getting the name out and allowing parents to understand that the CDC is involved in the community.

It was suggested that of the 2,000 backpacks being ordered that a minimum of 600 would include the CDC logo. Mrs. Holman assured the Board that she would follow any direction that is given to her.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY TYLER MCCLELLAN, TO APPROVE THE COMMUNITY SERVICES PROGRAM FOR TRI-CITY EMPOWERMENT COUNCIL IN THE AMOUNT OF UP TO \$10,000.00 FOR THE ETHOSHA LYNN'S BACK TO SCHOOL BASH. AYES: 5 NAYES: 1 MOTION CARRIED

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 RENTAL ASSISTANCE PROGRAM FOR LA FLOR DE GUANAJUATO

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

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

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR PRIMROSE COTTAGE BOUTIQUE/MAISON CHIC BRIDAL

MOTION MADE BY GREG FREEMAN, SECONDED BY DAVID SCOTT, TO APPROVE THE COVID-19 RENTAL ASSISTANCE PROGRAM GRANTS FOR LA FLOR DE GUANAJUATO IN THE AMOUNT OF \$850.00 FOR SIX MONTHS AND FOR SYNPD IN THE AMOUNT OF \$450.00 FOR SIX MONTHS. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

MOTION MADE BY GREG FREEMAN, SECONDED BY DAVID SCOTT, TO APPROVE THE COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM GRANTS FOR SONIC DRIVE-IN IN THE AMOUNT OF \$6,000.00 AND FOR PRIMROSE COTTAGE BOUTIQUE/MAISON CHIC BRIDAL IN THE AMOUNT OF \$\$2,279.02. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON ADDING LANGUAGE TO EXISTING COVID-19 GRANT APPLICATIONS TO INCLUDE NON-SALES TAX PRODUCING BUSINESSES AS OUTLINED AS NON-ESSENTIAL BUSINESSES IN THE GOVERNOR'S EXECUTIVE ORDER TO INCLUDE COSMETOLOGY SALONS, BARBER SHOPS, MASSAGE ESTABLISHMENTS, GYMS, AND DAYCARE CENTERS

Mr. Seiferman explained that pursuant to the Governor's Executive Order, CDC Staff recommended adding language to the existing COVID-19 grant applications to include non-sales tax producing businesses as outlined as non-essential businesses to include cosmetology salons, barber shops, massage establishments, gyms, and daycare centers.

MOTION MADE BY DAVID SCOTT, SECONDED BY TYLER MCCLELLAN, TO INCLUDE NON-SALES TAX PRODUCING BUSINESSES AS OUTLINED AS NON-ESSENTIAL BUSINESSES IN THE GOVERNOR'S EXECUTIVE ORDER IN THE CDC'S EXISTING COVID-19 GRANT APPLICATIONS TO INCLUDE COSEMTOLOGY SALONS, BARBER SHOPS, MASSAGE ESTABLISHMENTS, GYMS, AND DAYCARE CENTERS. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

DISCUSS RECOMMENDATIONS FOR FY 20-21 CDC PROGRAMS

Mr. Seiferman noted that the Cuero Livestock Show, Inc. has expressed an interest in being considered for a second Major Projects Program Grant for the upcoming fiscal year. They will be required to present their project to the CDC Board at the June Board of Director's Meeting for consideration and the grant amount will be included in the final budget, if approved.

REVIEW AND DISCUSS FIRST DRAFT OF THE PROPOSED FY 20-21 BUDGET AND APPOINT BUDGET COMMITTEE

Mr. Seiferman mentioned that the CDC is in the preliminary stages of the budget preparation and made a recommendation to designate a Budget Committee to assist in compiling the FY 20-21 budget. The Budget Committee was assigned to David Scott and Tyler McClellan.

VII. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, April 27, 2020, Special Meeting Minutes, Tuesday, May 12, 2020, and the December Events Committee April Financial Report.

Mr. Scott noted that he would like further clarification on the May 12, 2020 meeting minutes to include the word sales tax number instead of tax identification number.

MOTION MADE BY DAVID SCOTT, SECONDED BY GREG FREEMAN, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

MOTION MADE BY DAVID SCOTT TO AMEND THE MOTION TO INCLUDE THE SALES TAX NUMBER INSTEAD OF THE TAX IDENTIFICATION NUMBER ON THE MAY 12, 2020 MEETING MINUTES. AYES: 6 NAYES: 0 MOTION CARRIED

VIII. 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 17.51% for the calendar year and has increased by 13.79% for the fiscal year.
- 2) Community Leaders' Meeting – Mr. Seiferman noted that that the CDC is thinking about the possibility of holding a late June Community Leaders' Meeting. Mayor Meyer suggested that the meeting be held at the Chisholm Trail Heritage Museum due to the Governor's Executive Orders in regards to occupancy limits.
- 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 of Cuero's weekly staff meeting.
- 4) December Events Committee (DEC) – The DEC was informed that they may start meeting in June with social distancing in place.
- 5) Project Status – Mr. Seiferman reported that he is working with multiple prospective COVID-19 grant applicants.

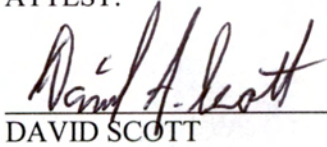
IX. ADJOURN

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY MAYOR SARA POST MEYER, TO ADJOURN THE MEETING AT 6:46 P.M. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY



RICHARD WEBER
PRESIDENT

ATTEST:



DAVID SCOTT
SECRETARY/TREASURER