

**NOTICE AND AGENDA  
REGULAR MEETING  
CUERO DEVELOPMENT CORPORATION  
MONDAY, JULY 27, 2020 12:00 p.m.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 12:00 p.m. on Monday, July 27, 2020, 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 2020-2021 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 Community Services Program Grant for the City of Cuero Parks Department
- Authorize names for signature cards to Cuero National Bank and renew Certificate of Deposit

**VII. CONSENT AGENDA**

- Regular Meeting Minutes, Thursday, June 25, 2020
- December Events Committee Meeting Minutes, Wednesday, July 8, 2020
- 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

**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, July 24, 2020

**MINUTES**  
**CUERO DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**Monday, July 27, 2020 12:00 P.M.**

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

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

ABSENT: Chris Crain

GUESTS: City of Cuero Park's Director David Danish

**I. CALL TO ORDER**

President Richard Weber called the meeting to order at 12:00 P.M.

**II. OPEN PUBLIC HEARING AND HEAR PUBLIC COMMENT ON THE PROPOSED ADOPTION OF THE FY 2020-2021 BUDGET AND WORK PROGRAM**

Mr. Seiferman outlined the major changes to the FY 20-21 Budget. It was noted that in coordination with the Budget Committee, an additional allocation was made for the future project of the airport property, the marketing allocation was significantly increased for the implementation of a comprehensive marketing campaign, \$145,000 was designated for the City of Cuero's Downtown Revitalization Project and the Cuero Main Street's Wayfinding Project, and \$100,000 was designated to COVID-19 relief grants. The approved FY 20-21 Budget figures will be presented to the City Council along with the Work Program for final approval.

Mr. Scott asked for a breakdown of the monies that were allocated in recruitment. Mr. Seiferman noted that the majority of the money allocated to recruitment is for a private project that the CDC intends to pursue in the upcoming fiscal year.

Mayor Meyer suggested that the proposed FY 20-21 Budget and Work Program be published on the CDC's website with a commenting link.

**III. CLOSE PUBLIC HEARING**

The Cuero Development Corporation closed the Public Hearing at 12:10 P.M.

President Richard Weber opened the Regular Meeting at 12:11 P.M.

Based on the Public Hearing, the CDC Board voted to adopt the Proposed FY 2020-2021 Budget and Work Program.

MOTION MADE BY RANDY JOCHIM, SECONDED BY TYLER MCCLELLAN, TO APPROVE AND ADOPT THE FISCAL YEAR 2020-2021 BUDGET AND WORK PROGRAM AS PRESENTED. AYES: 6 NAYES: 0  
MOTION CARRIED UNANIMOUSLY

**IV. CITIZENS INPUT**

None

**V. MONTHLY FINANCIALS**

Mr. David Scott gave the financial report for the period ending June 30, 2020. Mr. Scott stated that he reviewed the financial reports and all accounts are in good standing.

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

## **VI. BUSINESS**

### **CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM GRANT FOR THE CITY OF CUERO PARKS DEPARTMENT**

Mr. Danish thanked the CDC Board for their time and consideration of his application. Mr. Danish explained that the project will include a renovation to fairway #2 of the City of Cuero's Municipal Golf Course. A soil analysis determined that there are numerous bare spots on the fairway due to being overly consumed by salt. It was mentioned that each bare spot on the course will need to be dug up by at least 6 to 8 inches and replaced with new Bermuda grass.

Mr. Freeman noted that the bare spots are a problem throughout the golf course and questioned how the problem would be addressed. Mr. Danish mentioned that the plan is to slowly address the problem until the whole golf course is complete.

Mr. Scott questioned what the total project cost would be to complete renovate the whole golf course. Mr. Danish stated that a roundabout cost would be \$350,000.

A brief discussion was also held on the possibility of the CDC Board contributing to the full renovation of the Cuero Municipal Golf Course.

MOTION MADE BY GREG FREEMAN, SECONDED BY DAVID SCOTT, TO APPROVE THE COMMUNITY SERVICES PROGRAM GRANT FOR THE CITY OF CUERO PARKS DEPARTMENT IN THE AMOUNT OF \$9,715.00 FOR THE RENOVATION OF FAIRWAY #2 AT THE CITY OF CUERO'S GOLF COURSE. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

### **AUTHORIZE NAMES FOR SIGNATURE CARDS TO CUERO NATIONAL BANK AND RENEW CERTIFICATE OF DEPOSIT**

Mr. Seiferman noted that the term will expire for the Certificate of Deposit #45984 from Cuero National Bank on August 13, 2020. It was suggested that the CDC auto renew this CD in the amount of \$239,999.94 at a rate of 1.05%.

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO RENEW THE CUERO NATIONAL BANK CD #45984 AT \$239,999.94 FOR 12 MONTHS AND TO LEAVE CHRIS CRAIN, RANDY JOCHIM, AND RICHARD WEBER AS AUTHORIZED SIGNERS ON SAID CD. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

## **VII. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Thursday, June 25, 2020, December Events Committee Meeting Minutes, Wednesday, July 8, 2020, and December Events Committee June Financial Report.

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

## **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 11.56% for the calendar year and has increased by 0.84% for the fiscal year.

\$800.00 PER MONTH FOR THE NEXT SIX MONTHS. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

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CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 RENTAL ASSISTANCE PROGRAM FOR 7C UNLIMITED, 119 W. MAIN STREET

Mr. Seiferman noted that the grant application states the monthly rent is \$504 per month. Mr. Seiferman received an email from the landlord Lesa Helweg stating that the monthly rent is \$589 per month.

Mr. Crain questioned the discrepancy in rental amounts and it was suggested that the CDC request verification to approve the correct amount of monthly rent at a future meeting.

MOTION MADE BY GREG FREEMAN, SECONDED BY TYLER MCCLELLAN, TO TABLE THE COVID-19 RENTAL ASSISTANCE APPLICATION FOR 7C UNLIMITED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

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CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S SMALL BUSINESS ASSISTANCE PROGRAM FOR CUERO SUBWAY, 2104 N. ESPLANADE

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S SMALL BUSINESS ASSISTANCE PROGRAM FOR HOLIDAY INN EXPRESS & SUITES, 3371 N. ESPLANADE

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S SMALL BUSINESS ASSISTANCE PROGRAM FOR THE NAIL SHOP, 121 E. MAIN STREET

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY DAVID SCOTT, TO APPROVE THE SMALL BUSINESS ASSISTANCE PROGRAM GRANTS FOR CUERO SUBWAY IN THE AMOUNT OF \$5,168.44, HOLIDAY INN EXPRESS & SUITES IN THE AMOUNT OF \$6,000.00, AND THE NAIL SHOP IN THE AMOUNT OF \$1,864.43. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

**IV. ADJOURN**

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY RANDY JOCHIM, TO ADJOURN THE MEETING AT 12:25 P.M. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY



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RICHARD WEBER  
PRESIDENT

ATTEST:



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DAVID SCOTT  
SECRETARY/TREASURER