

**NOTICE AND AGENDA  
REGULAR MEETING  
CUERO DEVELOPMENT CORPORATION  
MONDAY, AUGUST 31, 2020 5:30 p.m.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:30 p.m. on Monday, August 31, 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. CITIZENS INPUT (2 minutes each)**

- Citizens who have not filed an agenda application

**III. MONTHLY FINANCIAL REPORTS**

- Approval of July Financial Report

**IV. BUSINESS**

- Hear presentation from Robert Oliver on the Chisholm Trail Heritage Museum's expansion plan
- Consider and act upon an application for Main Street Historical District Façade Program for the Chisholm Trail Heritage Museum
- Consider and act upon an application for CDC's COVID-19 Small Business Assistance Program for Anders Auto Supplies
- Consider and act upon an application for CDC's COVID-19 Small Business Assistance Program for U&I Donuts
- Consider and act upon an application for CDC's COVID-19 Small Business Assistance Program for Busy-Bee's Daycare LLC
- Consider and act upon an application for CDC's COVID-19 Small Business Assistance Program for Andy's Quick Stop
- Consider and act upon the CDC's Marketing Plan by Hearst Media San Antonio
- Consider and act upon the possibility of adding Hotel/Motel classifications to the CDC's COVID-19 assistance grants
- Consider and act upon extending the COVID-19 grant applications deadline to September 30, 2020

**V. CONSENT AGENDA**

- Regular Meeting Minutes, Monday, July 27, 2020
- Special Meeting Minutes, Thursday, August 6, 2020
- December Events Committee July Financial Report

**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:**

City Hall, 212 E. Main Street; Cuero Development Corporation, 214 E. Main Street; and on the CDC website, Friday, August 28, 2020

**MINUTES  
CUERO DEVELOPMENT CORPORATION  
REGULAR MEETING  
MONDAY, AUGUST 31, 2020 5:30 P.M.**

The Cuero Development Corporation Board of Directors met Monday, August 31, 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: Robert Oliver and Sharon Weber – Chisholm Trail Heritage Museum

**I. CALL TO ORDER**

President Richard Weber called the meeting to order at 5:30 P.M.

**II. CITIZENS INPUT**

None

**III. MONTHLY FINANCIALS**

Mr. David Scott gave the financial report for the period ending July 31, 2020. Mr. Scott stated that he reviewed the financial reports and all accounts are in good standing. Mr. Scott and CDC staff will meet with the City of Cuero's Finance Department on Tuesday, September 1<sup>st</sup> to adjust a few minor changes to the financials.

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

**IV. BUSINESS**

**HEAR PRESENTATION FROM ROBERT OLIVER ON THE CHISHOLM TRAIL HERITAGE MUSEUM'S EXPANSION PLAN**

Mr. Oliver and Mrs. Weber presented the Board with a draft drawing and slideshow of the upcoming expansion project of the Chisholm Trail Heritage Museum (CTHM). Mr. Oliver stated that he has presented his plans to the Cuero City Council and has submitted a formal proposal request for the closing of the eastern half of the 100 block of West Courthouse Street for the purpose of creating a "pocket park" and pedestrian open space between Cuero's historic Knights of Pythias Hall and Wm. Trautwein building. CTHM is working with Fisher-Heck Architects to develop a master expansion of the exhibit area and community facilities that will be located on the second floor of Trautwein building. These buildings, located at 220 and 222 N. Esplanade, were formally known as the Cook & Day Motor Company and the Wm. Trautwein buildings. The total expansion is estimated to be 15,500 sq. ft. The Chisholm Trail Heritage Museum is requesting that the CDC keep their major project in mind for upcoming grant opportunities.

**CONSIDER AND ACT UPON AN APPLICATION FOR MAIN STREET HISTORICAL DISTRICT FAÇADE PROGRAM FOR THE CHISHOLM TRAIL HERITAGE MUSEUM**

Pursuant to Mr. Oliver's presentation on the expansion of the Chisholm Trail Heritage Museum, the Board of Directors voted to support the Main Street Historical District Façade program for repurposing the façade of 220 N. Esplanade Street to its original state by utilizing historical photographs. This project will include: closing the opening

that is currently the garage door opening, replacing the brick base and window above, repurposing the transom lights, and replacing the aluminum dividers with wood trim.

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO APPROVE THE MAIN STREET HISTORICAL DISTRICT FAÇADE PROGRAM FOR THE CHISHOLM TRAIL HERITAGE MUSEUM IN THE AMOUNT OF UP TO \$10,000.00 FOR THE WORK AS DEFINED IN THEIR APPLICATION. AYES: 6 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 ANDER'S AUTO SUPPLIES, 109 E. MAIN STREET

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR U&I DONUTS, 410 E. BROADWAY

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR BUSY-BEE'S DAYCARE LLC, 210 DUNN STREET

CONSIDER AND ACT UPON AN APPLICATION FOR CDC'S COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM FOR ANDY'S QUICK STOP, 312 W. HEATON

MOTION MADE BY GREG FREEMAN, SECONDED BY TYLER MCCLELLAN, TO APPROVE THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE GRANTS FOR ANDER'S AUTO SUPPLIES IN THE AMOUNT OF \$1,211.15, FOR U&I DONUTS IN THE AMOUNT OF \$2,711.84, FOR BUSY-BEE'S DAYCARE LLC IN THE AMOUNT OF \$1,939.23, AND FOR ANDY'S QUICK STOP IN THE AMOUNT OF \$5,507.34. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

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CONSIDER AND ACT UPON THE CDC'S MARKETING PLAN BY HEARST MEDIA SAN ANTONIO

This agenda item was tabled until the September 21, 2020 Board of Director's Meeting.

CONSIDER AND ACT UPON THE POSSIBILITY OF ADDING HOTEL/MOTEL CLASSIFICATIONS TO THE CDC'S COVID-19 ASSISTANCE GRANTS

Mr. Seiferman reported that there has been an interest in applying for the CDC's COVID-19 grant applications by a local non-sales tax producing hotel. Although the hotel does not collect sales tax, Mr. Seiferman saw it pertinent for the Board to consider extending the applications because the hotel/motels bring business to Cuero.

Mayor Meyer questioned if the Board planned to consider including RV parks as part of the expansion of business classifications.

Mr. Scott questioned if RV parks collect hotel/motel taxes. Mayor Meyer stated some RV parks do collect sales tax and a man camp located in the ETJ also collects sales tax due to food and beverage sales.

The Board agreed that the hotels/motels and RV parks have an impact on sales within the community and expanded the COVID-19 grant applications to include these categories.

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO ADD THE HOTEL/MOTEL AND RV PARK CLASSIFICATIONS TO THE CDC'S COVID-19 ASSISTANCE GRANTS. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON EXTENDING THE COVID-19 GRANT APPLICATIONS DEADLINE TO SEPTEMBER 30, 2020

Due to the interest in including the hotel/motel classification to the current COVID-19 assistance grants, the Board agreed to extend the deadline of the applications until September 30, 2020.

MOTION MADE BY DAVID SCOTT, SECONDED BY TYLER MCCLELLAN, TO EXTEND THE COVID-19 GRANT APPLICATIONS DEADLINE TO SEPTEMBER 30, 2020. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, July 27, 2020, Special Meeting Minutes, Thursday, August 6, 2020, and the December Events Committee July Financial Report.

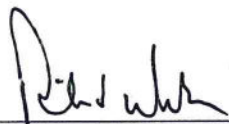
MOTION MADE BY TYLER MCCLELLAN, SECONDED BY GREG FREEMAN, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

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 16.54% for the calendar year and has increased by 6.66% for the fiscal year.
- 2) Community Leaders' Meeting – Mr. Seiferman noted that the Community Leaders' Meetings will remain cancelled until further notice due to COVID-19.
- 3) Discuss upcoming conferences/meetings – Mr. Seiferman noted that most of the upcoming in person Economic Development conferences, committee meetings, and courses have been cancelled and rescheduled to be held in virtual venues. Those courses will include: TEDC's Annual Conference, TEDC's Introduction to Economic Development, NREDA's Annual Conference, and the IEDC's CECD certification course. An in person Texan of the Year Dinner will take place on September 3, 2020 in New Braunfels as part of the Texas Legislative Conference.
- 4) December Events Committee – The DEC met on Wednesday, August 26, 2020 where nominations of officers were recommended. Those elected were: Chair Pat Villa, Vice-Chair Kay Lewis, Secretary Samantha Bayfus, and Treasurer Alton Meyer. A Christmas display was presented to Kay Lewis in honor of her numerous years of dedication to Cuero's Christmas in the Park.
- 5) Current Projects – Mr. Seiferman reported that the CDC is coordinating with the Cuero Chamber of Commerce and Cuero Main Street Department to bring YOLO Texas, a television show that travels across the Lone Star State each week featuring sights, sounds, events, fairs, festivals, unique cities and towns, and seasonal happenings available throughout Texas any given time of the year. The CDC has been asked to split the cost of the television show and their portion will be \$1,066.66.

ADJOURN

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO ADJOURN THE MEETING AT 6:33 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