

**NOTICE AND AGENDA  
REGULAR MEETING  
CUERO DEVELOPMENT CORPORATION  
MONDAY, DECEMBER 14, 2020 12:00 P.M.**

The Cuero Development Corporation (CDC) will hold a regular monthly meeting at 12:00 p.m., on Monday, December 14, 2020 at Cuero City Hall, 212 E. Main, Cuero, TX. This notice is posted pursuant to the Texas Open Meetings Act.

**I. OPEN PUBLIC HEARING AND HEAR PUBLIC COMMENT ON PROPOSED EXPENDITURE OF FUNDS FOR THE CDC'S COVID-19 RELIEF GRANTS TO INCLUDE THE COVID-19 RENTAL ASSISTANCE APPLICATION AND COVID-19 SMALL BUSINESS ASSISTANCE APPLICATION**

**II. CLOSE PUBLIC HEARING**

**III. CITIZENS INPUT**

**IV. BUSINESS**

- Consider and act upon an application for Enterprise Program for Brookshire Brothers
- Consider and act upon an application for Major Projects for Cuero Livestock Show, Inc.
- Consider and act upon an application for the CDC's COVID-19 Rental Assistance Program for Inspire Creations, LLC.
- Consider and act upon an application for Business Retention and Expansion Program for She Brews
- Consider and act upon Budget Amendment #2 of the FY 20-21 Budget
- Receive and approve the Annual Report for Fiscal Year 2020 for submission to the Cuero City Council

**V. CONSENT AGENDA**

- Regular Meeting Minutes, Monday, November 30, 2020

**VI. 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, December 11, 2020

**MINUTES  
CUERO DEVELOPMENT CORPORATION  
REGULAR MEETING  
MONDAY, DECEMBER 14, 2020 12:00 P.M.**

The Cuero Development Corporation Board of Directors met Monday, December 14, 2020, at 212 E. Main Street, Cuero, Texas.

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

GUESTS: Greg Gossett, President & Anthony Netardus, Secretary – Cuero Livestock Show, Inc. Board; Tory Littles, – She Brews, Owner; and Richard Parker, Vice President of Asset Management – Brookshire Brothers

**I. OPEN PUBLIC HEARING AND HEAR PUBLIC COMMENT ON PROPOSED EXPENDITURE OF FUNDS FOR THE CDC'S COVID-19 RELIEF GRANTS TO INCLUDE THE COVID-19 RENTAL ASSISTANCE APPLICATION AND COVID-19 SMALL BUSINESS ASSISTANCE APPLICATION**

President Richard Weber opened the public hearing at 12:00 P.M.

Mr. Seiferman presented this item to the Board noting that an additional \$200,000 was allocated to the COVID-19 relief programs for businesses that are located within the City of Cuero. An additional \$40,000 was added to the Rental Assistance Program bringing the total budget to \$70,000 in the budget and \$160,000 was added to the Small Business Assistance Program bringing the total budget to \$230,000. Two City of Cuero Council readings are required upon completion of the Public Hearing and a sixty (60) day waiting period will need to be completed prior to funding any future projects.

**II. CLOSE PUBLIC HEARING**

The Cuero Development Corporation closed the Public Hearing at 12:05 P.M.

President Richard Weber called the Regular Meeting to order at 12:06 P.M.

**III. CITIZENS INPUT**

None

**IV. BUSINESS**

**CONSIDER AND ACT UPON AN APPLICATION FOR ENTERPRISE PROGRAM FOR BROOKSHIRE BROTHERS**

Mr. Seiferman addressed the Board and noted that Brookshire Brothers, Inc. submitted a complete application with the required documentation. He mentioned that the lease agreement between Bob Brooks, Owner – Cuero Retail Plaza and Brookshire Brother's Inc. was finalized and a ten (10) year lease agreement was executed.

Mr. Parker gave an overview of the proposed Brookshire Brothers, Inc. project that will take place at 1161 N. Esplanade Street. Mr. Parker stated that the new grocery store will vacate two storefronts and is expected to be 40,000 square feet at the Cuero Retail Plaza. This one hundred percent employee-owned grocery chain will provide eighty-five (85) new jobs to the community. Improvements will include remodeling both the exterior and interior of the building to accommodate the full service grocery store and pharmacy. The total project cost is anticipated to be around \$4,850,000 and Brookshire Brothers, Inc. has requested \$150,000 from the Cuero Development Corporation's Enterprise Program.

Mr. McClellan questioned if there were plans to add gas pumps to the store's location. Mr. Parker stated that Brookshire Brother's, Inc. is coordinating with the City of Cuero, but the initial thoughts are that the parking lot is too small.

Mr. Crain questioned when the opening date for Brookshire Brother's would be. Mr. Parker stated that they would be submitting information for permits beginning in March and would plan to open in July.

Mr. Freeman questioned the amount of employees that would travel to Cuero from other Brookshire Brother's locations. Mr. Parker stated that Brookshire Brother's would only employ preexisting upper management positions and the remainder of the positions would be hired locally.

Mr. Seiferman mentioned that upon approval of this Enterprise Program application, there will be a Public Hearing and two City Council readings before any funds can be dispersed.

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY RANDY JOCHIM, TO APPROVE THE ENTERPRISE PROGRAM GRANT APPLICATION FOR BROOKSHIRE BROTHERS, INC. IN THE AMOUNT OF \$150,000.00 FOR IMPROVEMENTS TO THEIR GROCERY STORE LOCATED AT 1161 N. ESPLANADE AND TO PROCEED WITH THE NEXT STEPS OF THE ENTERPRISE APPLICATION. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

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

Mr. Netardus thanked the CDC Board for their time and consideration of a second Major Projects grant and invited the Board and staff to tour the Friar Ag Center. Mr. Netardus mentioned that he presented a spreadsheet that contained an up to date spending report for the "Anne Friar Thomas Homemaking Building" and renovations to the existing building. Renovations to the existing building included remodeled bathrooms, upper and lower levels of a meeting room, new lighting and large fans in the show barn arena and stalling areas, replacing exterior metal and wall paneling, resurfacing and restriping of the parking lot, additional parking spaces, new kitchen appliances, and new granite kitchen countertops. These improvements will be completed in January or February of 2021 in time for the upcoming Cuero Livestock Show. "Anne Friar Thomas Homemaking Building" is anticipated to be completed in May, 2021.

Mr. Weber mentioned that the corner of the new building is very close to the road and asked if the road would be widened. Mr. Netardus stated that he has not yet coordinated with the City of Cuero in regards to the road expansion.

MOTION MADE BY DAVID SCOTT, SECONDED BY GREG FREEMAN, TO APPROVE THE MAJOR PROJECTS GRANT APPLICATION FOR CUERO LIVESTOCK SHOW, INC. IN THE AMOUNT OF \$250,000.00 FOR THE RENOVATIONS AS DEFINED IN THEIR APPLICATION. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 RENTAL ASSISTANCE PROGRAM FOR INSPIRE CREATIONS, LLC.

Mr. Seiferman noted that Inspire Creations, LLC. previously submitted an application for the CDC's COVID-19 Rental Assistance Program. The retail store recently expanded and occupied another space located at 106 N. Gonzales, therefore increasing their monthly rent. Upon approval of the new application, the previous application will be terminated.

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY RANDY JOCHIM, TO APPROVE THE CDC'S COVID-19 RENTAL ASSISTANCE PROGRAM FOR INSPIRE CREATIONS, LLC IN THE AMOUNT OF \$525.00 PER MONTH FOR THE NEXT SIX MONTHS. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR SHE BREWS

Mr. Seiferman stated that Ms. Littles, owner of She Brews Coffee & More, is seeking assistance for the purchase of a new espresso machine, two new milkshake mixers, and two blenders for their shop located at 112 E. Morgan Street. The additional machines will enable the business to offer a larger variety of shakes at a faster turnover time.

MOTION MADE BY GREG FREEMAN, SECONDED BY DAVID SCOTT, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR SHE BREWS COFFEE & MORE IN THE AMOUNT OF UP TO \$3,894.00. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON BUDGET AMENDMENT #2 OF THE FY 20-21

Pursuant to the approval of the Enterprise Program grant application for Brookshire Brothers, Inc., Mr. Seiferman presented Budget Amendment #2 of the FY 20-21 Budget. Budget amendment #2 includes \$58,550.00 to be transferred from the Business Retention and Expansion (BR&E) Program line item to the Enterprise Program line item.

Expense Account	FY 20-21 Approved Budget	BA#2	Total
02-5-039063 (Enterprise)	\$91,450	\$58,550	\$150,000
02-5-039082 (BR&E)	\$100,000	(-\$58,550)	\$41,450

MOTION MADE BY DAVID SCOTT, SECONDED BY GREG FREEMAN, TO APPROVE BUDGET AMENDMENT #2 OF THE FY 20-21 BUDGET AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

RECEIVE AND APPROVE THE ANNUAL REPORT FOR FISCAL YEAR 2020 FOR SUBMISSION TO THE CUERO CITY COUNCIL

Mr. Seiferman mentioned that the Annual Report to the Cuero City Council is an overview of the work done by the Cuero Development Corporation. Highlighted items in the report were: a final project status for the FY 2019-2020, for the sixth consecutive year the CDC was awarded the Economic Excellence Recognition, Cuero's Christmas in the Park was voted the Best of the Best Holiday Event by the readers of the Victoria Advocate for the ninth consecutive year and Best Festival for the first year, and the CDC awarded over sixty-five (65) COVID-19 relief grants to include the COVID-19 Rental Assistance Program and the COVID-19 Small Business Assistance Program totaling over \$300,000.

MOTION MADE BY DAVID SCOTT, SECONDED BY TYLER MCCLELLAN, TO APPROVE THE ANNUAL REPORT FOR FISCAL YEAR 2020 FOR SUBMISSION TO THE CUERO CITY COUNCIL AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

**V. CONSENT AGENDA**


Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, November 30, 2020.

Mr. Freeman noted that Mr. David Danish's last name was misspelled on the heading of page 5.

MOTION MADE BY GREG FREEMAN, SECONDED BY RANDY JOCHIM, TO ACCEPT THE CONSENT AGENDA WITH THE ABOVE CHANGE AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

**VI. ADJOURN**

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY RANDY JOCHIM, TO ADJOURN THE MEETING AT 12:25 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