

**NOTICE AND AGENDA
REGULAR MEETING
CUERO DEVELOPMENT CORPORATION
MONDAY, JANUARY 25, 2021 5:00 P.M.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:00 P.M. on Monday, January 25, 2021, at 212 E. Main Street, 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 December Financial Report

IV. BUSINESS

- Hear report from the December Events Committee Treasurer, Alton Meyer
- Hear presentation from Chisholm Trail Heritage Museum Chair, Robert Oliver
- Consider and act upon request from the City of Cuero Parks Director, David Danish regarding proposed future plans of the City of Cuero Municipal Golf Course
- Consider and act upon an application for Business Retention and Expansion Program for Nadir Ali (Express Mart)
- Consider and act upon an application for Business Retention and Expansion Program for Monster Burger
- Consider and act upon an application for Business Retention and Expansion Program for Main Street Kaffee Haus & Deli
- Consider and act upon an application for the CDC's COVID-19 Rental Assistance Grant for Ryan's on Main
- Consider and act upon an application for the CDC's COVID-19 Small Business Assistance Grant for The Spinning Top
- Consider and act upon the extension of the CDC's COVID-19 Rental Assistance Grant and the CDC'S Small Business Assistance Grant applications to May 31, 2021
- Authorize names for signature cards to Wells Fargo and renew Certificate of Deposit
- Set February Meeting Date

V. CONSENT AGENDA

- Regular Meeting Minutes, Monday, December 14, 2020
- Special Meeting Minutes, Thursday, January 7, 2021
- December Events Committee Special Meeting Minutes, Tuesday, December 8, 2020
- December Events Committee December Financial Report

VI. EXECUTIVE DIRECTOR'S REPORT

- Sales Tax Comparisons
- Community Leaders' Meeting
- Discuss upcoming conferences/meetings
- December Events Committee

VII. EXECUTIVE SESSION

Pursuant to Title 5 of the Texas Government Code, Chapter 551.074 regarding Personnel Matters.

- To conduct the annual evaluation of the Executive Director (V.T.C.A., Government Code, Section 551.074)

VIII. RECONVENE TO OPEN MEETING

1. Actions resulting from Executive Session

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, January 22, 2021

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
MONDAY, JANUARY 25, 2021 5:00 P.M.

The Cuero Development Corporation Board of Directors met Monday, January 25, 2021, at 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Richard Weber, Mayor Sara Post Meyer, David Scott, Chris Crain, Randy Jochim, and Greg Freeman

CDC STAFF: CDC Executive Director Bobby Seiferman, and CDC Administrative Assistant Samantha Bayfus

ABSENT: Tyler McClellan

GUESTS: Nadir Ali, Owner – Express Mart, David Danish, Parks Director – City of Cuero, Jennifer Papacek-Klimowicz, Alton Meyer, Treasurer – December Events Committee, Robert Oliver, Chair – Chisholm Trail Heritage Museum, Annette Rath, Owner – Main Street Kaffee Haus & Deli, and Randy Saenz, Owner – Monster Burger

I. CALL TO ORDER

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

II. CITIZENS INPUT

None

Mr. Weber presented Chris Crain with a plaque for his numerous years of dedicated service to the Cuero Development Corporation (CDC) Board of Directors as Mr. Crain decided not to serve another term.

III. MONTHLY FINANCIALS

Mr. Scott gave the financial report for the period ending December 31, 2020. Mr. Scott stated the financials were in order and he recommends approval.

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO ACCEPT THE DECEMBER FINANCIAL REPORTS AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. BUSINESS

HEAR REPORT FROM THE DECEMBER EVENTS COMMITTEE TREASURER, ALTON MEYER

Mr. Meyer thanked the CDC Board for their support of Cuero's Christmas in the Park (CIP) throughout the years. As CIP celebrated their 21st year, they experienced a record year in donations surpassing the past year by 31%.

As most entities, CIP was affected by COVID-19 and the following safety precautions were put into place:

- Masks and gloves provided for volunteers to wear nightly
- Hot Chocolate Nights in December cancelled
- The Live Nativity sponsored by the First United Methodist Church cancelled
- The TDCJ Stevenson Unit was unable to offer their Community Squad due to the pandemic
- The DEC allocated monies to contract with the City of Cuero Police Department to ensure safety precautions were followed
- The DEC implemented an online payment portal with PayPal

Mr. Meyer informed the Board that the DEC would be applying to the City of Cuero for a COVID-19 reimbursement from the Cares Act allocation to cover some of the extra expenses that were caused by the pandemic.

HEAR PRESENTATION FROM CHISHOLM TRAIL HERITAGE MUSEUM CHAIR, ROBERT OLIVER

Mr. Oliver stated that The Chisholm Trail Heritage Museum celebrated their 20th anniversary in 2020. Due to timing, he was unable to present the Board with a 20th anniversary book that the museum published. Mr. Oliver presented these books to the Board and thanked them for their continuous generosity and support to The Chisholm Trail Heritage Museum.

CONSIDER AND ACT UPON REQUEST FROM THE CITY OF CUERO PARKS DIRECTOR DAVID DANISH REGARDING PROPOSED FUTURE PLANS OF THE CITY OF CUERO MUNICIPAL GOLF COURSE

Mr. Danish presented the Board with a project narrative and map of the Cuero Municipal Golf Course. Mr. Danish said that over the years, the contaminated water supply deposited high amounts of salt into the soil, making it hard to grow Bermuda grass. Upon consulting with the Cuero City Manager, Ramie Zella and the golf consultant, the decision was made to use Platinum Paspalum grass, which was successfully used on Fairway #1.

The renovation process will include marking the irrigation heads and valve boxes, killing of the existing grass with Round-Up and weed control, tilling the soil, leveling the ground, and adding top soil and sand where necessary. Drainage issues will be addressed and irrigation heads will be added or replaced where needed. Once these steps are complete, the Platinum Paspalum will be ordered and the sod will be laid in place. In addition to these improvements, tee box 7 and 9 will require new concrete retainer walls. The total project from start to finish is anticipated to cost around \$439,019.50 and the City of Cuero Parks Department is requesting that the CDC consider this project be funded over four years.

Year One: \$77,621.00

1. Fairway #2
2. Tee Box #7
3. Tee Box #9

Year Two: \$109,228.50

1. Fairway #7
2. Fairway #8

Year Three: \$108,810.00

1. Fairway #5
2. Fairway #6 (Partial)

Year Four: \$133,160.00

1. Fairway #9
2. Extra Sod for Fairway #9
3. Fairway #6 (Partial)
4. Fairway #1

Total Cuero Municipal Golf Course renovation = \$428,819.50 for 452,000 Sq. Ft.

Mr. Scott questioned why the Platinum Paspalum grass was chosen. Mr. Danish stated that this grass is durable, doesn't require a herbicide, doesn't get weeds, and requires tilling only.

Mr. Scott questioned if certain holes would be closed while the project is in place. Mr. Danish stated that he planned to keep the course open throughout the duration of the project.

Mayor Meyer said that the City of Cuero's Park and Golf Course are great assets and amenities that the City has to offer. She said that she would hope that this work at the Golf Course would continue to help the growth of visitors to our community.

MOTION MADE BY GREG FREEMAN, SECONDED BY RANDY JOCHIM, ADOPT THE CUERO MUNICIPAL GOLF COURSE PROJECT IN THE FOUR PHASES AS PRESENTED AND TO COMMIT UP TO \$80,000.00 FOR YEAR 1 AND FUTURE CONSIDERATIONS FOR YEARS 2, 3, AND 4 WILL BE PRESENTED TO THE BOARD ON AN ANNUAL BASIS CONTINGENT UPON APPROVAL BY THE CUERO CITY COUNCIL. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR NADIR ALI (EXPRESS MART), 111 E. MORGAN

Mr. Ali mentioned that he would be opening Express Mart, 111 E. Morgan, a neighborhood convenience store which will offer hot foods, snacks, fountain drinks, and fresh coffee. Mr. Ali's project will consist of purchasing a work table with prep sink, an ice machine, and a freezer. Additional investments to the store will include interior and exterior remodeling, an awning, fountain drink machine, coffee machine, microwave oven, food warmers, registers, surveillance system, and an ATM.

Mr. Weber questioned when Mr. Ali would open Express Mart. Mr. Ali stated that he is awaiting his beer license, but that it should be by March, 2021.

Mr. Freeman questioned if Express Mart currently has gas pumps. Mr. Ali noted that upon closing of Circle K, the gas pumps were removed as a liability issue. He would consider adding pumps at a later time.

Mayor Meyer asked for verification that per the letter written by the UHV-SBDC, Mr. Ali would be an employee and two additional employees would be hired. Mr. Ali stated that the letter was correct.

Mr. Freeman questioned if the Express Mart would be open 24/7. Mr. Ali mentioned that he would more than likely be open from 6:30 A.M. to 10:30 – 11:00 P.M. daily.

MOTION MADE BY CHRIS CRAIN, SECONDED BY GREG FREEMAN, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR EXPRESS MART IN THE AMOUNT OF UP TO \$10,000.00 FOR THE PURCHASING OF EQUIPMENT AS SPECIFIED IN THE APPLICATION. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR MONSTER BURGER, 901 N. ESPLANADE

Mr. Saenz stated that he would like to make the exterior of his restaurant more appealing to Esplanade Street. The exterior renovations to Monster Burger Bar & Grill, 901 N. Esplanade, will include scraping and repainting of the building, removal of the awning around the building, new fencing and tree removal to the side of the building, and new signage. Mr. Saenz noted that upon completion of these renovations he would rebrand his restaurant to "Monster Burger".

Mr. Scott questioned who the contractor for the project was. Mr. Saenz noted that he has contracted with Mike Ortiz and that Mr. Ortiz would either do the job himself or hire a subcontractor.

Mayor Meyer questioned the length of time that the project would take. Mr. Saenz said that he thought the project would take around six months.

MOTION MADE BY GREG FREEMAN, SECONDED BY RANDY JOCHIM, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR MONSTER BURGER IN THE AMOUNT OF UP TO \$10,000.00 FOR THE EXTERIOR IMPROVEMENTS AS STATED IN THE APPLICATION CONTINGENT UPON MONSTER BURGER PAYING THEIR 2020 TAXES. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR MAIN STREET KAFFEE HAUS & DELI, 104 E. MAIN STREET

Mrs. Rath thanked the Board for their time and consideration of her application. Mrs. Rath mentioned that that the Main Street Kaffee Haus and Deli, 104 E. Main Street, has been temporarily closed due to personnel issues. While the shop has been closed it was determined that the flooring would need to be replaced. Mrs. Rath stated that the grant application is for the removal and replacement of the current cement flooring and for the moving of furniture.

MOTION MADE BY DAVID SCOTT, SECONDED BY CHRIS CRAIN, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR MAIN STREET KAFFEE HAUS & DELI IN THE AMOUNT OF

UP TO \$7,705.00 FOR THE REPLACEMENT OF THE FLOORING AND FOR THE MOVING OF FURNITURE.
AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

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

Mr. Seiferman reported that Ryan's on Main has corrected their application to indicate that they are requesting 50% of their \$1,000.00 lease agreement for the next six months.

MOTION MADE BY GREG FREEMAN, SECONDED BY MAYOR SARA POST MEYER, TO APPROVE THE RENTAL ASSISTANCE GRANT FOR RYAN'S ON MAIN IN THE AMOUNT OF \$500.00 FOR THE NEXT SIX MONTHS. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE GRANT FOR THE SPINNING TOP

Mr. Seiferman stated that Mariah Berger, owner, has clarified that The Spinning Top moved into the building located at 127 E. Main Street on July 1, 2020 and that she is responsible for the utility billing. The Spinning Top is requesting utility reimbursement for July, August, and September, 2020.

MOTION MADE BY GREG FREEMAN, SECONDED BY MAYOR SARA POST MEYER, TO APPROVE THE CDC'S SMALL BUSINESS ASSISTANCE GRANT FOR THE SPINNING TOP IN THE AMOUNT OF \$935.17. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON THE EXTENSION OF THE CDC'S COVID-19 RENTAL ASSISTANCE GRANT AND THE CDC'S SMALL BUSINESS ASSISTANCE GRANT APPLICATIONS TO MAY 31, 2021

Mr. Seiferman mentioned that the additional funds for the CDC's Covid-19 Rental Assistance Program and the CDC's COVID-19 Small Business Assistance Program could not be disbursed prior to February 14, 2021. It was recommended that the January 31, 2021 deadline be extended to May 31, 2021 to give additional businesses the opportunity to apply.

MOTION MADE BY RANDY JOCHIM, SECONDED BY GREG FREEMAN, TO EXTEND THE COVID-19 RENTAL ASSISTANCE GRANT APPLICATION AND THE COVID-19 SMALL BUSINESS ASSISTANCE GRANT APPLICATION TO MAY 31, 2021. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

AUTHORIZE NAMES FOR SIGNATURE CARDS TO WELLS FARGO AND RENEW CERTIFICATE OF DEPOSIT

Mr. Seiferman noted that on February 5, 2021 the Certificate of Deposit (CD) from Wells Fargo Advisors will mature. The balance of \$___ will be deposited into a cash account. If the Board agrees to renew the CD account, the CDC President will have to initiate the process through Wells Fargo Advisors.

Mr. Seiferman added that TrustTexas Bank is offering a CD rate of .80% on \$250,000, but it was later discussed that the CDC would be over their FDIC limitations of having over \$250,000 in any one banking institution.

The Board was in agreement that they would like to look into different options and requested that the CDC Executive Director call other Economic Development entities to seek their guidance on how they handle their monies.

SET FEBRUARY MEETING DATE

In observance of President's Day, the CDC and City offices will be closed. It was recommended that the CDC monthly meeting be moved to February 22, 2021 at 5:00 P.M.

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, December 14, 2020, Special Meeting Minutes, Thursday, January 7, 2021, December Events Committee Special Meeting Minutes, Tuesday, December 8, 2020, and the December Events Committee December Financial Report.

Mr. Crain noted that the Special Meeting Minutes should reflect that he did not retire from the Board, but elected to not renew his two year term.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY RANDY JOCHIM, TO ACCEPT THE CONSENT AGENDA WITH THE CHANGES 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 decreased by 6.12% for the calendar year 2020 and has increased by 1.14% 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 the kickoff zoom with Connected Nation in regards to adding broadband to Cuero will take place on Wednesday, January 27th at the Cuero Public Library.
- 4) December Events Committee – DEC will hold their monthly meeting on Tuesday, January 26, 2021.

VII. EXECUTIVE SESSION

Pursuant to Title 5 of the Texas Government Code, Chapter 551.074 regarding Personnel Matters.

- To conduct the annual evaluation of the Executive Director (V.T.C.A., Government Code, Section 551.074

Cuero Development Corporation began an Executive Session of January 25, 2021 at 6:20 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 January 25, 2021 at 7:05 P.M.

VIII. RECONVENE TO OPEN MEETING

Actions resulting from Executive Session

Based upon a successful annual evaluation, the Board of Directors gave the authorization of a 3% salary increase now and a one-time \$5,000.00 bonus for Bobby Seiferman, Executive Director of the Cuero Development Corporation.

MOTION MADE BY DAVID SCOTT, SECONDED BY GREG FREEMAN, TO AUTHORIZE A 3% SALARY INCREASE AND A ONE-TIME \$5,000.00 BONUS FOR BOBBY SEIFERMAN, EXECUTIVE DIRECTOR OF THE CUERO DEVELOPMENT CORPORATION. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IX. ADJOURN

MOTION MADE BY GREG FREEMAN, SECONDED BY RANDY JOCHIM, TO ADJOURN THE MEETING AT 7:07 P.M. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY



RICHARD WEBER
PRESIDENT

ATTEST:



DAVID SCOTT
SECRETARY/TREASURER