

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

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:00 P.M. on Thursday, February 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 January Financial Report

IV. BUSINESS

- Media Plan Presentation by Hearst Media
- Consider and act upon funding for Winter Storm Relief for local businesses
- Consider and act upon an application for Business Retention and Expansion Program for Vora Corporation
- Consider and act upon an application for Business Retention and Expansion Program for The Wildflower Inn
- Consider and act upon an application for the CDC's COVID-19 Rental Assistance Grant for Little Saints Preschool
- Consider and act upon an application for the CDC's COVID-19 Rental Assistance Grant for Cuero Nutrition
- Consider and act upon an application for the CDC's COVID-19 Small Business Assistance Grant for Monster Burger
- Consider and act upon an application for the CDC's COVID-19 Small Business Assistance Grant for Main Street Kaffee Haus & Deli
- Consider and act upon an application for the CDC's COVID-19 Small Business Assistance Grant for Cuero Pecan House
- Consider and act upon an application for the CDC's COVID-19 Small Business Assistance Grant for Busy Bee's Daycare
- Consider and act upon an application for the CDC's COVID-19 Small Business Assistance Grant for Ful-O-Pep
- Consider and act upon an application for the CDC's COVID-19 Small Business Assistance Grant Ful-O-Pep Feeds
- Consider and act upon an application for the CDC's COVID-19 Small Business Assistance Grant for Fairfield Inn & Suites by Marriott
- Consider and act upon an application for the CDC's COVID-19 Small Business Assistance Grant for Carmona's
- Consider and act upon an application for the CDC's COVID-19 Small Business Assistance Grant for The Donut Palace
- Consider and act upon additional funding for the City of Cuero Municipal Golf Course's Proposed Project
- Consider and act upon Budget Amendment #3
- Set March Meeting Date

V. CONSENT AGENDA

- Regular Meeting Minutes, Monday, January 25, 2021
- December Events Committee Regular Meeting Minutes, Tuesday, January 26, 2021
- December Events Committee January Financial Report

VI. EXECUTIVE DIRECTOR'S REPORT

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

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, Monday, February 22, 2021

**MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
THURSDAY, FEBRUARY 25, 2021 5:00 P.M.**

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

PRESENT: Board Members: Richard Weber, Tyler McClellan, Mayor Sara Post Meyer, David Scott, Brian Gomez, Randy Jochim, and Greg Freeman

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

GUESTS: David Danish, Parks Director – City of Cuero and Jennifer Papacek-Klimowicz

I. CALL TO ORDER

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

II. CITIZENS INPUT

None

President Weber welcomed Mr. Brian Gomez to the Cuero Development Corporation (CDC) Board.

III. MONTHLY FINANCIALS

Mr. Scott gave the financial report for the period ending January 31, 2021. Mr. Scott stated the financials were in order and he recommends approval.

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY GREG FREEMAN, TO ACCEPT THE JANUARY FINANCIAL REPORTS AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. BUSINESS

MEDIA PLAN PRESENTATION BY HEARST MEDIA

Mr. Beau Marshall, Strategic Account Manager for Hearst Media of San Antonio was unable to attend the monthly meeting and will present to the Board in March.

Mr. Seiferman presented the Board with an overview of the statistics that were provided by Mr. Marshall.

Mr. Seiferman noted that there were multiple impressions, engagements (people clicking on CDC ads), and ad interactions. The total page visits were 0.08%, which is average.

Mr. Scott questioned if there was a way that agricultural businesses could be the targeting audience for the CDC ads. Mr. Seiferman stated that some of the geofencing areas have been changed and the targeting audience can also be changed.

CONSIDER AND ACT UPON FUNDING FOR WINTER STORM RELIEF FOR LOCAL BUSINESSES

Mr. Seiferman stated that it was suggested that the CDC provide a Winter Storm Relief program to local businesses. Mr. Seiferman explained that businesses are able to utilize the Business Retention and Expansion Program for any building repairs and they are also able to apply for the CDC's COVID-19 relief grants for assistance with utilities. Applying for these two programs would enable the businesses to access monies immediately, as they're already allocated in the budget. It was mentioned that if the Board chose to pursue the new Winter Storm Relief grant that a sixty (60) day waiting period

would be required. Mr. Seiferman noted that the CDC will be heavily promoting the two current programs to attract local businesses.

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR VORA CORPORATION

The Business Retention and Expansion Program grant application for Vora Corporation was removed from the agenda for further information on their application.

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR THE WILDFLOWER INN

The Business Retention and Expansion Program grant application for The Wildflower Inn was removed from the agenda for further information on their application.

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 RENTAL ASSISTANCE GRANT FOR LITTLE SAINTS PRESCHOOL

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 RENTAL ASSISTANCE GRANT FOR CUERO NUTRITION

The Rental Assistance Grants are provided to local businesses for a maximum of up to \$1,000.00 for a six month period.

Mr. Gomez questioned if the CDC has any stipulations for the COVID-19 relief grants that the businesses must follow, such as showing proof of a sales decrease. Mr. Seiferman stated that the grants do not have any stipulations, as they were created to help local businesses stay afloat throughout the pandemic.

MOTION MADE BY GREG FREEMAN, SECONDED BY RANDY JOCHIM, TO APPROVE THE CDC'S COVID-19 RENTAL ASSISTANCE GRANTS FOR LITTLE SAINTS PRESCHOOL IN THE AMOUNT OF \$950.00 PER MONTH FOR SIX MONTHS AND CUERO NUTRITION IN THE AMOUNT OF \$500.00 PER MONTH FOR SIX MONTHS. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

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

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE GRANT FOR MAIN STREET KAFFEE HAUS & DELI

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE GRANT FOR CUERO PECAN HOUSE

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE GRANT FOR BUSY BEE'S DAYCARE

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE GRANT FOR ALLIED FEEDS, INC. (FUL-O-PEP), 1551 N. ESPLANADE

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE GRANT FOR FUL-O-PEP FEEDS, 208 HUTCHESON STREET

CONSIDER AND ACT UPON AN APPLICATION FOR THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE GRANT FOR FAIRFIELD INN AND SUITES BY MARRIOTT

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

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

MOTION MADE BY DAVID SCOTT, SECONDED BY TYLER MCCLELLAN, TO APPROVE THE CDC'S COVID-19 SMALL BUSINESS ASSISTANCE GRANTS FOR MONSTER BURGER IN THE AMOUNT OF \$6,000.00, MAIN STREET KAFFEE HAUS & DELI IN THE AMOUNT OF \$2,579.85, CUERO PECAN HOUSE IN THE AMOUNT OF \$3,930.98, BUSY-BEE'S DAYCARE IN THE AMOUNT OF \$1,991.69, ALLIED FEEDS INC. (FUL-O-PEP) IN THE AMOUNT OF \$6,000.00, FUL-O-PEP FEEDS IN THE AMOUNT OF \$6,000.00, FAIRFIELD INN & SUITES BY MARRIOTT IN THE AMOUNT OF \$6,000.00, CARMONA'S IN THE AMOUNT OF \$1,745.34, AND THE DONUT PALACE IN THE AMOUNT OF \$5,409.98. AYES: 6 NAYES: 0 GREG FREEMAN ABSTAINED MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON ADDITIONAL FUNDING FOR THE CITY OF CUERO MUNICIPAL GOLF COURSE'S PROPOSED PROJECT

Mr. Seiferman noted that the Parks Department is seeking an additional \$13,000.00 that would be utilized to build a new 85' X 12' golf cart shed. Mr. Seiferman reiterated that adding the new golf cart shed would be beneficial to the December Events Committee because they would be able to store their trailers at the old facility.

Mr. Danish thanked the Board for their time and consideration of his project at the Cuero Municipal Golf Course. Mr. Danish mentioned that the new golf cart shed would accommodate twenty (20) golf carts and would allow for staff to access the golf carts easily, as the shed would be right next door to the Pro Shop.

The Public Hearing for the Cuero Municipal Park Golf Course will be held on Monday, March 8th at noon and will be presented to the Cuero City Council the same day for the first reading.

MOTION MADE BY GREG FREEMAN, SECONDED BY RANDY JOCHIM, TO APPROVE THE ADDITIONAL FUNDING FOR THE CITY OF CUERO MUNICIPAL GOLF COURSE'S PROJECT IN THE AMOUNT OF \$13,000.00 BRINGING THE TOTAL TO \$93,000.00. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON BUDGET AMENDMENT #3

Mr. Weber stated that Budget Amendment #3 of the FY included transferring \$93,000.00 from the CDC reserves into the Parks Improvement Project Fund (02-5-039066).

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY GREG FREEMAN, TO APPROVE BUDGET AMENDMENT #3 OF THE FY 2020-2021 AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY.

SET MARCH MEETING DATE

In observance of Spring Break, it was recommended that the CDC monthly meeting be moved to March 22, 2021 at 5:00 P.M.

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, January 25, 2021, December Events Committee Regular Meeting Minutes, Tuesday, January 26, 2021, and the December Events Committee January Financial Report.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY RANDY JOCHIM, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 7 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 4.30% for the calendar year 2020 and has decreased by 0.22% for the fiscal year.

Mayor Meyer questioned if the CDC is receiving reports that identify how much money the City of Cuero is making from sales tax from internet sales. Mr. Seiferman noted that the sales tax from internet sales will not take effect until October, 2021.

- 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 Wednesday, March 3, 2021 at 5:30 P.M. at the City of Cuero Council Chambers.


VII. ADJOURN

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY RANDY JOCHIM, TO ADJOURN THE MEETING AT 5:47 P.M. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY



RICHARD WEBER
PRESIDENT

ATTEST:



DAVID SCOTT
SECRETARY/TREASURER