

**NOTICE AND AGENDA  
REGULAR MEETING  
CUERO DEVELOPMENT CORPORATION  
MONDAY, JULY 26, 2021 5:00 P.M.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:00 P.M. on Monday, July 26, 2021 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 2021-2022 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 Main Street Historical Façade Program for Cindy Hamilton
- Consider and act upon an application for Main Street Historical Façade Program for Hummingbird Occupational Therapy
- Authorize names for signature cards to Cuero National Bank and renew Certificate of Deposit
- Consider and act upon Budget Amendment #5 of the FY 20-21

**VII. CONSENT AGENDA**

- Regular Meeting Minutes, Monday, June 21, 2021
- December Events Committee Meeting Minutes, Wednesday, July 7, 2021
- December Events Committee June Financial Report

**VIII. EXECUTIVE DIRECTOR'S REPORT**

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

**IV. EXECUTIVE SESSION**

Pursuant to Title 5 of the Texas Government Code, Chapter 551, Section 551.074, Deliberation Regarding Duties of Executive Director

- Deliberate the appointment, employment, evaluation, and duties of the Executive Director (V.T.C.A., Government Code, Section 551.074)

**V. RECONVENE TO OPEN MEETING**

1. Actions resulting from Executive Session

**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:**

City Hall, 212 E. Main Street; Cuero Development Corporation, 214 E. Main Street; and on the CDC website, Friday, July 23, 2021



**MINUTES  
CUERO DEVELOPMENT CORPORATION  
REGULAR MEETING  
MONDAY, JULY 26, 2021 5:00 P.M.**

The Cuero Development Corporation Board of Directors met Monday, July 26, 2021, at 212 E. Main Street, Cuero, Texas.

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

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

GUESTS: Stephanie Goodman, Hummingbird Occupational Therapy; Cindy Hamilton, 132, 134, and 140 East Main; Jennifer Klimowicz, and Lorie Lucas, City of Cuero Human Resources

**I. CALL TO ORDER**

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

**II. OPEN PUBLIC HEARING AND HEAR PUBLIC COMMENT ON THE PROPOSED ADOPTION OF THE FY 2021-2022 BUDGET AND WORK PROGRAM**

Mr. Seiferman outlined the major changes to the FY 21-22 Budget. It was noted that the CDC will continue with their existing grant programs and that additional funds have been allocated in recruitment for any prospective clients. The vast majority of the expenses include: major project funding for NestFresh and The Chisholm Trail Heritage Museum's Pocket Park.

The Work Program outlined that the CDC will continue their Digital Media Marketing Campaign with Hearst Media, monthly columns will be submitted to the Cuero Record and Victoria Advocate, and site visits will continue with both local businesses and major employers.

Mr. Gomez expressed his concerns about funding specific projects and upon completion, those properties are listed for sale. It was mentioned that the CDC consider adding a clawback to the grant applications stating that the applicant could not sale the property upon successfully completing an application.

**III. CLOSE PUBLIC HEARING**

The Cuero Development Corporation closed the Public Hearing at 5:08 P.M.

President Richard Weber opened the Regular Meeting at 5:09 P.M.

Based on the Public Hearing, the CDC Board voted to adopt the Proposed FY 2021-2022 Budget and Work Program for submission to City Council.

**IV. CITIZENS INPUT**

None



**V. MONTHLY FINANCIALS**

Mr. David Scott gave the financial report for the period ending June 30, 2021. Mr. Scott stated that he reviewed the financial reports and all accounts are in good standing. Mr. Scott noted that he questioned the City of Cuero in regards to the interest that has been received from TexPool versus the interest received from the TrustTexas Bank accounts. It was suggested that if the interest continues to remain at a low rate that the CDC consider transferring their monies to a different financial institution.

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY RANDY JOCHIM, TO ACCEPT THE JUNE FINANCIAL REPORTS AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

**VI. BUSINESS**

CONSIDER AND ACT UPON AN APPLICATION FOR MAIN STREET HISTORICAL FAÇADE PROGRAM FOR CINDY HAMILTON, 132, 134, AND 140 E. MAIN STREET

Mr. Seiferman mentioned that Mrs. Hamilton has agreed to pay for the removal of the awning that covers 132, 134, 136, 138, and 140 E. Main Street. Mrs. Hamilton will replace the awnings of her buildings located at 132, 134, and 140 E. Main Street with three metal awnings. Mrs. Hamilton included documentation from Mrs. Kerry Rhotenberry and Mr. Randy Meche with approvals to remove their awnings at their property.

MOTION MADE BY BRIAN GOMEZ, SECONDED BY DAVID SCOTT, TO APPROVE THE MAIN STREET HISTORICAL FAÇADE PROGRAM GRANT FOR CINDY HAMILTON IN THE AMOUNT OF \$10,000.00 FOR THE ROOF REPLACEMENTS AT 132, 134, AND 140 EAST MAIN STREET. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR MAIN STREET HISTORICAL FAÇADE PROGRAM FOR HUMMINGBIRD OCCUPATIONAL THERAPY, 114 W. MAIN STREET

Mr. Seiferman noted that Mrs. Goodman, property owner of 114 W. Main Street is seeking assistance for improvements to the façade of her building.

Mrs. Goodman thanked the Board for their consideration. Mrs. Goodman mentioned that she plans to repaint the front of the building, replace the trim, and fill in brick and mortar. A large metal sign will be purchased for the front of the building.

Mr. Scott questioned the age range that Hummingbird Occupational Therapy will service. Mrs. Goodman stated that she will serve pediatrics ranging from 0 – 8.

MOTION MADE BY DAVID SCOTT, SECONDED BY BRIAN GOMEZ, TO APPROVE THE MAIN STREET HISTORICAL FAÇADE PROGRAM GRANT FOR HUMMINGBIRD OCCUPATIONAL THERAPY IN THE AMOUNT OF UP TO \$1,400.00 FOR THE EXTERIOR RENOVATIONS AT 114 W. MAIN STREET. AYES: 7 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, 2021. It was suggested that the CDC auto renew this CD at a rate of .75% for 12 months.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY DAVID SCOTT, TO RENEW THE CUERO NATIONAL BANK CD #45984 AT A RATE OF 75% FOR 12 MONTHS AND TO LEAVE RANDY JOCHIM AND RICHARD WEBER AS AUTHORIZED SIGNERS ON SAID CD.

A MOTION WAS ALSO MADE TO REMOVE CHRIS CRAIN AND TO REPLACE HIM WITH GREG FREEMAN. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

#### CONSIDER AND ACT UPON BUDGET AMENDMENT #5 OF THE FY 20-21

Mr. Seiferman stated that Budget Amendment #5 of the FY 20-21 included transferring \$80,112.00 from the Small Business Assistance Program to the Business Retention and Expansion Program (BR&E) to cover additional BR&E projects and transferring \$10,000.00 from the Rental Assistance Program to the December Events Committee's Capital Outlay fund to help with costs of their electrical project on the Cuero Municipal Park Lake Island for Cuero's Christmas in the Park.

MOTION MADE BY DAVID SCOTT, SECONDED BY RANDY JOCHIM, TO APPROVE BUDGET AMENDMENT #5 OF THE FY 2020-2021 AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY.

#### **VII. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, June 21, 2021, December Events Committee Meeting Minutes, Wednesday, July 7, 2021, 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: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

#### **VIII. EXECUTIVE DIRECTOR REPORT**

- 1) Opportunity Zones – Mr. Seiferman mentioned that Mayor Meyer recently shared an article regarding Opportunity Zones. Mr. Seiferman reported that there will be a presentation at the September Board Meeting as this information will be beneficial for future CDC projects.
- 2) 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 5% for the calendar year and has decreased by 2.8% for the fiscal year.
- 3) Community Leaders' Meeting – Mr. Seiferman noted that the Community Leaders' Meetings will remain cancelled until further notice due to COVID-19.
- 4) Discuss upcoming conferences/meetings – Mr. Seiferman will attend the I-10 Alliance Growth Summit in Seguin on September 9, 2021 and the TEDC Annual Conference from October 13<sup>th</sup> – 15<sup>th</sup> in Fort Worth.
- 5) December Events Committee – The DEC has cancelled their July monthly meeting and will resume with their August monthly meeting.
- 6) Current Projects – A copy of the current projects was included in the agenda packet. It was reported that a check will be presented to the City of Cuero for their Wayfinding and Carmona Building Projects in the upcoming week.

#### **IX. EXECUTIVE SESSION**

Pursuant to Title 5 of the Texas Government Code, Chapter 551, Section 551.074, Deliberation Regarding Duties of Executive Director



- Deliberate the appointment, employment, evaluation, and duties of the Executive Director (V.T.C.A., Government Code, Section 551.074)

Cuero Development Corporation began an Executive Session of July 26, 2021 at 5:39 P.M.

**X. RECONVENE TO OPEN MEETING**

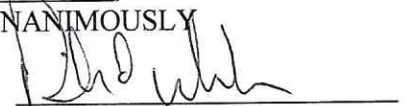
**RECONVENE PUBLIC MEETING TO TAKE NECESSARY ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION.**

**ANNOUNCEMENT BY PRESIDING OFFICER:** Cuero Development Corporation has completed its Executive Session of July 26, 2021 at 6:26 P.M.

No action was taken.

**XI. ADJOURN**

MOTION MADE BY GREG FREEMAN, SECONDED BY RANDY JOCHIM, TO ADJOURN THE MEETING AT 6:27 P.M. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY



RICHARD WEBER  
PRESIDENT

ATTEST:



DAVID SCOTT  
SECRETARY/TREASURER