

**NOTICE AND AGENDA
REGULAR MEETING
CUERO DEVELOPMENT CORPORATION
MONDAY, NOVEMBER 15, 2021, 5:00 PM.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:00 P.M. on Monday, November 15, 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 October Financial Report

IV. BUSINESS

- Consider and act upon an application for Business Retention and Expansion Program for Grin & Bear IT, LLC. (KN Drive In), 514 E. Broadway
- Consider and act upon an application for Community Services Program for American Legion Dinter Post 3, 210 S. Esplanade
- Consider and act upon an application for Main Street Historical District Façade Program for Rath & Son Co. LLC., 120 E. Main Street
- Consider and act upon an application for Main Street Historical District Façade Program for Ann Parks Hedrick (Be.), 101 E. Main Street
- Consider and act upon an application for Main Street Historical District Façade Program for Ann Parks Hedrick, 105 S. Esplanade Street
- Receive and approve the Annual Report for Fiscal Year 2020 for submission to the Cuero City Council
- Appoint Nominating Committee

V. CONSENT AGENDA

- Regular Meeting Minutes, Monday, October 18, 2021
- December Events Committee Regular Meeting Minutes, Wednesday, October 20, 2021
- December Events Committee October Financial Report

VI. EXECUTIVE DIRECTOR'S REPORT

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



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, November 12, 2021

**MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
MONDAY, NOVEMBER 15, 2021 5:00 P.M.**

The Cuero Development Corporation Board of Directors met Monday, November 15, 2021, at 212 E. Main Street, Cuero, Texas.

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

ABSENT: Brian Gomez, Tyler McClellan, and David Scott

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

GUESTS: Tony Allen & Arlen Buchhorn, American Legion Dinter Post 3; Jennifer Papacek-Klimowicz; Anthony & Shelly Rath, 120 E. Main Street; and Raymond H. Reese, KN Drive In

I. CALL TO ORDER

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

II. CITIZENS INPUT

None

III. MONTHLY FINANCIALS

Mr. Seiferman gave the financial report for the period ending October 31, 2021. Mr. Seiferman stated that Mr. Scott emailed staff confirming that the financials were in good standing and he would recommend approval.

MOTION MADE BY GREG FREEMAN, SECONDED BY RANDY JOCHIM, TO ACCEPT THE OCTOBER FINANCIAL REPORTS AS PRESENTED. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR GRIN & BEAR IT, LLC. (KN DRIVE IN), 514 E. BROADWAY

Mr. Seiferman stated that KN Drive In is seeking assistance for parking lot improvements at their restaurant.

Mr. Reese thanked the Board for their consideration of his application. Mr. Reese explained that this paving project will help alleviate the traffic issue at his restaurant by adding designated to go spaces and providing a better organized parking lot.

Mr. Freeman questioned when the parking lot project would begin. Mr. Reese stated that the improvements would begin immediately, as they would like to be done before Thanksgiving week.

MOTION MADE BY GREG FREEMAN, SECONDED BY RANDY JOCHIM, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT FOR GRIN & BEAR IT, LLC. (KN DRIVE IN) IN THE AMOUNT OF UP TO \$10,000.00 TO BE UTILIZED TOWARDS THE PARKING LOT IMPROVEMENTS AT 514 E. BROADWAY AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM FOR AMERICAN LEGION DINTER POST 3, 210 S. ESPLANADE

Mr. Buchhorn mentioned that the American Legion Dinter Post 3 has been in existence since 1919 and the lot and building were donated by a local family in 1967. The hall has not been renovated since being acquired and the renovations are pertinent to enable the Post to continue providing working capital to help the veterans in the community. Mr. Buchhorn noted that the first phase of their project is to make improvements and to furnish their kitchen with new equipment and also adding new signage to the front of the building. The goal of the Post is to eventually add new flooring inside the hall, but they are awaiting additional funds and bids.

Mr. Freeman questioned if bids have been received for the flooring project, as they were not in the provided agenda packet. Mr. Buchhorn stated that they were not and this project would be complete at a later date.

MOTION MADE BY RANDY JOCHIM, SECONDED BY GREG FREEMAN, TO APPROVE THE COMMUNITY SERVICES PROGRAM GRANT FOR AMERICAN LEGION DINTER POST 3 IN THE AMOUNT OF UP TO \$1,377.50 TO BE UTILIZED TOWARDS KITCHEN UPGRADES AND SIGNAGE AT 210 S. ESPLANADE. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR MAIN STREET HISTORICAL DISTRICT FAÇADE PROGRAM FOR RATH & SON CO. LLC., 120 E. MAIN STREET

Mrs. Rath noted that she and her husband, Anthony, purchased 120 E. Main Street in August, 2021. The building was previously used as storage and they would like to renovate the building to allow for a new business to occupy this East Main Street gem. Improvements will include painting the façade of the building and the installation of new windows to the front and rear of the building.

Mayor Meyer questioned when the project would begin. Mrs. Rath stated that they would like to start the window project immediately to help eliminate the birds from entering their building.

Mr. Freeman questioned if the top portion of the building would be utilized as residential property. Mrs. Rath mentioned that they do not have a final plan, but they are hoping to renovate the top portion into an open loft.

MOTION MADE BY GREG FREEMAN, SECONDED BY RANDY JOCHIM, TO APPROVE THE MAIN STREET HISTORICAL DISTRICT FAÇADE PROGRAM FOR RATH & SON CO. LLC. IN THE AMOUNT OF UP TO \$9,715.14 TO BE UTILIZED TOWARDS PAINTING AND PURCHASING NEW WINDOWS AT 120 E. MAIN STREET. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR MAIN STREET HISTORICAL DISTRICT FAÇADE PROGRAM FOR ANN PARKS HEDRICK (BE), 101 E. MAIN STREET

Mr. Seiferman mentioned that Brad Hedrick was unable to attend the meeting on behalf of Mrs. Hedrick's application. The project at 101 E. Main Street will include repairing, replacing, cleaning, priming, and painting all of the wooden windows, doors, and trim. Historical porches will be constructed where they were previously located.

MOTION MADE BY GREG FREEMAN, SECONDED BY RANDY JOCHIM, TO APPROVE THE MAIN STREET HISTORICAL DISTRICT FAÇADE PROGRAM GRANT FOR ANN PARKS HEDRICK (BE) IN THE AMOUNT OF UP TO \$10,000.00 TO BE UTILIZED TOWARDS PAINTING AND REMOVAL AND REPLACEMENT OF THE AWNINGS LOCATED AT 101 E. MAIN STREET. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR MAIN STREET HISTORICAL DISTRICT FAÇADE PROGRAM FOR ANN PARKS HEDRICK, 105 S. ESPLANADE STREET

Mr. Seiferman presented this grant on behalf of Mrs. Hedrick. The project at 105 S. Esplanade will include repairing, replacing, cleaning, priming, and painting all of the wooden windows, doors, and trim. Historical porches will be constructed where they were previously located.

MOTION MADE BY RANDY JOCHIM, SECONDED BY GREG FREEMAN, TO APPROVE THE MAIN STREET HISTORICAL DISTRICT FAÇADE PROGRAM GRANT FOR ANN PARKS HEDRICK IN THE AMOUNT OF UP

TO \$10,000.00 TO BE UTILIZED TOWARDS PAINTING AND REMOVAL AND REPLACEMENT OF THE AWNINGS LOCATED AT 105 S. ESPLANADE STREET. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

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

Mr. Weber 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 2020-2021, for the seventh consecutive year the CDC was awarded the Economic Excellence Recognition, the CDC was awarded two Silver Rank awards by the International Economic Development Council in the categories of Innovation Programs and Initiatives and in its Pinpoint Digital Marketing Campaign, and Cuero's Christmas in the Park was voted the Best of the Best Holiday Event by the readers of the Victoria Advocate for the tenth consecutive year and also Best Festival for the second consecutive year.

APPOINT NOMINATING COMMITTEE

Mr. Seiferman presented this item to the Board. It was mentioned that Mr. Weber has elected to not renew his term for the upcoming elections. Mr. Weber and Mr. Freeman were appointed to the Nominating Committee.

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, October 18, 2021, December Events Committee Regular Meeting Minutes, Wednesday, October 20, 2021, and the December Events Committee October Financial Report.

Mayor Meyer questioned if the December Events Committee (DEC) is still accepting donations via PayPal and if they are has it been successful. Ms. Klimowicz stated that the online portal is still available for the upcoming season. There was not a huge success with the first years' experience, but the DEC hoped to push more online donations on their social media platforms.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY RANDY JOCHIM, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 4 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 0.30% for the calendar year and has increased by 20% for the fiscal year.
- 2) Community Leaders' Meeting – Mr. Seiferman reported that there was a great turnout for State Representative Geanie Morrison. CDC staff has not yet confirmed a speaker for the December 10th Community Leaders' Meeting.
- 3) Discuss upcoming conferences/meetings – The CDC Board and staff will attend the Texas Economic Development Council's Sales Tax Training on December 3rd in Austin.
- 4) December Events Committee – The DEC has ordered their supplies for Hot Chocolate Nights in December sponsored by TrustTexas Bank and hosted by Cuero Health, HEB of Cuero, Lifeway Baptist School, and Joe Adams & Family.
- 5) Project Status – A copy of the current projects was included in the agenda packet. A separate attachment included the new Business Start-Up Program payments for Classy B's and Keke Café.

Mr. Seiferman reported that funds from Prosperity Bank in the amount of \$249,769.70 and funds from Wells Fargo Bank in the amount of \$243,892.51 were transferred to the CDC's TexPool account. The balance at TexPool is now \$1,562,199.57.

Mr. Seiferman noted that per previous discussions in regards to the Business Retention and Expansion Program application, he has reached out to other economic development corporations and most have clawbacks in their applications. It was recommended by staff that the CDC Board consider their stipulations on the grant because it would be hard for the reimbursement process in the event that the applicant does not meet the terms of the agreement.

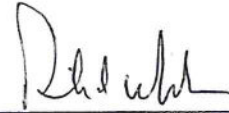
Mr. Freeman mentioned that he was in favor of leaving the clawback off of the application because the property would still be capially improved for a new business.

Mayor Meyer noted that the CDC was approached a number of years ago in regards to furnishing a hotel. She thought it would be in the best interest of the Board to add a clawback regarding equipment and furnishing for future grant applications.

Mr. Weber suggested that the Board consider adding the furnishing and equipment clawback along with a clawback indicating that the business must be open for twelve (12) months, prior to funding.

VII. ADJOURN

MOTION MADE BY GREG FREEMAN, SECONDED BY MAYOR SARA POST MEYER, TO ADJOURN THE MEETING AT 5:56 P.M. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

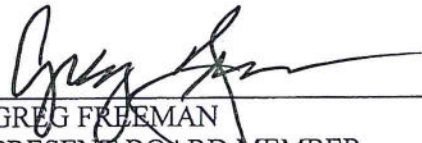


RICHARD WEBER
PRESIDENT

ATTEST:



DAVID SCOTT
SECRETARY/TREASURER



GREG FREEMAN
PRESENT BOARD MEMBER