

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
MONDAY, JANUARY 31, 2022 5:00 P.M.

The Cuero Development Corporation Board of Directors met Monday, January 31, 2022, at 212 E. Main Street, Cuero, Texas.

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

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

GUESTS: Linda Anzaldua, President of Pet Adoptions 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

III. MONTHLY FINANCIALS

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

MOTION MADE BY GREG FREEMAN, SECONDED BY RANDY JOCHIM, TO ACCEPT THE DECEMBER FINANCIAL REPORTS AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON CONTINUATION OF THE TDECU CD ACCOUNT

Mr. Seiferman mentioned that the Board did not make a motion to approve the rolling over of their CD account at TDECU. The CD matured on January 15, 2022 at a rate of 0.598% for one year.

MOTION MADE BY GREG FREEMAN, SECONDED BY DAVID SCOTT, TO APPROVE THE ROLLOVER OF THE TDECU CD AT A RATE OF 0.598% FOR ONE YEAR. AYES: 7 NAYES: 0

IV. BUSINESS

HEAR POCKET PARK UPDATE FROM ROBERT OLIVER ON BEHALF OF THE CHISHOLM TRAIL HERITAGE MUSEUM

Mr. Oliver was unable to attend the meeting and this item was not reviewed.

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR ELIDA (ELLIE) L. GONZALES, 205 S. ESPLANADE STREET

Mr. Seiferman noted that Ms. Gonzales was unable to attend the meeting due to personal matters. A complete application was submitted for repairs to the roof and ceiling of her building located at 205 S. Esplanade Street.

It was questioned if the liquor store was still named W-2 Liquor Stores. Mr. Seiferman mentioned that the store name has changed to Patriot Liquor Store.

Mr. Freeman questioned if the clawback revision that was recently put into place would be against Ms. Gonzales as the property owner or Patriot Liquor Store as the lessee. It was noted that Ms. Gonzales would be responsible for the clawback in accordance with her Performance Agreement.

MOTION MADE BY DAVID SCOTT, SECONDED BY TYLER MCCLELLAN, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR ELIDA (ELLIE) L. GONZALES IN THE AMOUNT OF UP TO \$10,000.00 FOR THE ROOF REPAIRS AS SPECIFIED IN THE APPLICATION. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM FOR PET ADOPTIONS OF CUERO, 407 US HWY 183 SOUTH

Mr. Seiferman stated that Pet Adoptions of Cuero Inc., is seeking assistance for the purchase of a new food prep station, new counters, and a washing station.

Mrs. Anzaldua explained that the current wash station is small and has tiles that are falling apart. The plumbing to the wash station is deteriorating and will require immediate replacement.

Mayor Meyer questioned if the cabinets would be waterproof. Mrs. Anzaldua stated that they would be painted with a special paint that would allow water.

MOTION MADE BY GREG FREEMAN, SECONDED BY RANDY JOCHIM, TO APPROVE THE COMMUNITY SERVICES PROGRAM FOR PET ADOPTIONS OF CUERO IN THE AMOUNT OF UP TO \$3,557.50 FOR THE PURCHASE OF A NEW FOOD PREP STATION, COUNTERS, AND A WASHING STATION. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP PROGRAM FOR THE GREEN COW CREAMERY, 136 E. MAIN STREET

Mr. Seiferman explained that Jeanette and Rudy Rocha, owners of The Green Cow Creamery, have applied for the Business Start-Up Program. The lease in the amount of \$800.00 per month was effective on January 1, 2022 and the owners are anticipating an opening date of February 1, 2022.

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY BRIAN GOMEZ, TO APPROVE THE BUSINESS START-UP PROGRAM FOR THE GREEN COW CREAMERY IN THE AMOUNT OF \$400.00 PER MONTH FOR THE NEXT SIX MONTHS. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON GUIDELINES FOR THE CDC'S BUSINESS RETENTION AND EXPANSION PROGRAM

Mr. Seiferman stated that as the minutes from the December 13th meeting were reviewed, it was determined that the minutes reflected a motion that stated that the changes and clawback were to be designated to all of the CDC grant applications, but the agenda item specified changes to the Business Retention and Expansion Program only. Mr. Seiferman noted that some of the grant applications such as; the Enterprise Program, The Main Street Historical District Façade Program, and the Small Business Start-Up Program would not be applicable to the clawback revision.

New wording was included to state "All applicants seeking assistance for equipment and furnishing must have a business that has been open for twelve (12) consecutive months before applying for this program."

MOTION MADE BY TYLER MCCLELLAN, SECONDED BY GREG FREEMAN, TO INCLUDE AN ADDITIONAL CLAWBACK REVISION ON THE CDC'S BUSINESS RETENTION AND EXPANSION PROGRAM THAT REQUIRES A REPAYMENT OF THE PRORATA UNUSED PORTION OF THE GRANT ON AN ANNUAL BASIS OVER A TWO (2) YEAR PERIOD. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON ADDITIONAL GUIDELINES ON ALL OF THE CDC'S GRANT APPLICATIONS

Mr. Seiferman suggested that the remainder of the CDC's grant applications stay the same. It was recommended that additional language be added to the Business Start-Up Program that indicates the business must be open, prior to applying.

MOTION MADE BY DAVID SCOTT, SECONDED BY GREG FREEMAN, TO INCLUDE ADDITIONAL LANGUAGE TO THE SMALL BUSINESS START-UP PROGRAM THAT STATES THAT THE BUSINESS IS OPEN BEFORE THE BUSINESS RECEIVES ANY CDC GRANT MONIES. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

APPOINT NOMINATING COMMITTEE

Mr. Seiferman presented this item to the Board. It was mentioned that Mr. Jochim has elected to resign from his position on the CDC Board. Mr. Scott 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, December 13, 2021 and the December Events Committee's (DEC) December Financial Report.

Mayor Meyer commended the DEC and the individuals who volunteered at Cuero's Christmas in the Park for a successful 2021 season.

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

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 22.5% for the calendar year and has increased by 16.75% for the fiscal year.
- 2) Community Leaders' Meeting – Senator Lois Kolkhorst will be the guest speaker for the February 11th Community Leaders Meeting to be held at the City of Cuero Council Chambers. Mr. Seiferman has submitted a request for Congressman Michael Cloud to be the March 11th speaker and is awaiting a confirmation.
- 3) Discuss upcoming conferences/meetings – Mr. Seiferman noted that he will attend the TEDC Winter Conference in Sugar Land from February 16th – 18th. Mr. Seiferman will also attend the P3 Conference on public/private partnerships in late March in Dallas.
- 4) December Events Committee – The DEC will hold their regular monthly meeting on Wednesday, February 2, 2022.
- 5) Current Projects – 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 noted that he will facilitate a Zoom meeting for the Board with Russell Gallahan of the Texas Comptroller's Office in regards to the Community Services Program grant application.

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 31, 2022 at 5:33 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 31, 2022 at 6:41 P.M.

VIII. RECONVENE TO OPEN MEETING

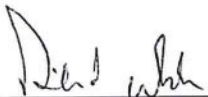
Actions resulting from Executive Session

Based upon a successful annual evaluation, the Board of Directors gave the authorization of a 4% salary increase and a one-time \$5,000.00 bonus for Bobby Seiferman, Executive Director of the Cuero Development Corporation.

MOTION MADE BY ACCLAMATION TO AUTHORIZE A 4% SALARY INCREASE AND A ONE-TIME \$5,000.00 BONUS FOR BOBBY SEIFERMAN, EXECUTIVE DIRECTOR OF THE CUERO DEVELOPMENT CORPORATION. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IX. ADJOURN

MOTION MADE BY GREG FREEMAN, SECONDED BY BRIAN GOMEZ, TO ADJOURN THE MEETING AT 6:47 P.M. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY



RICHARD WEBER
PRESIDENT

ATTEST:



DAVID SCOTT
SECRETARY/TREASURER

**NOTICE AND AGENDA
REGULAR MEETING
CUERO DEVELOPMENT CORPORATION
MONDAY, JANUARY 31, 2022 5:00 P.M.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:00 P.M. on Monday, January 31, 2022, 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
 - Consider and act upon continuation of the TDECU CD account

IV. BUSINESS

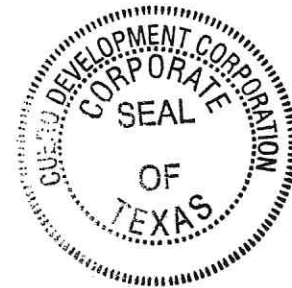
- Hear Pocket Park update from Robert Oliver on behalf of the Chisholm Trail Heritage Museum
- Consider and act upon an application for Business Retention and Expansion Program for Elida (Ellie) L. Gonzales, 205 S. Esplanade Street
- Consider and act upon an application for Community Services Program for Pet Adoptions of Cuero, 407 US HWY 183 South
- Consider and act upon an application for Business Start-Up Program for The Green Cow Creamery, 136 E. Main Street
- Consider and act upon guidelines for the CDC's Business Retention and Expansion Program
- Consider and act upon additional guidelines on all of the CDC's grant applications
- Appoint Nominating Committee

V. CONSENT AGENDA

- Regular Meeting Minutes, Monday, December 13, 2021
- December Events Committee December Financial Report

VI. EXECUTIVE DIRECTOR'S REPORT

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



VII. EXECUTIVE SESSION

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

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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 28, 2022