

**MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, MARCH 21, 2023 5:15 P.M.**

The Cuero Development Corporation Board of Directors met Tuesday, March 21, 2023, at The Cuero Public Library, 207 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Tyler McClellan, Greg Freeman, Brian Gomez, Lynn Falcone, Mayor Sara Post Meyer, David Scott, and Ben Zimmerman

CDC STAFF: CDC Executive Director Maggie Cromeens and CDC Coordinator Samantha Bayfus

I. CALL TO ORDER

President Tyler McClellan called the meeting to order at 5:15 P.M.

II. CITIZENS INPUT

None.

III. MONTHLY FINANCIALS

Mr. Scott gave the financial report for the period ending February 28, 2023. It was noted that the interest received from TexPool was projected to be \$1,000.00 for the year based on the low interest rates, but the current amount earned is around \$20,000.00. Mr. Scott stated that the financials were in good standing and he would recommend approval.

MOTION MADE BY LYNN FALCONE, SECONDED BY BEN ZIMMERMAN, TO ACCEPT THE FEBRUARY FINANCIAL REPORT AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. BUSINESS

Mr. Freeman joined the meeting at 5:18 P.M.

CONSIDER AND ACT UPON AN APPLICATION FOR FAÇADE PROGRAM FOR ROBERT OLIVER, 129 E. MAIN STREET

Mrs. Cromeens stated that Mr. Oliver submitted an application for work that has been complete to the Graves Building located at 129 E. Main. In a past instance, Mr. Oliver was notified that in order to be considered for future funding, he would be required to submit an application, prior to completing any work.

Mrs. Cromeens noted that the application does not explicitly state that the work can't be done, prior to approval. Mrs. Cromeens mentioned that upon receiving the application from Mrs. Diana Thibodeaux, she stated that Mr. Oliver was under the impression that the application was turned in in October, 2022.

Mr. Scott suggested that the application be corrected to clearly state that no work shall be complete prior to the application's approval by the CDC Board.

Mr. Zimmerman stated that because the money has been spent, the application is not a "proposed project" as specified on page 2 of the Façade Application.

Mayor Meyer expressed her concerns over the precedent being set in regards to the work being done before submitting an application. Mayor Meyer also commended the work that has been done throughout the City by Mr. Oliver.

MOTION MADE BY DAVID SCOTT, SECONDED BY GREG FREEMAN, TO DISAPPROVE THE FAÇADE GRANT APPLICATION FOR ROBERT OLIVER, 129 E. MAIN STREET BECAUSE IT WAS NOT RECEIVED UNTIL AFTER THE WORK WAS COMPLETE. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON BUDGET AMENDMENT #1 OF THE FY 22-23

Mrs. Cromeens presented the CDC's Budget Amendment to the Board.

Included in the CDC's portion of Budget Amendment #1 were:

Revenue:		FY 22/23 Budget	Budget Amendment #1	Proposed FY 22/23 Budget
202	Sales Tax	\$683,000		\$683,000.00
802	Interest	\$6,323		\$6,323.00
910	Sale of Real Property	\$0		\$0.00
950	Community Donations	\$1,000		\$1,000.00
951	Gate Collections	\$85,000		\$85,000.00
955	Display Purchases	\$5,000		\$5,000.00
970	Grants	\$0		\$0.00
997	TRF From CDC Reserve	\$952,537	\$177,250.00	\$1,129,787.00
998	TRF From DEC Reserve	\$9,200		\$9,200.00
999	Miscellaneous/CDC			
	Total Revenue:	\$1,742,060		\$1,919,310.00
Expense:				
03 Administration				
100	Personnel Services	\$202,800		\$202,800.00
200	Contracts & Services	\$133,900		\$133,900.00
300	Supplies	\$4,500		\$4,500.00
400	Maintenance & Repairs	\$600		\$600.00
500	Staff Development	\$22,250		\$22,250.00
600	Recruitment	\$114,000		\$114,000.00
700	Miscellaneous	\$4,000		\$4,000.00
	Sub Total:	\$482,050		\$482,050.00
03 Capital Outlay				
03902	Office Equipment	\$1,000		\$1,000.00
03909	Purchase of Property	\$0		\$0.00
9063	Enterprise Program	\$100,000	-\$100,000.00	\$0.00
9066	Parks Improvement Project	\$108,810	\$177,250.00	\$286,060.00
9075	Community Service Grants	\$25,000		\$25,000.00
9082	Business Retention & Expansion	\$100,000	-\$50,000.00	\$50,000.00
9085	Main St. Façade Program	\$50,000		\$50,000.00
TBA	Business Startup Program	\$25,000		\$25,000.00
Major Projects:				
TBA	MP - NestFresh	\$750,000		\$750,000.00
TBA	MP - Chisholm Trail Heritage Museum	\$0	\$150,000.00	\$150,000.00
	Sub-Total:	\$1,159,810		\$1,337,060.00

Mrs. Cromeens also presented the December Events Committee's (DEC) Budget Amendment #1 to the CDC Board. Mrs. Cromeens noted that the DEC approved their amendment at the meeting that was held on March 16, 2023.

Included in the DEC's portion of the Budget Amendment #1 were:

Receipts:	Account Name	Current Budget	Increase/Decrease	New Budget
951	Gate Receipts	\$85,000.00	(\$12,088.39)	\$72,911.61
970	Grants	\$1,000.00	\$700.00	\$1,700.00
998	Reserves	\$9,200.00	\$39,093.39	\$48,293.39
Expenses:	Account Name	Current Budget	Increase/Decrease	New Budget
5-04208	Advertising	\$8,500.00	\$2,000.00	\$10,500.00
5-04205	Security	\$16,500.00	\$2,805.00	\$19,305.00
5-04398	Adapters/Cords	\$2,000.00	\$1,200.00	\$3,200.00
5-04320	Exit Treats	\$2,400.00	(\$300.00)	\$2,100.00
5-04322	Meals	\$6,000.00	(\$2,500.00)	\$3,500.00
5-04499	Xmas Bulbs	\$2,000.00	(\$1,000.00)	\$1,000.00
5-04912	Trailers	\$3,000.00	(\$500.00)	\$2,500.00
5-04950	Infrastructure	\$20,000.00	(\$10,000.00)	\$10,000.00
	Overtime	\$0.00	\$2,000.00	\$2,000.00
	Restrictive Funds	\$0.00	\$20,000.00	\$20,000.00

MOTION MADE BY DAVID SCOTT, SECONDED BY GREG FREEMAN, TO APPROVE BUDGET AMENDMENT #1 OF THE FY 2022-2023 AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

HEAR UPDATE ON THE SOUTH TEXAS REGIONAL JOB FAIR, THE CDC ECONOMIC SUMMIT, AND ICSC LAS VEGAS

Mrs. Cromeens reported that the Cuero Development Corporation staff will assist in the South Texas Regional Job Fair that is being hosted by Gonzales EDC, Shiner EDC, Cuero EDC, and Yoakum EDC on May 10th at the Gonzales County Expo Center. The CDC is working with Gonzales EDC to consider postponing the Fair, as the Gonzales EDC's Executive Director recently resigned and Yoakum EDC is in the process of hiring a new Executive Director.

The Cuero Development Corporation will host their first Economic Development Summit on May 11th at the Anne Friar Thomas Homemaking Building. Key note speakers will include: Glenn Hegar – Texas Comptroller of Public Accounts, Adrianna Cruz – Executive Director of Texas Economic Development & Tourism of the Governor's Office, Carlton Schwab – President/CEO of Texas Economic Development Council, and Greg Abbott – Governor, whom has not yet confirmed.

CDC Staff will attend the International Council of Shopping Centers (ICSC) Las Vegas Convention from May 20th – May 24th. Cuero Main Street Director Sandra Osman and Cuero Chamber of Commerce Assistant Sara Blain will attend the show to assist with the booth and marketing. The CDC is working with The Retail Coach, a national retail consulting, market research and development firm, to develop and deliver a high-impact retail recruitment and development strategy while attending the show. Tradeshow promotional items have been ordered from Building Brands Marketing and will be delivered in the near future.

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Tuesday, February 21, 2023 and the December Events Committee February Financial Report.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY DAVID SCOTT, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

VI. EXECUTIVE DIRECTOR'S 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 28.67% for the calendar year and has increased by 20.00% for the fiscal year. Mrs. Cromeens mentioned that the rig and oil field activity has recently increased, causing an influx of stays at the local hotels.
- 2) Community Leaders' Meeting – Mrs. Cromeens noted that staff is looking into several avenues to better capture the business community's involvement, this may include a lunch or dinner similar to Community Leaders Meetings.
- 3) Discuss upcoming conferences/meetings – Mrs. Cromeens will attend the TEDC Basic Economic Development Course in Round Rock from April 11th – 14th.
- 4) December Events Committee – Mrs. Cromeens reported that the December Events Committee will meet on Thursday, March 23rd at the City of Cuero Council Chambers.
- 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.

Mrs. Cromeens reported that a check will be issued to Sandra Simon (Friends) for the completion of her Façade project. The last rental checks have been issued for The Gray Barn Mercantile and AlphaLyfe Nutrition. These two businesses will be eligible for a second round of rental assistance in the amount of 25% of their lease, up to \$250.00.

VII. EXECUTIVE SESSION

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

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

Cuero Development Corporation began an Executive Session on Tuesday, March 21, 2023 at 6:13 P.M.

VIII. 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 on Tuesday, March 21, 2023 at 6:30 P.M.

1. Actions resulting from Executive Session

No action was taken.

The Board of Directors commended Mrs. Cromeens on a successful six month evaluation.

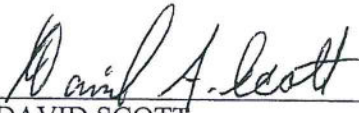
IX. ADJOURN

PRESIDENT TYLER MCCLELLAN ADJOURNED THE MEETING AT 6:34 P.M.



TYLER MCCLELLAN
PRESIDENT

ATTEST:



DAVID SCOTT
SECRETARY/TREASURER