

**MINUTES  
CUERO DEVELOPMENT CORPORATION  
REGULAR MEETING  
TUESDAY, MAY 16, 2023 5:00 P.M.**

The Cuero Development Corporation Board of Directors met Tuesday, May 16, 2023 at The City of Cuero Council Chambers, 214 E. Main Street, Cuero, Texas.

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

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

**GUESTS:** Sandra Osman – Cuero Main Street Manager; Frank Burns – Cuero Main Street Board; and Angie Cuellar – Cuero Chamber of Commerce

**I. CALL TO ORDER**

President Tyler McClellan 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 April 30, 2023. Mr. Scott stated that the financials were in good standing and he would recommend approval.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY BEN ZIMMERMAN, TO ACCEPT THE APRIL FINANCIAL REPORT AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

**IV. BUSINESS**

**CONSIDER AND ACT UPON HIGHER LIMITS FOR THE HISTORICAL BUILDING RENOVATIONS**

Mrs. Cromeens noted that she met with Ms. Osman, Director of the Cuero Main Street Program regarding some of the issues that the tenants of the historical buildings and the cost of repairs to address these issues.

Ms. Osman explained that she is very passionate about the Cuero Main Street Program and the historical buildings located within the Main Street District. It was brought to Ms. Osman's attention that a few Main Street businesses have struggled to maintain their buildings with the increase in costs and business expenses. Having the Business Retention and Expansion Program has been a tremendous asset to those building owners who have benefitted from the program, but in recent weeks it has been requested that this program offer additional assistance. Ms. Osman assured the Board that she is working closely with Mrs. Cromeens and the business owners to find a solution to better assist the historical buildings in the City.

Mrs. Cromeens stated that she will work with Ms. Osman on defining the needs of this program and it will be presented at a later date.

MOTION MADE BY LYNN FALCONE, SECONDED BY MAYOR SARA POST MEYER, TO TABLE ACTION ON PROVIDING HIGHER LIMITS FOR THE HISTORICAL BUILDING RENOVATIONS. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN AMENDMENT TO THE FAÇADE PROGRAM APPLICATION FOR WAGNER HARDWARE & GIFTS

Mrs. Cromeens explained that Wagner Hardware & Gifts is seeking additional funding for their Façade Program application. Mrs. Wagner did not present an amended application to CDC staff, but in the initial application Mrs. Wagner requested \$8,000.00 from the CDC Board. Funds were to be utilized towards replacing, washing, sanding & painting the front façade of her building along with painting of the alley and garage doors.

Upon completion of this project, it was noticed that the awnings required additional painting and touch ups. These improvements would increase the project to \$10,000.00 in reimbursements and Mrs. Wagner is seeking assistance to cover these costs.

Mr. Gomez questioned if the work has been done. Mrs. Cromeens stated that the work has been done, but the awnings required additional painting for a professional appearance.

MOTION MADE BY DAVID SCOTT, SECONDED BY BEN ZIMMERMAN, TO APPROVE THE FAÇADE PROGRAM FOR WAGNER HARDWARE & GIFTS IN THE AMOUNT OF UP TO \$2,000.00 CONTINGENT UPON THE AMENDED APPLICATION BEING RECEIVED IN THE CDC OFFICE. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON FUNDING FOR A PROSPECTIVE BUSINESS

Mrs. Cromeens explained that she was approached by the City Manager, Wayne Berger and a prospective business owner in regards to this business owner receiving incentives from the CDC Board for improvements to their land on which their business will stand. The land located near the Baymont Inn has been an ongoing development issue due to the lack of an ingress and egress. The business owners are currently in an option to purchase with Bridge Partners.

The City of Cuero is proposing to extend the driveway by fourteen (14) feet, they will help with transformers, and some of the electrical work at cost to help alleviate the costs. It was discussed that the CDC and the City could partner to purchase the land as a gift for this potential business.

Mayor Meyer questioned if the land was gifted who would legally own the land if the company were to sell the property.

Mayor Meyer questioned if the CDC could loan this company funds to get their project started.

Mr. McClellan questioned if this company plans to apply for additional funding through other CDC grants.

Mr. Scott explained that he was willing to work with the company, but he would like to see revenue projections and additional details on the company before making a commitment.

The Board expressed their concerns that they did not receive enough information regarding this business and they would like to meet with the prospective business owners in the near future.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY DAVID SCOTT, TO AUTHORIZE THE CDC EXECUTIVE DIRECTOR MAGGIE CROMEENS TO SET UP A MEETING WITH THE PROSPECTIVE BUSINESS OWNERS AND THE CDC BOARD TO DISCUSS FUNDING AND OTHER FINANCIALS. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

REVIEW AND DISCUSS THE FIRST DRAFT OF THE PROPOSED FY 23-24 BUDGET

Mrs. Cromeens noted that she has had an initial meeting with the Budget Committee (Tyler McClellan & David Scott) and they have started compiling a first draft. The Committee has asked that Mrs. Cromeens seek further explanation of the budget to clarify some line items. A more defined budget will be presented at the June meeting.

HEAR UPDATE FROM THE NOMINATING COMMITTEE

It was reported that the Nominating Committee has received an application from Mr. Andrew Abrameit. The committee is anticipating applications from Mrs. Diane Chavez, Mrs. Dawn Draper, Ms. Constance Donels, and Ms. Courtney Moore. Action on this item will be taken at the June Board Meeting.

HEAR UPDATE ON THE SOUTH TEXAS REGIONAL JOB FAIR

Mrs. Cromeens mentioned that the South Texas Regional Job Fair will be a joint effort between Cuero, Gonzales, Hallettsville, and Yoakum EDCs. The fair will be held on June 7, 2023 from 9 a.m. until 2:00 p.m. in Gonzales at the J.B. Wells Expo Center. Cuero will host the fall job fair and more information will be available at a later time.

**V. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Tuesday, April 18, 2023, December Events Committee Regular Meeting Minutes, Wednesday, April 19, 2023, and the December Events Committee's April Financial Report.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY DAVID SCOTT, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 6 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 23.49% for the calendar year and has increased by 19.00% for the fiscal year.
- 2) Community Leaders' Meeting – Mrs. Cromeens noted that the Community Leaders' Meeting is on hold until further notice.
- 3) Discuss upcoming conferences/meetings – The Cuero Development Corporation held their first annual Economic Development Summit at the Anne Friar Thomas Homemaking Center on May 11<sup>th</sup>. Keynote speakers included: Comptroller Glen Hegar, President Carlton Schwab of the Texas Economic Development Council, Adrianna Cruz from the Office of the Governor, and Lisa Mutchler of TEEKS. Mrs. Cromeens noted that there was a lot of great input from the attendees. CDC staff will attend the ICSC Convention in Las Vegas from May 20<sup>th</sup> – 24<sup>th</sup> and the TEDC Mid-Year Conference in Allen, TX from June 21<sup>st</sup> – 23<sup>rd</sup>.
- 4) December Events Committee – Mrs. Cromeens reported that the December Events Committee will meet on Wednesday, May 17<sup>th</sup> at the Cuero Chamber of Commerce Conference Room.
- 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.

**VII. ADJOURN**

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

  
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TYLER MCCLELLAN  
PRESIDENT

ATTEST:

  
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DAVID SCOTT  
SECRETARY/TREASURER