

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, APRIL 18, 2023 5:00 P.M.

The Cuero Development Corporation Board of Directors met Tuesday, April 18, 2023, at The Cuero Public Library, 207 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Tyler McClellan, Greg Freeman, Lynn Falcone, David Scott, and Ben Zimmerman

ABSENT: Brian Gomez and Mayor Sara Post Meyer

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

GUESTS: Dennis & Melinda John, owners – Bud & Sissy's Liquor and Crystal Irvin & Melissa Kesefing, Board Members – SNYPD

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 March 31, 2023. It was noted that six months into the fiscal year the interest is exceptionally higher than originally anticipated for the FY 2022-2023 budget. Mr. Scott stated that the financials were in good standing and he would recommend approval.

MOTION MADE BY GREG FREEMAN, SECONDED BY LYNN FALCONE, TO ACCEPT THE MARCH FINANCIAL REPORT AS PRESENTED. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM FOR SNYPD, 202 S. ESPLANADE

Mrs. Cromeens stated that the air conditioning unit and furnace went out at SNYPD's resale shop. It was noted that SNYPD does meet the standards of the Community Services grant application "How does this project provide new or expanded business enterprise in Cuero?" SNYPD is a non-profit, but they also collect sales tax with their resale shop.

MOTION MADE BY GREG FREEMAN, SECONDED BY DAVID SCOTT, TO APPROVE THE COMMUNITY SERVICES PROGRAM FOR SNYPD IN THE AMOUNT OF UP TO \$5,950.00 FOR THE PURCHASE OF A NEW AIR CONDITIONING UNIT AND FURNACE. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR THRIVEFUEL, LLC., 140 E. MAIN STREET

Mrs. Cromeens explained that ThriveFuel is seeking assistance for the purchase of office equipment for their new Executive Office that will be located at 140 E. Main Street. Mrs. Cromeens noted that although ThriveFuel is new to Cuero, they are a well-established sales tax collecting business that has been open for five plus years. The Cuero office will include a studio for podcasts, office space for citizens to do their work, and will be occupied by the Executive staff.

Mrs. Falcone questioned what the maximum amount per grant was when purchasing furnishings. Mrs. Cromeens stated that this application's maximum amount is \$10,000.00 and can be utilized however the applicant sees fit.

MOTION MADE BY DAVID SCOTT, SECONDED BY GREG FREEMAN, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR THRIVEFUEL IN THE AMOUNT OF UP TO \$8,354.44 TO BE UTILIZED TOWARDS PURCHASING OFFICE EQUIPMENT. AYES: 3 NAYES: 1 LYNN FALCONE ABSTAINED

CONSIDER AND ACT UPON AN APPLICATION FOR FAÇADE PROGRAM FOR ANTOJITOS SAN MIGUEL, 1304 N. ESPLANADE

Mrs. Cromeens explained that Mr. Gonzalez, owner of Antojitos San Miguel, plans to scrape and repaint the exterior of the small building located on the property at 1304 N. Esplanade. The building will be utilized as a preparation and storage area for the taco truck that will be parked on the lot.

MOTION MADE GREG FREEMAN, SECONDED BY LYNN FALCONE, TO APPROVE THE FAÇADE PROGRAM FOR JORGE GONZALEZ (ANTOJITOS SAN MIGUEL), IN THE AMOUNT OF UP TO \$1,050.00 TO SCRAPE AND REPAINT THE SMALL BUILDING LOCATED AT 1304 N. ESPLANADE. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR FAÇADE PROGRAM FOR BUD & SISSY'S LIQUOR, 119 W. MAIN STREET

Mrs. Cromeens noted that Bud & Sissy's Liquor Store has recently signed a one year lease at 119 W. Main Street. The liquor store is seeking assistance to purchase new signage for the storefront and the sidewalk awning.

Mr. Freeman questioned when the liquor store plans to open. Mrs. John said they will open on May 1, 2023.

MOTION MADE BY LYNN FALCONE, SECONDED BY DAVID SCOTT, TO APPROVE THE FAÇADE PROGRAM FOR MELINDA JOHN (BUD & SISSY'S LIQUOR) IN THE AMOUNT OF UP TO \$560.20 FOR THE SIGNAGE AT 119 W. MAIN STREET. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP PROGRAM + FOR ALPHALYFE NUTRITION, 115 N. ESPLANADE

Mrs. Cromeens explained that AlphaLyfe Nutrition has applied for the second round of rental assistance for the Business Start-Up Program +. A one year lease in the amount of \$900.00 was effective on September 1, 2022.

MOTION MADE BY GREG FREEMAN, SECONDED BY BEN ZIMMERMAN, TO APPROVE THE BUSINESS START-UP PROGRAM + FOR ALPHALYFE NUTRITION IN THE AMOUNT OF \$225.00 PER MONTH FOR THE NEXT SIX MONTHS, BEGINNING MAY 1, 2023 AND ENDING OCTOBER 1, 2023. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP PROGRAM + FOR BUD & SISSY'S LIQUOR, 119 W. MAIN STREET

Mrs. Cromeens explained that Bud & Sissy's Liquor has applied for the Business Start-Up + Program. Although this store has not yet opened, they plan to be May 1, 2023. A one year lease in the amount of \$1,200.00 was signed on April 1, 2023.

MOTION MADE BY DAVID SCOTT, SECONDED BY GREG FREEMAN, TO APPROVE THE BUSINESS START-UP PROGRAM + IN THE AMOUNT OF \$500.00 FOR THE NEXT SIX MONTHS, BEGINNING MAY 1, 2023 AND ENDING OCTOBER 1, 2023. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP PROGRAM + FOR THRIVEFUEL, LLC., 140 E. MAIN STREET

Mrs. Cromeens explained that ThriveFuel has applied for the Business Start-Up + Program. A one year lease in the amount of \$1,050.00 was signed on April 18, 2023. This office will be the Executive Headquarters for this Victoria based company.

MOTION MADE BY DAVID SCOTT, SECONDED BY BEN ZIMMERMAN, TO APPROVE THE BUSINESS START-UP PROGRAM + FOR THRIVEFUEL IN THE AMOUNT OF \$500.00 FOR THE NEXT SIX MONTHS, BEGINNING MAY 1, 2023 AND ENDING OCTOBER 1, 2023. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

HEAR ANNUAL AUDIT REPORT FROM HARRISON, WALDROP, & UHEREK, LLP

Mrs. Cromeens reported that in meeting with the City of Cuero Finance Director Connie Hawes, it was noted that there were no findings in the Audit Report for the Cuero Development Corporation. A note was made that there are numerous transactions between the Cuero Development Corporation and the City of Cuero, but all of the accounts are above par.

HEAR UPDATE AND TAKE POSSIBLE ACTION FROM THE NOMINATING COMMITTEE

It was reported that the Nominating Committee has spoken to two prospective candidates. Emily Montgomery and Andrew Abrameit have submitted applications for the Cuero Development Corporation Board of Directors'. The Board will meet on May 16th to approve a candidate for submission to the Cuero City Council.

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Tuesday, March 21, 2023, Special Meeting Minutes, Tuesday, March 28, 2023, December Events Committee Regular Meeting Minutes, Wednesday, February 15, 2023, December Events Committee Special Meeting Minutes, Monday, February 27, 2023, and the December Events Committee's February Financial Report.

MOTION MADE BY LYNN FALCONE, SECONDED BY GREG FREEMAN, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 5 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 29.86% for the calendar year and has increased by 21.73% 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 – Mrs. Cromeens attended the TEDC Basic Economic Development Course in Round Rock from April 11th – 14th. The Cuero Development Corporation will hold their first annual Economic Development Summit at the Anne Friar Thomas Homemaking Center on May 11th. Keynote speakers will include: Comptroller Glen Hegar, President Carlton Schwab of the Texas Economic Development Council, a representative from the Office of the Governor, and Lisa Mutchler of TEEKS. CDC staff will attend the ICSC Convention in Las Vegas from May 20th – 24th and the TEDC Mid-Year Conference in Allen, TX from June 21st – 23rd.
- 4) December Events Committee – Mrs. Cromeens reported that the December Events Committee will meet on Wednesday, April 19, 2023 at the Cuero Public Library.
- 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.

ADJOURN

PRESIDENT TYLER MCCLELLAN ADJOURNED THE MEETING AT 5:53 P.M.


TYLER MCCLELLAN
PRESIDENT

TEST:


AVID SCOTT
SECRETARY/TREASURER