

**MINUTES  
CUERO DEVELOPMENT CORPORATION  
REGULAR MEETING  
TUESDAY, OCTOBER 17, 2023 5:00 P.M.**

The Cuero Development Corporation Board of Directors met Tuesday, October 17, 2023 at The City of Cuero Council Chambers, 214 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Tyler McClellan, Constance Donels, Lynn Falcone, Brad Kocurek, Mayor Sara Post Meyer, David Scott, Ben Zimmerman

ABSENT: CDC Coordinator Samantha Bayfus

CDC STAFF: CDC Executive Director Maggie Cromeens

President McClellan exited the meeting at 6:15 P.M.

**I. CALL TO ORDER**

President Tyler McClellan called the meeting to order at 5:01 P.M.

Mr. McClellan welcomed new Board Member Brad Kocurek.

**II. CITIZENS INPUT**

None.

**III. MONTHLY FINANCIALS**

Mr. Scott noted that the financial statements were incomplete, as the Cuero Development Corporation (CDC) has not received their bank statements and it is the start of the new fiscal year. The City of Cuero Fiscal Department included an incomplete preliminary end of year report for both CDC and December Events Committee accounts.

**IV. BUSINESS**

**CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR TOD SLONE SADDLES, INC.**

Mrs. Cromeens noted that she and Ben Zimmerman are working on updating the grant applications to clarify the expectations of the CDC.

Tod Slone Saddles was informed by an outside source that their previous application was submitted and approved, prior to the end of the fiscal year and that they would be eligible for an additional grant application for the current fiscal year. Mrs. Cromeens mentioned that this is the reason for amending the application's timeline requirements on when they can reapply.

Mrs. Cromeens noted that Todd Slones Saddles is seeking assistance for the second part of their air conditioning unit.

Ms. Donels questioned if it matters when the application was paid. Mrs. Cromeens noted that due to their application being complete for the previous year, the funding would come from the previous fiscal year.

Mayor Meyer questioned the total cost of the two projects. Mrs. Cromeens stated that the total cost was approximately \$60,000.00 to replace the units.

Mr. Scott mentioned that he agreed to the proposed change to the application to ensure that the CDC was getting the best use of their monies.

MOTION MADE BY LYNN FALCONE, SECONDED BY BEN ZIMMERMAN, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR TOD SLONE SADDLES IN THE AMOUNT OF UP TO \$10,000.00 TO BE UTILIZED TOWARDS A NEW AIR CONDITIONING UNIT. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR A SPECIAL STITCH

Mrs. Cromeens noted that A Special Stitch approached the CDC about purchasing a new larger and faster direct to garment printer. A Special Stitch has increased their sales by 23% with the purchase of the previous printer that the CDC helped support.

Mr. McClellan questioned when the CDC assisted in purchasing the previous printer. Mrs. Cromeens noted that it was purchased in the previous fiscal year.

Mayor Meyer questioned if the CDC was allowed to purchase used equipment. Mrs. Cromeens stated that the used garment printer quote was included to show that there is not a large difference between that and a new one.

Mr. Kocurek questioned if there was a way to show that the business received a local bid on their project. Mr. McClellan mentioned that it's on a case-by-case basis and in most cases a local bid would be received.

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY LYNN FALCONE, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR A SPECIAL STITCH IN THE AMOUNT OF UP TO \$10,000.00 FOR THE PURCHASE OF A NEW DIRECT TO GARMENT PRINTER, SUBJECT TO SHOWING PROOF OF PAID CURRENT TAXES. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR BAYMONT INN

Mrs. Cromeens mentioned that new owners purchased the business in March 2022. There are two applications, as they want to revitalize the property on both the exterior and interior. The Business Retention and Expansion Program wants to purchase new air conditioning systems for the rooms and equipment for their gym. It was mentioned that the Desai family has owned and operated previous hotels in Houston and therefore, have exceeded the one-year program requirement.

Mr. Scott questioned if the payroll and employee ratios were correct. Mrs. Cromeens mentioned that she would verify it.

MOTION MADE BY DAVID SCOTT, SECONDED BY CONSTANCE DONELS, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR BAYMONT INN IN THE AMOUNT OF UP TO \$10,000.00 FOR THE PURCHASE OF AIR CONDITIONING UNITS AND GYM EQUIPMENT, SUBJECT TO VERIFYING THE NUMBER OF POSITIONS TO BE RETAINED AND PAYROLL.

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR 5D TAVERN

Mrs. Cromeens noted that 5D Tavern applied for an application with quotes attached for equipment that was purchased. Mrs. Bayfus was in contact with the 5D Tavern's assistant and notified her that equipment purchased prior to approval was not allowed, per the grant's requirements. Mrs. Cromeens wanted the Board to be aware of the issue and to make the final decision on this matter. Mrs. Cromeens noted that she told Ms. Dlugosch that the best the Board may approve is 1/4 of the project's total. Ms. Dlugosch questioned if she could apply with an application for the bathroom's renovations at the Tavern. Mrs. Cromeens noted that the Board was meeting within the hour, and she would need a new application for the bathroom renovations, and she did not receive the application.

Mrs. Falcone mentioned that she agreed that the Board needed to set a precedence on their program's requirements.

Mrs. Donels questioned if the equipment was a duplicate of the previous application. Mrs. Cromeens noted that the equipment was all listed in the previous application, but the total surpassed the required maximum amount of \$20,000.00.



MOTION MADE BY LYNN FALCONE, SECONDED BY DAVID SCOTT, TO NOT APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR 5D TAVERN DUE TO ALREADY PURCHASING THE EQUIPMENT PRIOR TO APPROVAL. AYES: 6 NAYES: 0 BRAD KOCUREK ABSTAINED

CONSIDER AND ACT UPON AN APPLICATION FOR FAÇADE PROGRAM FOR BAYMONT INN

Mrs. Cromeens mentioned that Baymont Inn is wanting to purchase a new LED sign for their hotel. This improvement will help with the revitalization of their building.

Mayor Meyer questioned if Baymont Inn has received approval from the City of Cuero. Mrs. Cromeens noted that a permit acquisition fee is included in the cost and the vendor is working with the City. Mrs. Cromeens also mentioned that she is working with Ms. Zufelt in including a caveat for building and coding requirements.

MOTION MADE BY CONSTANCE DONELS, SECONDED BY BRAD KOCUREK, TO APPROVE THE FAÇADE PROGRAM FOR BAYMONT INN IN THE AMOUNT OF UP TO \$10,000.00 FOR THE PURCHASE OF A NEW SIGN. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP PROGRAM + FOR BUD & SISSY'S LIQUOR

Mrs. Cromeens noted that Bud & Sissy's Liquor Store has been open and has complete their first round of rental assistance and is requesting the second round to complete their one year of assistance.

Mrs. Cromeens explained to Mr. Kocurek that the rental assistance program provides up to \$500.00 or half of the cost of rent and the second round is up to \$250.00 or one fourth of the cost. The payments go directly to the landlord and the lease agreements are on file in the CDC office.

MOTION MADE BY LYNN FALCONE, SECONDED BY BEN ZIMMERMAN, TO APPROVE THE BUSINESS START-UP PROGRAM FOR BUD AND SISSY'S LIQUOR STORE IN THE AMOUNT OF \$250.00 FOR THE NEXT SIX MONTHS, BEGINNING NOVEMBER 1, 2023 AND ENDING APRIL, 2024. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP PROGRAM + FOR INSPIRE CREATIONS, LLC DBA INSPIRE

Mrs. Cromeens stated that Inspire Creations has approached the CDC with an application for a second round of rental assistance. According to the program requirements, this application did not meet those standards. The application states that this program is for businesses that opened after January 1, 2022, and Inspire was in full operations before this date. The first payment made on Inspire Creation's behalf was in December 2022. Ms. Moore was interested in seeing if the boutique would meet the program's requirements because it's undergone new ownership and a business name change. The criteria have not been met, but Mrs. Cromeens thought it should have a final approval by the Board.

NO ACTION WAS TAKEN.

**V. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Tuesday, September 19, 2023, December Events Committee Regular Meeting Minutes, Wednesday, September 20, 2023, and the December Events Committee September Financial Report.

Mayor Meyer noted that the wording of section 8 on page 4 of the minutes needed to reflect that Mrs. Cromeens will receive a salary increase to \$80,000.00 per year instead of a salary increase of \$80,000.00.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY CONSTANCE DONELS, TO ACCEPT THE CONSENT AGENDA WITH THE CHANGES 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 33.18% for the calendar year and has decreased by 12.23% for the fiscal year.
- 2) Discuss upcoming conferences/meetings – Mrs. Cromeens just returned from the TEDC Annual Conference and Leadership training. She would like to facilitate a Board retreat in the future. Mrs. Bayfus is attending the State Fair of Texas in Dallas from October 16<sup>th</sup> – 20<sup>th</sup> with Angie Cuellar, Cuero Chamber of Commerce Executive Director.
- 3) December Events Committee – Mrs. Cromeens reported that the December Events Committee noted that volunteers are being accepted for shifts at Santa's House. Devon Energy awarded the DEC with a grant for their upcoming season.
- 4) Current Projects – A copy of the current projects was included in the agenda packet. A separate attachment included the new Business Start-Up Program.

NestFresh and Stir Soda Shoppe have both received their Performance Agreements from the CDC and they have not been returned for approval.

- Overstreet has received their new signage and repainted the interior of their building
- La Plazita purchased new equipment and painted the exterior of their building
- Tod Slones Saddles is in the process of installing their first new unit
- Randy Saenz has repainted his building and repurposed his awning

Mrs. Cromeens mentioned that Mr. Oliver has approached her regarding the renovations to the Trautwein Building and plans to move forward with an application in the near future.

## **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 on October 17, 2023 at 5:36 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 completed its Executive Session on October 17, 2023 at 6:12 P.M.

- Actions resulting from Executive Session

Based on a successful annual evaluation, the Board of Directors gave the authorization of a salary increase to \$85,000.00 per year to be retroactive to October 1, 2023.

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY CONSTANCE DONELS, TO APPROVE A SALARY INCREASE TO \$85,000.00 PER YEAR TO BE RETROACTIVE TO OCTOBER 1, 2023 FOR MAGGIE CROMEENS, EXECUTIVE DIRECTOR OF THE CUERO DEVELOPMENT CORPORATION WHICH INCLUDES A COST-OF-LIVING INCREASE. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY CONSTANCE DONELS, TO APPROVE A TUITION REIMBURSEMENT PLAN WHICH WILL INCLUDE A CLAWBACK STATING THAT SHE WILL STAY EMPLOYED WITH THE CDC FOR ONE YEAR UPON COMPLETION OF THE PROGRAM AND SHOULD SHE NOT STAY FOR ONE YEAR, THE COST ASSOCIATED WITH THAT PROGRAM WILL BE REIMBURSED BY MRS. CROMEENS WITHIN THIRTY (30) DAYS. AYES: 7 NAYES: 0

IX. ADJOURN

VICE-CHAIR LYNN FALCONE ADJOURNED THE MEETING AT 6:46 P.M.

  
TYLER MCCLELLAN  
PRESIDENT

ATTEST:

  
DAVID SCOTT  
SECRETARY/TREASURER