

**MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, JULY 25, 2023 5:00 P.M.**

The Cuero Development Corporation Board of Directors met Tuesday, July 25, 2023 at The City of Cuero Council Chambers, 214 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Tyler McClellan, Constance Donels, David Scott, and Ben Zimmerman

ABSENT: Lynn Falcone, Brian Gomez, and Mayor Sara Post Meyer

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

GUESTS: Brian Dlugosch, Owner – Stir Soda Shoppe

I. CALL TO ORDER

President Tyler McClellan called the meeting to order at 5:00 P.M.

II. OPEN PUBLIC HEARING AND HEAR PUBLIC COMMENT ON THE PROPOSED ADOPTION OF THE FY 2023-2024 BUDGET AND WORK PROGRAM

There were no public comments regarding the budget for the Cuero Development Corporation (CDC).

Mrs. Cromeens reviewed the proposed FY 2023-2024 Budget with the Board. Total revenue is proposed to be \$1,988,923.00. Major expenses include project funding for NestFresh and phase 4 of the Cuero Municipal Golf Course Renovation.

III. CLOSE PUBLIC HEARING

President McClellan closed the Public Hearing at 5:03 P.M.

IV. CITIZENS INPUT

None.

V. MONTHLY FINANCIALS

Mr. Scott gave the financial report for the period ending June 30, 2023. Mr. Scott stated that the financials were in good standing and he would recommend approval.

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY CONSTANCE DONELS, TO ACCEPT THE JUNE FINANCIAL REPORT AS PRESENTED. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

VI. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR FAÇADE PROGRAM FOR 5D TAVERN, 120 E. MAIN STREET

Mrs. Cromeens stated that the Board has received three applications on behalf of the 5D Tavern, a cocktail lounge that will offer a variety of signature drinks, alcoholic drinks, and finger foods. She noted that the Façade Application would be utilized towards outdoor lighting and signage at the Tavern.

Mr. Zimmerman questioned if Ms. Dlugosch was ready to begin work immediately as the façade quote states half of the cost is due before any work has begun. Mrs. Cromeens noted that Ms. Dlugosch is ready to begin work immediately.

MOTION MADE BY DAVID SCOTT, SECONDED BY BEN ZIMMERMAN, TO APPROVE THE FAÇADE PROGRAM FOR 5D TAVERN IN THE AMOUNT OF UP TO \$1,991.53 TO BE UTILIZED TOWARDS EXTERIOR SIGNAGE AND LIGHTING AT 120 E. MAIN. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR 5D TAVERN, 120 E. MAIN

Mrs. Cromeens reiterated that this project would be a large undertaking with an investment projected to be over \$200,000.00. The Tavern plans to employ 10-20 full and part time positions with an annual payroll around \$70,000.00. Project funding will be utilized towards the purchasing of equipment for the Tavern located at 120 E. Main.

A discussion took place on the annual payroll of 10-20 employees being \$70,000.00. Mrs. Cromeens will contact Ms. Dlugosch regarding clarification of the payroll estimation.

MOTION MADE BY DAVID SCOTT, SECONDED BY CONSTANCE DONELS, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR 5D TAVERN IN THE AMOUNT OF UP TO \$10,000.00 TO BE UTILIZED TOWARDS PURCHASING EQUIPMENT. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP PROGRAM FOR 5D TAVERN, 120 E. MAIN STREET

5D Tavern has applied for rental assistance through the Business Start-Up + Program. A two year lease was effective on June 1, 2023.

MOTION MADE BY DAVID SCOTT, SECONDED BY BEN ZIMMERMAN, TO APPROVE THE BUSINESS START-UP + PROGRAM FOR 5D TAVERN IN THE AMOUNT OF \$500.00 FOR THE NEXT SIX MONTHS, BEGINNING SEPTEMBER 1, 2023 AND ENDING FEBRUARY, 2024. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY.

CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM FOR BOYS & GIRLS CLUB, 1015 E. COURTHOUSE

Mrs. Cromeens mentioned that the Boys & Girls Club of DeWitt County is seeking assistance for the purchase of new furniture. She noted that the building is owned by the City of Cuero and the City Manager has approved the application.

Mrs. Cromeens reiterated the benefit of having the Club in Cuero, as this low cost after school and summer care program allows parents to work while not having to spend a large amount of money.

Mrs. Donels noted that she was in support of the project as an employer, as there is a need for child care.

MOTION MADE BY DAVID SCOTT, SECONDED BY BEN ZIMMERMAN, TO APPROVE THE COMMUNITY SERVICES PROGRAM FOR BOYS & GIRLS CLUB OF DEWITT COUNTY IN THE AMOUNT OF UP TO \$6,225.00 FOR THE PURCHASING OF FURNITURE FOR THE CLUB. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON GIVING THE CDC EXECUTIVE DIRECTOR VIEWING ACCESS TO THE CDC ACCOUNTS AT CUERO NATIONAL BANK

Mrs. Cromeens noted that she has not been given authority to access the CDC's online banking system at Cuero National Bank for viewing access only. Allowing Mrs. Cromeens to access these documents would enable her to view the everyday transactions of the CDC and to keep up with current balances of the accounts.

MOTION MADE BY DAVID SCOTT, SECONDED BY BEN ZIMMERMAN, TO AUTHORIZE VIEWING ACCESS OF THE CUERO NATIONAL BANK ONLINE ACCOUNTS TO THE CDC EXECUTIVE DIRECTOR MAGGIE CROMEENS. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

VII. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, June 26, 2023 and the December Events Committee June Financial Report.

MOTION MADE BY DAVID SCOTT, SECONDED BY CONSTANCE DONELS, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

VIII. 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 55.97% for the calendar year and has increased by 42.70% for the fiscal year. The increase of 274.41% was due to an oilfield company being audited and their funds were misappropriated.
- 2) Discuss upcoming conferences/meetings – Mrs. Cromeens reported that she will attend the Stand Up Rural America Conference in Laurel, MS from September 5th – 7th with Sandra Osman, Cuero Main Street Director. Mrs. Cromeens will attend the TEDC Annual Conference from October 11th – 13th in Houston. Mrs. Bayfus will attend the State Fair of Texas in Dallas from October 16th – 20th with Angie Cuellar, Cuero Chamber of Commerce Executive Director.
- 3) December Events Committee – Mrs. Cromeens reported that the December Events Committee met on Monday, July 24, 2023. Devon Energy has reached out to the CDC office regarding a donation to the December Events Committee for miscellaneous related expenses for CIP.
- 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.

IX. EXECUTIVE SESSION

Pursuant to Title 5 of the Texas Government Code, Chapter 551, Section 551.072. Deliberation Regarding Real Property

- Deliberate the sale, exchange, lease, or value of real property (V.C.T.A., Government Code, Section 551.072)

Cuero Development Corporation began an Executive Session on Tuesday, July 25, 2023 at 5:31 P.M.

X. 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, July 25, 2023 at 5:56 P.M.


1. Actions resulting from Executive Session

MOTION MADE BY DAVID SCOTT, SECONDED BY CONSTANCE DONELS, TO TENTATIVELY APPROVE AN ENTERPRISE GRANT APPLICATION FOR STIR SODA SHOPPE IN THE AMOUNT OF \$98,000.00, SUBJECT TO WORKING WITH LEGAL COUNCIL ON A PERFORMANCE AGREEMENT. AYES: 4 NAYES: 0

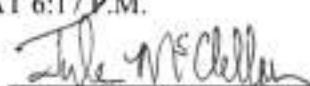
XI. ADJOURN

PRESIDENT TYLER MCCLELLAN ADJOURNED THE MEETING AT 6:17 P.M.

ATTEST:



DAVID SCOTT
SECRETARY/TREASURER



TYLER MCCLELLAN
PRESIDENT