

**MINUTES  
CUERO DEVELOPMENT CORPORATION  
REGULAR MEETING  
TUESDAY, NOVEMBER 28, 2023 5:00 P.M.**

The Cuero Development Corporation Board of Directors met Tuesday, November 28, 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, and David Scott

ABSENT: 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 5:04 P.M.

**II. CITIZENS INPUT**

None.

**III. MONTHLY FINANCIALS**

Mr. Scott gave the financial report for the period ending October 31, 2023. Mr. Scott stated that the financials were in good standing and he would recommend approval.

Mayor Meyer questioned if the CDC still has money allocated for the Cuero's Christmas in the Park music project. Mrs. Cromeens noted that the money is in an account and will be dispersed upon completion of the project.

Mayor Meyer questioned when the CDC paid the City for the mowing of the CDC property. Mrs. Cromeens mentioned that the CDC has never been billed for the mowing.

**IV. BUSINESS**

**CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR THE VENUE ON CHURCH STREET**

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 CHICA'S BEAUTY SALON

Mrs. Cromeens noted that Chica's Beauty Salon is requesting assistance with the replacement of their roof. The leaks in the roof have caused a loss of product and customer complaints.

Mrs. Cromeens mentioned that Chica's Beauty Salon does not have an annual payroll, but she does lease a space to seven tenants, all whom pay her rent and also collect sales tax.

MOTION MADE BY LYNN FALCONE, SECONDED BY MAYOR SARA POST MEYER, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR CHICA'S BEAUTY SALON IN THE AMOUNT OF UP TO \$5,000.00 FOR THE PURCHASE OF A ROOF REPLACEMENT. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR FAÇADE PROGRAM FOR THE VENUE ON CHURCH STREET

As previously mentioned, improvements will include:

- Rebuilding of the bridal porch
- Replacing the courtyard doors
- Repairing the eyebrow canopies
- Caulk / repair windows
- New signage
- Landscaping

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY CONSTANCE DONELS, TO APPROVE THE FACADE PROGRAM FOR THE VENUE ON CHURCH IN THE AMOUNT OF \$10,000.00 TO BE UTILIZED TOWARDS THE RENOVATIONS AS DEFINED IN THE APPLICATION. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY.

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP PROGRAM + FOR THRIVEFUEL, LLC

Mrs. Cromeens explained that ThriveFuel has applied for the second round of the Business Start-Up + Program. A one year lease in the amount of \$1,050.00 was signed on April 18, 2023.

MOTION MADE BY DAVID SCOTT, SECONDED BY BEN ZIMMERMAN, TO APPROVE THE BUSINESS START-UP PROGRAM + FOR THRIVEFUEL IN THE AMOUNT OF \$250.00 FOR THE NEXT SIX MONTHS, BEGINNING DECEMBER 1, 2023 AND ENDING MAY 1, 2024 AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

**V. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Tuesday, October 17, 2023 and the December Events Committee October Financial Report

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY BRAD KOCUREK, 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 30% for the calendar year and has decreased by 2.69% for the fiscal year.
- 2) Discuss upcoming conferences/meetings – Mrs. Cromeens reported that the South Texas Regional Job Fair will be held in Cuero on January 11<sup>th</sup>. CDC staff will attend the TEDC Winter Conference from February 21<sup>st</sup> – 23<sup>rd</sup> in San Antonio. The ICSC Las Vegas booth has already been secured and staff is working on the details of attendees from Cuero.
- 3) December Events Committee – Mrs. Cromeens reported that the December Events Committee opened on November 20<sup>th</sup> and have had a steady income with their first week's donations.
- 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.

**VII. ADJOURN**

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

  
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TYLER MCCLELLAN  
PRESIDENT

ATTEST:

  
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DAVID SCOTT  
SECRETARY/TREASURER