

**MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, FEBRUARY 20, 2024 11:00 A.M.**

The Cuero Development Corporation Board of Directors met Tuesday, February 20, 2024, at 214 E. Main Street and via Zoom Conference Call.

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

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

GUESTS: Donald Jirkovsky and Bob Hoover of the University of Houston-Victoria's Center for Regional Collaboration

Mayor Sara Post Meyer exited the meeting at 11:34 A.M.

I. CALL TO ORDER

President Tyler McClellan called the meeting to order at 11:03 A.M.

II. CITIZENS INPUT

Donald Jirkovsky, Director of the University of Houston-Victoria's Center for Regional Collaboration, introduced Bob Hoover and the two of them thanked the Board for their time. Mr. Jirkovsky announced that he is doing research on the recent AI projects that have taken place in the region, but he commended Cuero for their forward thinking. Mr. Jirkovsky complimented the Board for their efforts in assisting in progressive projects and the advancement that the City and local businesses have taken.

III. MONTHLY FINANCIALS

Mr. Scott mentioned that he did not review the financials for the period ending December 31, 2023. It was noted that the balance sheet was missing from the financials, therefore they were incomplete. Mr. Scott will request a meeting with Mrs. Connie Hawes, Finance Director of the City of Cuero, in the upcoming future to discuss the expectations of the CDC Board.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY LYNN FALCONE, TO TABLE THE DECEMBER FINANCIAL STATEMENTS. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR LA PLAZITA CAFÉ

La Plazita Café submitted an application to assist in covering the costs of new kitchen equipment and a new air conditioning unit. A mock cart was included in the agenda packet and Mrs. Cromeens recommended approval.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY BEN ZIMMERMAN, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR LA PLAZITA CAFE IN THE AMOUNT OF UP TO \$4,764.95 TO BE UTILIZED TOWARDS PURCHASING NEW KITCHEN EQUIPMENT AND AN AIR CONDITIONING UNIT. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR FUL-O-PEP

Mrs. Cromeens noted that Ful-O-Pep has recently added a new mural to the wall of the Garden Center building. Ful-O-Pep is requesting assistance in installing new lighting to enhance this community mural. A bid from Sutton Electric has been received and Mrs. Cromeens recommended approval.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY BEN ZIMMERMAN, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR FUL-O-PEP IN THE AMOUNT OF UP TO \$5,223.07 TO BE UTILIZED TOWARDS EXTERIOR LIGHTING. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM FOR CUERO TURKEYFEST

Mrs. Cromeens stated that Cuero Turkeyfest recently purchased a new building to be utilized for storage located in the Cuero Municipal Park.

Mrs. Cromeens mentioned that per program requirements, this project would meet the needs of “How does this project provide new or expanded business enterprise in Cuero?” Cuero Turkeyfest has a proven record of bringing thousands of visitors to the community during their three day event.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY CONSTANCE DONELS, TO APPROVE THE COMMUNITY SERVICES PROGRAM FOR CUERO TURKEYFEST IN THE AMOUNT OF UP TO \$10,000.00 TO BE UTILIZED TOWARDS ELECTRICAL UPGRADES. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP PROGRAM FOR 5D TAVERN

Mrs. Cromeens mentioned that 5D Tavern has successfully completed six months of rental assistance and they are seeking approval for the final six months from the CDC Board.

MOTION MADE BY LYNN FALCONE, SECONDED BY DAVID SCOTT, TO APPROVE THE BUSINESS START-UP PROGRAM FOR 5D TAVERN IN THE AMOUNT OF \$250.00 FOR THE NEXT SIX MONTHS BEGINNING MARCH 1, 2024 AND ENDING AUGUST, 1, 2024. AYES: 6 NAYES: 0 BRAD KOCUREK RECUSED HIMSELF MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP PROGRAM FOR SOUTHERN ROOTS SALON

Mrs. Cromeens noted that all collaterals are on file for Southern Roots Salon. There is a sub-lease in place with Classy B's, LLC. and Mr. & Mrs. Rath, whom own the building are aware and approve of the sub-lease.

MOTION MADE BY LYNN FALCONE, SECONDED BY DAVID SCOTT, TO APPROVE THE BUSINESS START-UP PROGRAM FOR SOUTHERN ROOTS SALON IN THE AMOUNT OF \$225.00 FOR THE NEXT SIX MONTHS BEGINNING MARCH 1, 2024 AND ENDING AUGUST, 1, 2024. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP PROGRAM FOR OVERSTREET RESTAURANT

Mrs. Cromeens mentioned that all collaterals are in order and she would recommend approval for the second round of rental assistance.

MOTION MADE BY DAVID SCOTT, SECONDED BY MAYOR SARA POST MEYER, TO APPROVE THE BUSINESS START-UP PROGRAM FOR OVERSTREET RESTAURANT IN THE AMOUNT OF \$250.00 FOR

THE NEXT SIX MONTHS BEGINNING MARCH 1, 2024 AND ENDING AUGUST, 1, 2024. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Tuesday, December 19, 2023, Regular Meeting Minutes, Tuesday, January 16, 2024, Special Meeting Minutes, January 23, 2024, and the December Events Committee December Financial Report.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY CONSTANCE DONELS, TO ACCEPT THE CONSENT AGENDA 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 decreased by 8.12% for the calendar year and has decreased by 3.49% the fiscal year.
- 2) Discuss upcoming conferences/meetings – CDC staff will attend the TEDC Winter Conference in San Antonio from February 20 – 23rd.

Mrs. Cromeens mentioned that she had previously discussed the opportunity of attending Select USA on behalf of Mr. Willie Hornberger. While starting the application process to attend, Mrs. Cromeens reached out to Team Texas to cancel the CDC's membership. Team Texas discussed their opportunities of attending Select USA as a member on their behalf and they would cover the signup costs of Mrs. Cromeens. As part of the contract, Mrs. Cromeens will work a six (6) hours shift at the Team Texas booth and will be able to promote Cuero beyond that shift.

- 3) December Events Committee – Mrs. Cromeens reported that display orders are in progress and will be accepted through the end of March. There are currently 6 (six) displays that have been sent to the design team of Sunny Day Lighting.
- 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.

Mrs. Cromeens reported that the Performance Agreement has been executed on behalf of NestFresh and the CDC will have their section notarized. The grant will be funded following the full execution of the Performance Agreement.

VII. EXECUTIVE SESSION

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

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

Cuero Development Corporation began an Executive Session on February 20, 2024 at 11:06 A.M.

VIII. RECONVENE TO OPEN MEETING

RECONVENE PUBLIC MEETING TO TAKE NECESSARY ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION.

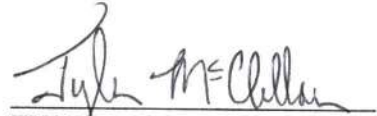
ANNOUNCEMENT BY PRESIDING OFFICER: Cuero Development Corporation completed its Executive Session on February 20, 2024 at 11:21 A.M.

- Actions resulting from Executive Session

MOTION MADE BY DAVID SCOTT, SECONDED BY CONSTANCE DONELS, TO AUTHORIZE MAGGIE J. CROMEENS, EXECUTIVE DIRECTOR, TO CONSULT WITH THE OWNERS OF INSPIRE CREATIONS TO COME TO AN AGREEMENT ON THE TERMS OF REPAYMENT FOR THEIR GRANT APPLICATIONS. AYES: 6 NAYES: 0

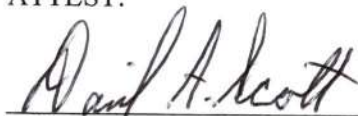
IX. ADJOURN

PRESIDENT TYLER MCCLELLAN ADJOURNED THE MEETING AT 11:50 A.M.



TYLER MCCLELLAN
PRESIDENT

ATTEST:



DAVID SCOTT
SECRETARY/TREASURER