

**MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
MONDAY, AUGUST 29, 2022, 5:00 P.M.**

The Cuero Development Corporation Board of Directors met Monday, August 29, 2022, at 212 E Main Street, Cuero, Texas.

PRESENT: Board Members: Tyler McClellan, Greg Freeman, Brian Gomez, Mayor Sara Post Meyer, David Scott, and Ben Zimmerman

ABSENT: Lynn Falcone

CDC STAFF: CDC Executive Director Bobby Seiferman and CDC Administrative Assistant Samantha Bayfus

GUESTS: Wayne Berger, City of Cuern; Richard and Will Carbonara, RNC Insurance Agency; Maggie Cromeens; Angie Cuellar and Alton Meyer, December Events Committee; David Danish, City of Cuero Parks Director; and Jennifer Papacek-Klimowicz

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 July 31, 2022. Mr. Scott stated that the financials were in good standing and he would recommend approval.

Mayor Meyer questioned if the funds from Cuero National Bank were transferred to the Cuero Development Corporation's (CDC) TexPool Account. Mr. Seiferman stated that all funds were transferred.

MOTION MADE BY GREG FREEMAN, SECONDED BY BRIAN GOMEZ, TO ACCEPT THE JULY FINANCIAL REPORTS AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR FAÇADE PROGRAM FOR MICHAEL SISCO DBA PARADIGM WEALTH PARTNERS, 118 E. MAIN STREET

Mr. Seiferman reported that Mr. Sisco was unable to attend the meeting. Mr. Seiferman explained that Mr. Sisco plans to repaint the front façade of his building and the support posts to match the recent painting job that was done to the lower portion of his building. The total cost of the project is \$2,925.00 and he is requesting ½ from the Board.

MOTION MADE BY GREG FREEMAN, SECONDED BY BEN ZIMMERMAN, TO APPROVE THE FAÇADE PROGRAM GRANT FOR MICHAEL SISCO DBA PARADIGM WEALTH PARTNERS IN THE AMOUNT OF UP TO \$1,462.50 TO BE UTILIZED TOWARDS THE REPAINTING OF HIS BUILDING LOCATED AT 118 E. MAIN STREET. AYES: 5 NAYES: 0 DAVID SCOTT ABSTAINED MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR FAÇADE PROGRAM FOR RNC INSURANCE AGENCY, LCC., 212 N. ESPLANADE

Mr. Seiferman stated that RNC Insurance Agency is seeking assistance to add an emergency rear exit door to their building that would be utilized by employees of the agency and renters that have access to the building. In addition to the exit

doors, windows will be installed to give the back of the building a nice touch, as RNC is working closely with the Chisholm Trail Heritage Museum (CTHM) on their Peebles Park project.

Mr. Carbonara explained that they have coordinated with the CTHM and are using Weaver and Jacobs, as they are the contractor for the Pocket Park. Mr. Carbonara also stated that the CTHM has granted access to parking in the rear of the building since their original parking spots are now being utilized by the Pocket Park. The total cost of the project is 25,103.99

MOTION MADE BY DAVID SCOTT, SECONDED BY BRIAN GOMEZ, TO APPROVE THE FAÇADE PROGRAM GRANT FOR RNC INSURANCE AGENCY IN THE AMOUNT OF UP TO \$10,000.00 TO BE UTILIZED TOWARDS AN EMERGENCY REAR EXIT DOOR AND WINDOWS ON THE REAR OF THEIR BUILDING LOCATED AT 212 N. ESPLANADE AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM FOR THE CITY OF CUERO, 212 E. MAIN STREET

Mr. Seiferman explained that this project was different than most projects presented to the Board. Kip Miller, owner of The Green Gobbler Bar & Grill, has been working diligently with both the CDC and the City of Cuero on the construction process of his restaurant that will be located at 1610 N. Terrell Street. In the preplanning phases of the project, Mr. Miller expressed the need of support from the City and CDC in the expansion of his water and wastewater infrastructure that will be utilized by his business.

Mr. Berger, Director of Utilities for the City of Cuero, was present on behalf of Mr. Miller. Mr. Berger mentioned that the City of Cuero has offered to assist this new restaurant that would essentially bring additional sales tax funds to the community and another dining option. Mr. Berger noted that the City of Cuero is providing in-kind services of all the labor to extend the lines an additional 400 feet each. The City is requesting that CDC assist in the material costs. The material to extend the water line will cost approximately \$15,000.00 and the material to extend the wastewater line would cost approximately \$11,000.00.

Mr. Freeman questioned if the restaurant would require any additional upgrades. Mr. Berger indicated that they will require electrical upgrades.

Mr. Scott questioned if the Board thought this was an expense that would be expected of the restaurant owner instead of the City. Mr. Seiferman stated that in previous discussions with Mr. Miller, it was expressed that he would not be able to complete the work in a timely manner and this would be additional costs out of his business that he could not afford.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY DAVID SCOTT, TO TABLE THIS ITEM PENDING FURTHER INFORMATION FROM BOTH KIP MILLER, OWNER OF THE GREEN GOBBLER BAR & GRILL. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

HEAR REPORT FROM DAVID DANISH ON THE CITY OF CUERO'S PARK/GOLF IMPROVEMENT PROJECT

Mr. Danish thanked the Board for their generosity and presented an updated project narrative explaining the progress of the City of Cuero's Golf Course Improvement Project. Fairway #7 has been complete, but Mr. Danish is awaiting the arrival of a roller and he anticipates this area will be open to the golfers within the upcoming week. The second phase of the renovation process will include planting the fairway of hole #8 with new grass. All work will be complete by the end of the fiscal year (September 30th). The CDC will present the second installment of \$114,000.00 to the Parks Department upon completion of phase 2 2021-2022 of their project. Year 2022-2023 include revamping the fairways of hole #5 and a partial #6. CDC is funding this project in the amount of \$114,000.00.

Mr. Scott noted that he would appreciate an ad in the Cuero Record, as those are done for ribbon cuttings to give the CDC recognition for their efforts.

Mr. McClellan questioned if the memberships have increased due to the partial renovations. Mr. Danish mentioned he did not have a number but he was positive that memberships have increased.

Mr. McClellan questioned if sales have been increased. Mr. Danish indicated that in working with the City Finance Director, Connie Hawes, she has confirmed this.

CONSIDER AND ACT UPON A MAJOR PROJECT'S APPLICATION SUBMITTED BY THE DECEMBER EVENTS COMMITTEE FOR A PARK IMPROVEMENT SOUND SYSTEM

Mr. Seiferman stated the December Events Committee is looking at a Park's enhancement project that would involve installing a sound system on twenty (20) poles located throughout the Cuero Municipal Park. Projecting synchronized Christmas music throughout the park. It was mentioned that preplanning stages have taken place amongst CDC staff, City staff, and DEC Board Members to coordinate that all parties are on the same page.

Mr. Meyer, Treasurer of the December Events Committee, noted that this project would be valuable to the City Park, as the music could be utilized during cookoffs, festivals, golf events, Summer Staycation programs, and during the 4th of July festivities.

Mr. McClellan questioned the timeline of the project. Mr. Meyer mentioned that this project would be complete by the FY 22-23.

Mr. Freeman questioned which content service would be utilized to stream the music. Mrs. Cuellar, Vice-President of the December Events Committee, mentioned that the music hub will require an iPod or cell phone to connect. Music can be played through Spotify, Pandora, or any music streaming service. She also noted that the quote is vague because this setup is a new concept and will require multiple companies to complete the needs of the DEC.

Mr. Meyer noted that the product is guaranteed for the weather and has a maintenance warranty.

MOTION MADE DAVID SCOTT, SECONDED BY GREG FREEMAN, TO APPROVE THE MAJOR PROJECT'S GRANT APPLICATION FOR THE DECEMBER EVENTS COMMITTEE IN THE AMOUNT OF \$35,000.00 FOR THE PURCHASE OF A MUSIC SYSTEM. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, July 28, 2022, Special Meeting Minutes, Tuesday, August 9, 2022, Special Meeting Minutes, Thursday, August 18, 2022, and the December Events July Financial Report.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY BEN ZIMMERMAN, 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 18% for the calendar year and has increased by 61.23% for the fiscal year.
- 2) Property Report – Mr. Seiferman reported that the CDC's 7.59 acres located behind the Pebble Ridge subdivision currently has a market value of \$101,910.00. The property will require an ingress/egress along Industrial Boulevard.

Mayor Meyer mentioned that local citizens have looked at the property, but the north side of the property is a marsh, and they indicated that this portion of the property is not valuable. Their concern is being able to get their investment back within a reasonable amount of time.

- 3) Community Leaders' Meeting – Mr. Seiferman reported that John Mitchell, contractor and Annemarie Leslie Mees, co-owner of Cuero Creamery will be the September 9th Community Leaders' Meeting speaker. Kip Miller, owner of The Green Gobbler Bar & Grill will be the October 14th speaker. Both meetings will be held at the City of Cuero Council Chambers.
- 4) Discuss upcoming conferences/meetings – Mr. Seiferman reported that Mrs. Bayfus will be out of the office with the Cuero Turkeyfest delegation in Worthington, Minnesota from September 14th – 16th. The TEDC's Annual Conference will be held in San Antonio from October 19th – 21st. Mr. Seiferman noted that the September Board Meeting will be held on September 26th and the October Board Meeting will be on October 24th, 2022.
- 5) December Events Committee – The DEC will meet on September 28, 2022 at the City of Cuero Council Chambers.
- 6) Project Status – A copy of the current projects was included in the agenda packet. A separate attachment included the new Business Start-Up Program.

Mr. Seiferman noted that Brad Hedrick has had supply chain issues, therefore delaying his project.

Mr. Scott questioned if the CDC has plans to recruit for NestFresh, as previously planned. Mr. Seiferman reported that NestFresh was a part of the Newmark presentation and the CDC would continue recruitment efforts.

Mr. Seiferman reported that Newmark visited Cuero, Gonzales, and Yoakum, as part of a regional marketing plan on behalf of the Victoria Economic Development Corporation. Individual and group interviews will be done in the upcoming weeks.

Mr. Seiferman gave an update on the Broadband initiative. Mr. Seiferman, Mrs. Bayfus, Mayor Meyer, Donald Jirkovsky and Heidi Shook, University of Houston-Victoria's Center for Regional Collaboration; Angie Cuellar, Cuero Chamber of Commerce; and Tad Vernor, GVEC met to discuss the federal regulations and future funding that will be produced by the Comptroller's Office. The funds will be distributed to those that have a broadband plan first.

Mayor Meyer mentioned that Cuero has already done a survey, established a committee, and has reviewed the community's needs. The City of Cuero is served by GVEC, which could be beneficial in securing funding. The City will need to go to the State for an assessment on the cleanup of their poles; the cost is anticipated to be between \$4-5 million.

VII. EXECUTIVE SESSION

Pursuant to Title 5 of the Texas Government Code, Chapter 551, Section 551.074, Deliberation Regarding Personnel Matters

- Deliberate the appointment, employment, evaluation, and duties of an employee: CDC Administrative Assistant

Pursuant to Title 5 of the Texas Government Code, Chapter 551, Section 551.074, Deliberation Regarding Duties of Executive Director

- Deliberate the appointment, employment, evaluation, and duties of the Executive Director (V.T.C.A., Government Code, Section 551.074)

Cuero Development Corporation began an Executive Session on August 29, 2022 at 6:07 P.M.

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 August 29, 2022 at 6:48 P.M.

VIII. RECONVENE TO OPEN MEETING

Actions resulting from Executive Session:

Pursuant to Title 5 of the Texas Government Code, Chapter 551, Section 551.074, Deliberation Regarding Personnel Matters

- Deliberate the appointment, employment, evaluation, and duties of an employee: CDC Administrative Assistant

The Board will reevaluate this agenda item, pending communications with the City of Cuero's Human Resources.

Pursuant to Title 5 of the Texas Government Code, Chapter 551, Section 551.074, Deliberation Regarding Duties of Executive Director

- * Deliberate the appointment, employment, evaluation, and duties of the Executive Director (V.T.C.A. Government Code, Section 551.074)

MOTION MADE BY GREG FREEMAN, SECONDED BY BRIAN GOMEZ, TO ACCEPT THE LETTER OF RESIGNATION FROM THE CDC EXECUTIVE DIRECTOR, BOBBY SEIFERMAN, EFFECTIVE SEPTEMBER 16, 2022.

IX. ADJOURN

PRESIDENT TYLER MCCLELLAN ADJOURNED THE MEETING AT 6:53 P.M.



TYLER MCCLELLAN
PRESIDENT

ATTEST:



DAVID SCOTT
SECRETARY/TREASURER