

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, APRIL 16, 2024 5:00 P.M.

The Cuero Development Corporation Board of Directors met Tuesday, April 16, 2024, at The Cuero Public Library, 207 E. Main Street, Cuero, TX 77954.

PRESENT: Board Members: Tyler McClellan, Constance Donels, Brad Kocurek, and Ben Zimmerman

ABSENT: Lynn Falcone and David Scott

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

GUESTS: Anna Daniels – Guadalupe Blanco River Authority Community Affairs Coordinator, David Danish – City of Cuero Parks Director, Amber Fitts-Jones – City of Cuero Museum Manager, and Mayor Sara Post Meyer – City of Cuero

I. CALL TO ORDER

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

II. CITIZENS INPUT

Anna Daniels, Community Affairs Coordinator for the Guadalupe-Blanco River Authority (GBRA), thanked the Board for allowing her to attend the CDC meeting. Mrs. Daniels mentioned that she is the Coordinator for the lower five (5) counties of the river, which include: Calhoun, DeWitt, Gonzales, Refugio, and Victoria. Mrs. Daniels expressed her admiration of the projects that the Cuero Development Corporation has supported in the past and she mentioned that GBRA has agreed to sponsor the South Central Texas Economic Network Summit on May 6th.

III. MONTHLY FINANCIALS

Mrs. Cromeens noted that the financial statements are not complete. There was a concern that the financial reports have not been received this fiscal year. The Board agreed that it was in their best interest to have Mrs. Cromeens and President McClellan meet with the City of Cuero Finance Department to explain their expectations of the monthly financial reports.

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY BRAD KOCUREK, TO TABLE THE FINANCIALS AS PRESENTED, PENDING A REVIEW WITH CDC PRESIDENT TYLER MCCLELLAN, CDC EXECUTIVE DIRECTOR MAGGIE CROMEENS, AND CITY OF CUERO FINANCE DIRECTOR CONNIE HAWES. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. BUSINESS

CONSIDER AND ACT UPON AN AMENDMENT OF STAGE 4 OF THE CUERO MUNICIPAL GOLF COURSE

Mrs. Cromeens noted that the amendment is not changing anything regarding the original approval of Cuero Municipal Golf Course's project.

Mr. Danish thanked the Board for their previous funding of the Cuero Municipal Golf Course's four phase improvement project. Mr. Danish noted that due to the improvements, the City has seen an increase in members

and visitors to the course. Due to a change in vendors, the City has been able to save on shipping, therefore leaving excess funds available for usage of improvements. Mr. Danish mentioned that phase 4 will still include fairways 1&9. Amendments will include: improvements to fairway 3 to fix the bare areas of grass, refurbishing the bridge that leads to #2 which is currently caving in, and adding six spaces to the newest golf cart shed. If there are any remaining funds, the City will use the money for golf cart path repairs and to repair fairway #4, which is the only fairway that is Bermuda grass.

Mr. McClellan questioned if all of the renovations for phases 1 – 3 have been complete. Mr. Danish mentioned that all of the fairways, greens, and surrounds have been complete.

Ms. Donels questioned the timeline of the project. Mr. Danish mentioned that the project will be complete by October, 2024.

Ms. Donels and Mr. Zimmerman commended Mr. Danish on the golf course improvements and mentioned that they have received several compliments on the quality of the course.

MOTION MADE BY CONSTANCE DONELS, SECONDED BY BEN ZIMMERMAN, TO APPROVE THE AMENDMENT OF STAGE 4 OF THE CUERO MUNICIPAL GOLF COURSE'S PROJECT AS PRESENTED. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON THREE FAÇADE GRANTS FOR THE CHISHOLM TRAIL HERITAGE MUSEUM

Mrs. Cromeens noted that Mr. Oliver asked for the Cuero Development Corporation's (CDC) assistance for three façade applications to Chisholm Trail Heritage Museum's expansion project at the March Board of Directors' Meeting. The budget of the renovations to the Trautwein Building are anticipated to be over \$3million. The first application included restoring the rear façade of the Trautwein Building (old Lantz Tire building) to its' original state. Renovations will consist of removing the armory door entrance, removing the aluminum, constructing a new awning, and adding street lights.

The second façade application included replacing the side double doors, replace the rear double doors, creating a new entry to the Chisholm Trail Heritage Museum expansion, and revitalizing the landscaping.

The final application included replacing the missing awning at the Chisholm Trail Heritage Museum, removing the overhead door, removing the aluminum, and returning the façade to its' original state.

The improvements to the building will enhance the appearance of Esplanade Street and the Museum is eager to move forward with their expansion.

Ms. Donels noted that the side façade is visible to the road and the cleaning of the building has already begun to make the building stand out.

MOTION MADE BY BRAD KOCUREK, SECONDED BY CONSTANCE DONELS, TO APPROVE THE FIRST FAÇADE APPLICATION FOR THE CHISHOLM TRAIL HERITAGE MUSEUM IN THE AMOUNT OF UP TO \$10,000.00 TO BE UTILIZED TOWARDS THE RENOVATIONS, AS DEFINED IN THEIR APPLICATION. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

MOTION MADE BY BRAD KOCUREK, SECONDED BY BEN ZIMMERMAN, TO APPROVE THE SECOND FAÇADE APPLICATION FOR THE CHISHOLM TRAIL HERITAGE MUSEUM IN THE AMOUNT OF UP TO \$10,000.00 TO BE UTILIZED TOWARDS THE RENOVATIONS, AS DEFINED IN THEIR APPLICATION. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

MOTION MADE BY BRAD KOCUREK, SECONDED BY CONSTANCE DONELS, TO APPROVE THE THIRD FAÇADE APPLICATION FOR THE CHISHOLM TRAIL HERITAGE MUSEUM IN THE AMOUNT OF UP TO \$10,000.00 TO BE UTILIZED TOWARDS THE RENOVATIONS, AS DEFINED IN THEIR APPLICATION. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON FAÇADE GRANT FOR PHARMACY MUSEUM

Mrs. Cromeens mentioned that The Pharmacy and Medical Museum has submitted a Façade application for renovations. Mrs. Cromeens noted that the Museum is property of the City of Cuero, therefore the project money can be gifted as an in kind donation to the City to be utilized towards the Museum's project. The Pharmacy and Medical Museum is working on the restructuring of the front, side, and rear façades of the museum due to leaking of the structure.

Mrs. Fitts-Jones thanked the Board for their time and consideration. Mrs. Fitts-Jones mentioned that contractors have begun interior work on the Museum and have come to the realization that there is leaking due to the age of the building. The building was inspected and it was suggested that the mortar of the building be repointed and repainted to ensure that further damage is not done. Rear façade improvements will include replacing loose bricks, caulking; sealing; and replacing windows, and scraping of the building.

The building will be complete with a new front façade paint job that will include maroon touches in honor of Mr. Joe Reuss.

Mrs. Cromeens mentioned that in speaking with Wayne Berger, City Manager, it was noted that the City is on board with this project and money will be earmarked. Once they are ready to proceed, the CDC can submit the funds for this project.

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY CONSTANCE DONELS, THAT THE CDC PROVIDE AN IN KIND DONATION OF UP TO \$10,000.00 TO THE PHARMACY AND MEDICAL MUSEUM FOR THE FAÇADE IMPROVEMENTS AS PRESENTED. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Tuesday, March 9, 2024 and the December Events Committee November, December, January, and February Financial Report.

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

MOTION MADE BY CONSTANCE DONELS, SECONDED BY BEN ZIMMERMAN, TO AMEND THE MOTION TO REFLECT THAT THE DECEMBER EVENTS COMMITTEE FINANCIAL REPORTS WERE NOT APPROVED. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

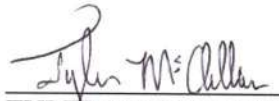
VI. EXECUTIVE DIRECTOR'S REPORT

- 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 4.68% for the calendar year and has decreased by 2.61% the fiscal year.
- 2) Discuss upcoming conferences/meetings – Mrs. Bayfus will attend the Texas Economic Development Council's Women in Economic Development Conference in Round Rock from April 23rd – 24th. Mrs. Cromeens will attend the OU EDI Conference in New Orleans from April 28th – May 2, 2024. Staff will attend the DeWitt County Resource Round Up on April 22nd at the Cuero Municipal Park Clubhouse. This event will capture the resources available to residents of DeWitt County, including, but not limited to: utility assistance, food assistance, Medicaid, etc. The South Central Texas Economic Network will host their Summit on May 6th at the Anne Friar Thomas Building. This regional collaboration will include: Gonzales, Hallettsville, and Yoakum. The costs will be equally split amongst the four entities. The Cuero Development Corporation's Board Retreat will be held on May 31st with a location to be determined.
- 3) December Events Committee – Mrs. Cromeens reported that display orders are still in progress and should be complete by the end of the month.

- 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.

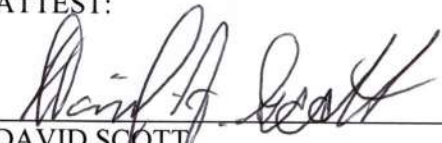
VII. ADJOURN

PRESIDENT TYLER MCCLELLAN ADJOURNED THE MEETING AT 5:55 P.M.



TYLER MCCLELLAN
PRESIDENT

ATTEST:



DAVID SCOTT
SECRETARY/TREASURER