

**MINUTES  
CUERO DEVELOPMENT CORPORATION  
REGULAR MEETING  
WEDNESDAY, JANUARY 22, 2025 12:00 P.M.**

The Cuero Development Corporation Board of Directors met Wednesday, January 22, 2025 at The City of Cuero Council Chambers, 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Tyler McClellan, Wayne Berger, Constance Donels, Lynn Falcone, Mayor Emil Garza, and Ben Zimmerman

ABSENT: Brad Kocurek

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

GUESTS: City of Cuero Finance Director Connie Hawes

**I. CALL TO ORDER**

President Tyler McClellan called the meeting to order at 12:00 P.M.

**II. CITIZENS INPUT**

None.

**III. MONTHLY FINANCIALS**

Mrs. Cromeens reported that upon review of the financial statements with the City of Cuero Finance Director, it appeared that they were in order. The August, October, November, and December statements were included in the agenda packet for review.

It was mentioned that Mrs. Hawes, Finance Director for the City of Cuero, will attend the future Cuero Development Corporation (CDC) Board Meetings for any clarification of the financials that may arise.

MOTION MADE BY CONSTANCE DONELS, SECONDED BY LYNN FALCONE, TO APPROVE THE AUGUST, OCTOBER, NOVEMBER, AND DECEMBER FINANCIAL REPORTS AS PRESENTED. AYES: 6 NAYES: 0  
MOTION CARRIED UNANIMOUSLY

**IV. BUSINESS**

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP PROGRAM + FOR COMPLETE HOMETOWN PHYSICAL THERAPY

Mrs. Cromeens reported that Complete Hometown Physical Therapy has complete their first round of rental assistance. The second round will be a payment of \$250.00 for six months. The company held their ribbon cutting on January 16<sup>th</sup>.

MOTION MADE BY MAYOR EMIL GARZA, SECONDED BY CONSTANCE DONELS, TO APPROVE THE BUSINESS START UP PROGRAM + FOR COMPLETE HOMETOWN PHYSICAL THERAPY IN THE AMOUNT OF \$250.00 BEGINNING FEBRUARY 1, 2025 AND ENDING JULY 1, 2025. AYES: 6 NAYES: 0  
MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP PROGRAM + FOR SOUTHERN CHARM

Mrs. Cromeens mentioned that Southern Charm has complete their first round of rental assistance. The second round will be a payment of \$250.00 for six months.

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY LYNN FALCONE, TO APPROVE THE BUSINESS START-UP + PROGRAM FOR COMPLETE HOMETOWN PHYSICAL THERAPY IN THE AMOUNT OF \$250.00 FOR THE NEXT SIX MONTHS BEGINNING FEBRUARY 1, 2025 AND ENDING JULY 1, 2025. AYES: 6 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR HOTEL TEXAS

Mrs. Cromeens mentioned that Hotel Texas is seeking assistance for the installation and purchase of forty-two (42) door locks and exterior painting of the doors. It was noted that the application is not complete, as the applicant has not submitted proof of ownership and proof of payment of sales tax to the City of Cuero. Mrs. Cromeens recommended approval of the application, contingent upon receiving the required documents, as specified in the application.

Mrs. Falcone stated that she was not in agreement with the approval and she recommended non-approval of the application due to the missing required documentation.

THIS ITEM WAS UNANIMOUSLY TABLED.

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR BAYMONT INN

Mrs. Cromeens reported that Baymont Inn is seeking assistance for the purchase of a new commercial grade washer and dryer for their everyday laundry use. This purchase will enhance the hotel's laundry service and provide higher quality linen service to guests.

MOTION MADE BY MAYOR EMIL GARZA, SECONDED BY CONSTANCE DONELS, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR BAYMONT INN IN THE AMOUNT OF UP TO \$8,604.25 FOR THE PURCHASE OF A NEW COMMERCIAL GRADE WASHER AND DRYER. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON BUDGET AMENDMENT #1 OF THE FY 2024-2025

Mrs. Cromeens noted that pursuant to the December Board Meeting, the Board was in agreement to move forward with hiring Underwood Law Firm, whom specialize in economic development. In order to move forward with the contract for payment, not to exceed \$7,500.00 per the motion, the CDC must amend the budget. A new "Legal" line item was created and the monies will be transferred from the "Project Recruitment" line item.

MOTION MADE BY CONSTANCE DONELS, SECONDED BY MAYOR EMIL GARZA, TO APPROVE BUDGET AMENDMENT #1 OF THE FISCAL YEAR 2024-2025 AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON ACTION AGAINST A LOCAL BUSINESS

Mrs. Cromeens reported that she emailed Marci Overstreet regarding the past due payment for the remainder of her Business Retention and Expansion Program grant. Mrs. Cromeens began email communication in July, 2024 and worked with President McClellan on a payment amount and payment schedule, the document was notarized by CDC staff, but Mrs. Overstreet never returned the document with her signature. Mrs. Overstreet recently indicated that she was having difficulties with repayment and requested a lower payment option.

Ms. Donels suggested lowering the payment and leaving the original due date of the final payment. The Board was in agreement of this option. It was suggested that Mrs. Cromeens send the revised Promissory Note to Mrs. Overstreet and demand a signature of the updated terms.

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY MAYOR EMIL GARZA, TO SEND OVERSTREET GOOD EATS AND TREATS AN UPDATED PROMISSORY NOTE NO LATER THAN JANUARY 24, 2025 CONTEMPLATING A REDUCED PAYMENT OF \$150.00 PER MONTH FOR THE FIRST SIX MONTHS AND AMENDMENDING THE REMAINING PAYMENTS AFTER THAT. THE CDC WILL GIVE OVERSTREET GOOD EATS AND TREATS NO LATER THAN JANUARY 31, 2025 TO RETURN AN EXECUTED AND NOTARIZED



COPY OF THE UPDATED PROMISSORY NOTE WITH THE FIRST PAYMENT INCLUDED, OTHERWISE THE CDC WILL PURSUE LEGAL ACTION. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

WELCOME NEW BOARD MEMBER, WAYNE BERGER

Mr. McClellan and Mrs. Cromeens welcomed new CDC Board Member, Wayne Berger. Mr. Berger serves as the City Manager for the City of Cuero.

**V. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, December 2, 2024 and December Events Committee's August, October, November, and December Financial Reports.

MOTION MADE BY EMIL GARZA, SECONDED BY LYNN FALCONE, 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 1.18% for the calendar year and has increased by 1.82% for the fiscal year.
- 2) Discuss upcoming conferences/meetings – Mrs. Bayfus will attend the ICSC Red River Conference in Dallas from January 28<sup>th</sup> – 31<sup>st</sup>. Mrs. Cromeens will be a keynote speaker at the State of Cuero. CDC Staff will attend the first annual Chamber Day at the Capitol on February 11<sup>th</sup>. This one-day event will give the opportunity to meet with state lawmakers, learn about key legislative issues, and advocate for Cuero.
- 3) December Events Committee – Mrs. Cromeens reported that although the donations were lower than the previous year, it was still a banner year for Cuero's Christmas in the Park.
- 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 first payment of \$150,000.00 will be distributed to the Cuero Chamber of Commerce. Mr. McClellan questioned what the first distribution would be utilized towards. Mrs. Cromeens noted that the first phase would include architectural fees and renderings. Each distribution will include a new Promissory Note that will be signed by both parties and the Chamber will have thirty (30) days for repayment without interest.

Mrs. Cromeens reported that Stir Soda Shoppe has been delayed due to construction costs. The project should start in the near future.

Cliff Foulds Edward Jones has complete their Façade Project and the business has moved into their newly renovated building. Mrs. Cromeens will take pictures of the building and signage will be placed at the business for CDC recognition.

**VII. ADJOURN**

PRESIDENT MCCLELLAN ADJOURNED THE MEETING AT 1:10 P.M.

  
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TYLER MCCLELLAN  
PRESIDENT

ATTEST:

  
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LYNN FALCONE  
VICE-PRESIDENT