

**MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, FEBRUARY 18, 2025 5:00 P.M.**

The Cuero Development Corporation Board of Directors met Tuesday, February 18, 2025 at The City of Cuero Council Chambers, 212 E. Main Street, Cuero, Texas.

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

ABSENT: Lynn Falcone and 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 5:00 P.M.

II. CITIZENS INPUT

None.

III. MONTHLY FINANCIALS

Mrs. Connie Hawes, Finance Director for the City of Cuero, mentioned that the January Financial Report was incomplete due to a delay in receiving the financial statements from Cuero National Bank. It was noted that the auditors visited the City and the Cuero Chamber of Commerce line of credit was discussed. The auditors recommended that the City create a new interest account to document any excess interest that would be received for non-payment throughout the thirty (30) day grace period. Interest will be accumulated at 4.5% after the thirty (30) day period, with the first check being issued January 16th.

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY MAYOR EMIL GARZA, TO TABLE THE JANUARY FINANCIAL REPORT. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. BUSINESS

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 was incomplete at the January Board Meeting. Mr. Patel has since provided proof of ownership and proof of payment of sales tax to the City of Cuero. Mrs. Cromeens recommended approval of the application.

MOTION MADE BY WAYNE BERGER, SECONDED BY CONSTANCE DONELS, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR HOTEL TEXAS IN THE AMOUNT OF UP TO \$9,191.50 FOR THE PURCHASE OF NEW DOOR LOCKS AND EXTERIOR PAINTING OF THE DOORS. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR EXIBIX, INC.

Mrs. Cromeens mentioned that Exibix, Inc. is seeking assistance for the purchase of additional equipment that would be utilized to better handle the demand of printing needs such as business cards, flyers, and envelopes. This equipment would allow Exibix, Inc. to better serve the community by offering such services locally. Mrs. Cromeens noted that one additional part-time position was created in December, 2024 and upon receiving the equipment, this position will change to full-time.

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY MAYOR EMIL GARZA, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR EXIBIX, INC. IN THE AMOUNT OF UP TO \$8,100.00 FOR THE PURCHASE OF NEW PRINTING EQUIPMENT. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY CITY MANAGER WAYNE BERGER ABSTAINED

CONSIDER AND ACT UPON BUDGET AMENDMENT #2 OF THE FY 2024-2025

Due to the interest being moved into an “interest account”, there was no need for the Budget Amendment according to the auditors. No additional action was required.

CONSIDER AND ACT UPON ACTION AGAINST A LOCAL BUSINESS

Mrs. Cromeens stated that the Board gave direction to send a Promissory Note to Mrs. Overstreet with the assistance of Board Member Ben Zimmerman. A response was required by January 31, 2025 by Mrs. Overstreet. Due to unforeseen circumstances, the Promissory Note was not mailed on time and there has been a delay. An email was sent to Mrs. Overstreet acknowledging that the Board accepted the repayment in the amount of \$150.00 per month, but the last payment would be a balloon payment. Mrs. Cromeens will meet with Mr. Zimmerman on February 20, 2025 to finalize the Promissory Note for signatures and repayment will follow immediately.

V. CONSENT AGENDA

Included in the director’s agenda packets for review were: Regular Meeting Minutes, Wednesday, January 22, 2025 and the December Events Committee’s January Financial Reports.

MOTION MADE BY CONSTANCE DONELS, SECONDED BY MAYOR EMIL GARZA, TO ACCEPT ONLY THE REGULAR MEETING MINUTES AS PRESENTED. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

MOTION MADE BY WAYNE BERGER, SECONDED BY CONSTANCE DONELS, TO TABLE THE DECEMBER EVENTS COMMITTEE’S JANUARY FINANCIAL STATEMENTS. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

BEN ZIMMERMAN EXITED THE MEETING AT 5:30 P.M.

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 18.02% for the calendar year and has increased by 8.98% for the fiscal year.
- 2) Discuss upcoming conferences/meetings – Mrs. Cromeens mentioned that the Cuero Development Corporation and the Cuero Chamber of Commerce will host their first “Cuero Rising” meeting on Thursday, February 20th at the Cuero Municipal Park Clubhouse. The intent of these meetings are to bring awareness of the projects and activities happening in the City.

Ms. Bayfus represented the Cuero Development Corporation at the ICSC Convention in Dallas from January 28th – 30th. Multiple business contacts were made throughout the conference.

The Cuero Development Corporation will host “Understanding the Economic Development Process” Workshop with Alysia Cook on February 24th at the Cuero Public Library. Attendees will include CDC staff and Board and City of Cuero City Council and staff.

- 3) December Events Committee – Mrs. Cromeens reported that Ms. Bayfus is accepting Christmas decorations until the end of March. Thank you baskets were delivered to 2024 Christmas in the Park sponsors.
- 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. EXECUTIVE SESSION

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

- Deliberate the sale, 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 18, 2025 at 5:34 P.M.

VIII. RECONVENE TO OPEN SESSION

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

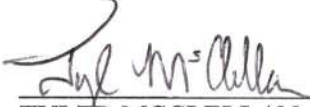
ANNOUNCEMENT BY PRESIDING OFFICER: Cuero Development Corporation has complete its Executive Session on February 18, 2025 at 5:45 P.M.

- Actions resulting from Executive Session

MOTION MADE BY WAYNE BERGER, SECONDED BY MAYOR EMIL GARZA, TO AUTHORIZE CDC EXECUTIVE DIRECTOR MAGGIE CROMEENS TO SEND THE PROPOSED CONTRACT TO AVALON LAND HOLDINGS. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

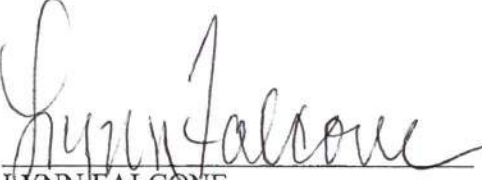
IX. ADJOURN

PRESIDENT MCCLELLAN ADJOURNED THE MEETING AT 5:48 P.M.



TYLER MCCLELLAN
PRESIDENT

ATTEST:



LYNN FALCONE
VICE-PRESIDENT