

MINUTES
CUERO DEVELOPMENT CORPORATION
SPECIAL MEETING
THURSDAY, APRIL 3, 2025 12:00 P.M.

The Cuero Development Corporation Board of Directors met Thursday, April 3, 2025 at the Cuero Development Corporation Conference Room, 214 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Tyler McClellan, City Manager Wayne Berger, Constance Donels, Lynn Falcone, Mayor Emil Garza, Brad Kocurek (via Zoom), and Ben Zimmerman (via Zoom)

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

GUESTS: Slater Elza, Underwood Law Firm

I. CALL TO ORDER

President Tyler McClellan called the meeting to order at 12:05 P.M.

II. CITIZENS INPUT

None.

III. 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 Thursday, April 3, 2025 at 12:06 P.M.

IV. 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 has completed its Executive Session on Thursday, April 3, 2025 at 12:34 P.M.

1. Actions resulting from Executive Session

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY CONSTANCE DONELS, TO AUTHORIZE CDC PRESIDENT TYLER MCCLELLAN TO SECURE AND EXECUTE LAND CONTRACTS WITH AVALON TEXAS HOTELS, LLC. AND AVALON LAND HOLDINGS, LLC. , SUBJECT TO CONFIRMING EASEMENT AND UTILITY ISSUES. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

V. ADJOURN

PRESIDENT TYLER MCCLELLAN ADJOURNED THE MEETING AT 12:35 P.M.

TYLER MCCLELLAN
PRESIDENT

ATTEST:

CONSTANCE DONELS
SECRETARY/TREASURER