

**MINUTES  
CUERO DEVELOPMENT CORPORATION  
REGULAR MEETING  
TUESDAY, MAY 20, 2025 5:00 P.M.**

The Cuero Development Corporation Board of Directors met Tuesday, May 20, 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, Brad Kocurek, and Ben Zimmerman

ABSENT: Lynn Falcone

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

GUESTS: Ele Chew – The Cuero Record, Ann & Brad Hedrick – Hedrick Properties, Kenneth M. Odom – Odom Law Office, Ray Methvin – Insyteful (via Zoom),

**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. Cromeens reported that she met with Mrs. Connie Hawes, Finance Director for the City of Cuero, to review the March financial report. She noted that while some line items currently appear over budget, these discrepancies will be addressed through the budget amendment to be presented later in the meeting.

MOTION MADE BY MAYOR EMIL GARZA, SECONDED BY CONSTANCE DONELS, TO APPROVE THE MARCH FINANCIAL REPORT AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

**IV. BUSINESS**

**PRESENTATION BY INSYTEFUL REGARDING UPDATED TARGETED INDUSTRY ANALYSIS**

Mrs. Cromeens noted that when Alysia Cook developed the Strategic Plan for the Cuero Development Corporation in 2019, Insyteful conducted a coinciding Target Industry Analysis (TIA). This TIA is a comprehensive, data-driven study that provides valuable insights into target industries for the area. The data sets and analysis being reviewed and updated will include (but is not limited to) inbound-outbound commuter flows, labor shed area, existing industry, local/regional supply chain, labor force, workforce development, and infrastructure. The goal of the updated analysis is to guide Cuero in setting policies and revising strategies that position Cuero to compete for projects and businesses that play to the community's unique strengths.

**CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR A SPECIAL STITCH**

Mrs. Cromeens mentioned that A Special Stitch is seeking assistance with the purchase of additional equipment. The proposed equipment would enable the business to produce custom printed decals on an industrial scale. This expansion aims to enhance the products and services offered to consumers and has the potential to create a new employment opportunity.



MOTION MADE BY BRAD KOCUREK, SECONDED BY MAYOR EMIL GARZA, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR A SPECIAL STITCH IN THE AMOUNT OF UP TO \$4,565.27 FOR THE PURCHASE OF NEW PRINTING EQUIPMENT. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR FAÇADE PROGRAM FOR ANN HEDRICK, 105 S. ESPLANADE STREET

Mr. Hedrick thanked the Board for their time and consideration. Mr. Hedrick mentioned that although the building appears to be a single structure, it actually consists of two separate units with their own addresses: 105 S. Esplanade and 101 E. Main Street.

Mrs. Cromeens reported that Ann Hedrick is requesting assistance for exterior improvements at 105 S. Esplanade. The proposed scope of work includes: removal of the existing canvas awning and steel framework, construction and installation of new awnings, replacement of the upper windows, cleaning; sanding; priming; caulking; and painting of wooden trim and doors, replacement of rotten wood and trim as needed, replacement of the back door, and pressure washing of the building. These enhancements will improve the appearance in the downtown district and create a space for a potential new business.

Ms. Donels questioned if Ms. Hedrick had a tenant in place for the new space. Mr. Hedrick mentioned that upon completion of the building, they would solicit for a tenant.

MOTION MADE BY CONSTANCE DONELS, SECONDED BY MAYOR EMIL GARZA, TO APPROVE THE FAÇADE PROGRAM FOR ANN HEDRICK IN THE AMOUNT OF UP TO \$10,000.00 FOR THE EXTERIOR RENOVATIONS TO 105 S. ESPLANADE AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY.

CONSIDER AND ACT UPON AN APPLICATION FOR FAÇADE PROGRAM FOR ANN HEDRICK, 101 E. MAIN STREET

Mrs. Cromeens noted that *Be.* the boutique has occupied 101 E. Main Street for several years. Due to the ongoing renovations, the boutique has temporarily relocated across the street. Planned improvements to the original location include the installation of a new awning, which will help define the separation between the two connected buildings. Additional improvements will include scraping and sanding of the windows, as well as the washing of the back wall.

MOTION MADE BY CONSTANCE DONELS, SECONDED BY MAYOR EMIL GARZA, TO APPROVE THE FAÇADE PROGRAM FOR ANN HEDRICK IN THE AMOUNT OF UP TO \$10,000.00 FOR THE EXTERIOR RENOVATIONS TO 101 E. MAIN STREET AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY.

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP PROGRAM FOR ONE STOP BARBER SHOP

Mrs. Cromeens mentioned that One Stop Barber Shop will be located in the Cuero Plaza Shopping Center. The barber shop has been open for many years and has expanded to Cuero. A two-year lease is in place and is effective June 1, 2025.

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY BRAD KOCUREK, TO APPROVE THE BUSINESS START-UP PROGRAM FOR ONE STOP BARBER SHOP IN THE AMOUNT OF \$275.00 FOR THE NEXT SIX MONTHS, BEGINNING JUNE 1, 2025 AND ENDING NOVEMBER 1, 2025. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP PROGRAM FOR DEWITT POTTH & SONS

Mrs. Cromeens stated that Brandon and Haley Cowey recently purchased DeWitt Poth & Son and are expanding their print shop to 135 E. Main Street. Mrs. Cromeens spoke to Mr. Cowey and verified that Cuero will receive their sales tax receipts, upon reporting to the Comptroller's Office.



MOTION MADE BY MAYOR EMIL GARZA, SECONDED BY CONSTANCE DONELS, TO APPROVE THE BUSINESS START-UP PROGRAM FOR DEWITT POTH & SONS IN THE AMOUNT OF \$500.00 FOR THE NEXT SIX MONTHS, BEGINNING JUNE 1, 2025 AND ENDING NOVEMBER 1, 2025. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON GRANTING AN EASEMENT TO 103 LAUREL OAK CIRCLE

Mr. Kenneth Odem addressed the Board on behalf of his clients, David and Lori Scott. He explained that the Cuero Development Corporation (CDC) owns a tract of land located behind the Scott's residence at 103 Laurel Oak Circle. The Scott's driveway does not connect to a public street at the front of their property; instead, it exits through the rear, utilizing the CDC owned tract.

Mr. Odem noted that the property has historically relied on this access point, but no formal, recorded easement has ever been established. The Scotts are requesting permanent access via a mutually acceptable easement that follows the existing path from CL Duckett Dr. to their driveway, a route that has been used since 2008. The Scotts will cover the cost of a professional survey to define the easement, as they plan to sell their home.

The proposed easement would be non-exclusive and granted for ingress and egress purposes only. It would not impede the CDC's ongoing use of the road, which also serves as access to the remaining CDC property west of the Pebble Ridge subdivision.

President McClellan questioned if there has been a previous title policy issue. Mr. Odem noted that to his knowledge, there had not been an issue, as the previous owners did not have a title policy issued.

President McClellan questioned how wide the Scotts were proposing the easement. Mr. Odem mentioned that the easement would be around 15-20 foot, as this would only be used for vehicular purposes.

Mrs. Cromeens noted that upon Board approval, the next step would be for the Scotts to pay for an appraisal to ensure that the property is properly defined for access purposes.

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY CITY MANAGER WAYNE BERGER, TO APPROVE THE REQUEST OF THE SCOTTS WITH THE RESPECT OF THE GRANTING AN EASEMENT, SUBJECT TO A SURVEY FIRST BEING COMPLETED AT THE COST OF THE SCOTTS AND UPON THE SCOTTS PROVIDING THE SURVEY TO THE CDC AND THE CDC WORKING WITH THE SCOTTS ON THE TERMS AND PARAMETERS ON A MUTUALLY AGREEABLE POTENTIAL EASEMENT RELATIONSHIP. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON BUDGET AMENDMENT #1 OF THE FY 24-25

Mrs. Cromeens reported that the December Events Committee's budget amendment included funds originally budgeted in the prior year for the Park sound system. However, these funds were not spent last year and instead were expended this year in the amount of \$51,516.00. Additionally, when the budget was approved, funds were placed into one consolidated account for food and beverage, rather than being distributed into the appropriate individual line items as would normally be expected. This money was just rearranged to their respective line items and no additional monies were added to the total of \$56,000.00.

It was also reported that the budget amendment for the CDC includes the addition of legal fees related to the use of Underwood's services in connection with the land purchase. To cover these expenses, funds were reallocated from the Project Recruitment line item. Funds from the CDC's fund balance will be used to cover the purchase of the land. Once the land transaction is completed, the expenditure is expected to be recovered through future sales tax allocations.

She also explained that in the past, food and beverage expenses were mistakenly coded under contracts and services. These expenses have been reclassified and moved to a newly activated account to ensure proper accounting.

MOTION MADE BY CONSTANCE DONELS, SECONDED BY MAYOR EMIL GARZA, TO APPROVE BUDGET AMENDMENT #1 OF THE FY 24-25 AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

## **V. CONSENT AGENDA**

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, April 21, 2025 and the December Events Committee's March Financial Report.

MOTION MADE BY WAYNE BERGER, SECONDED BY BRAD KOCUREK, 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 4.11% for the calendar year and has increased by 3.36% for the fiscal year.
- 2) Discuss upcoming conferences/meetings – Mrs. Cromeens mentioned that the CDC will start the “Good Things Happen Here – Summer Series”, which will be hosted at the Cuero Country Club in May, June, July, and August. These workshops were based on a survey that was sent out to the local businesses. Economic Development week was the week of May 12<sup>th</sup>. With permission from the Comptroller's Office, the CDC opened tabs at different restaurants totaling \$900.00 for the week.
- 3) December Events Committee – There were no reports.
- 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 551.074, Deliberation Regarding Personnel Matters

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

Cuero Development Corporation began an Executive Session on May 20, 2025 at 6:32 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 May 20, 2025 at 7:00 P.M.

- Actions resulting from Executive Session

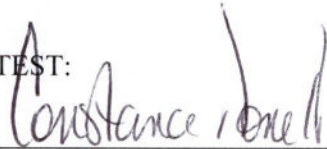
NONE

## **IX. ADJOURN**

PRESIDENT MCCLELLAN ADJOURNED THE MEETING AT 7:01 P.M.

  
TYLER MCCLELLAN  
PRESIDENT

ATTEST:

  
\_\_\_\_\_  
CONSTANCE DONELS  
SECRETARY/TREASURER