

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

The Cuero Development Corporation Board of Directors met Tuesday, September 16, 2024 at The Cuero Development Corporation Board Room, 214 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Tyler McClellan, Constance Donels, Lynn Falcone, and Ben Zimmerman

ABSENT: Mayor Emil Garza and Brad Kocurek

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

GUESTS: David Scott, Past Secretary/Treasurer of the CDC Board

I. CALL TO ORDER

President Tyler McClellan called the meeting to order at 5:08 P.M.

II. CITIZENS INPUT

None.

Mrs. Cromeens commended and presented a plaque to Mr. David Scott for his eight years of dedicated service to the Cuero Development Corporation Board (CDC). Mr. Scott has been an integral part of the CDC Board with his enthusiasm and support of the growth of the community.

III. MONTHLY FINANCIALS

Mrs. Cromeens reported that she has met with the City of Cuero Finance Department and they are in the process of completing their budget books for the upcoming fiscal year. It was noted that budget books are available for the CDC Board upon request. The CDC Financials will be presented at the October Board Meeting.

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP PROGRAM + FOR JUNE'S PEARL'S

Mrs. Cromeens mentioned that June's Pearl's has received the first six months of rental assistance. Due to a delay in getting a signature on the grant, June's Pearl's is entering her eighth month of business in Cuero. It was mentioned that this business relocated from Goliad and has been successful with their transition to Cuero.

MOTION MADE BY LYNN FALCONE, SECONDED BY BEN ZIMMERMAN, TO APPROVE THE BUSINESS START-UP + PROGRAM FOR JUNE'S PEARL'S IN THE AMOUNT OF \$250.00 FOR THE NEXT SIX MONTHS BEGINNING OCTOBER 1, 2024 AND ENDING MARCH 1, 2025. AYES: 4 MOTION CARRIED UNANIMOUSLY

REVIEW BOARD APPLICATIONS AND APPOINT NEW MEMBER

Mrs. Cromeens noted that there was one application for consideration to the CDC Board vacancy. Mr. Wade Stafford is a Compliance Consultant for Northwestern Mutual. Upon approval by the Cuero City Council, Mr. Stafford will take office effective October 15, 2024.

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY CONSTANCE DONELS, TO RECOMMEND WADE STAFFORD TO THE CUERO CITY COUNCIL TO SERVE ON THE CUERO DEVELOPMENT CORPORATION

BOARD OF DIRECTORS TO FILL THE VACANCY OF DAVID SCOTT WITH A TERM ENDING MARCH, 2026.
AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Tuesday, August 20, 2024 and the December Events Committee August Financial Report.

It was noted that the December Events Committee's financials were also incomplete and would be presented at the October Board Meeting.

MOTION MADE BY LYNN FALCONE, SECONDED BY BEN ZIMMERMAN, TO ACCEPT ONLY THE REGULAR MEETING MINUTES AS PRESENTED. 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 21.24% for the calendar year and has decreased by 16.90% for the fiscal year.

Mrs. Cromeens noted that this time last year there was a lump sum payment from an oilfield company and it has had a major influence on the negative receipts that the City has received to date.

- 2) Discuss upcoming conferences/meetings – Mrs. Cromeens will attend the TEDC Annual Conference from October 22nd – 25th in Addison. Mrs. Bayfus will attend the State Fair of Texas in Dallas from October 14th – 18th with Angie Cuellar, Cuero Chamber of Commerce Executive Director. Staff attended a Zoom training with EDOiQ on how to input information into the software database. Staff will attend the Texas Comptroller of Public Account & City of Corpus Christi Regional Economic Development Symposium in Corpus Christi on October 1st and the Texas Municipal League's Economic Development Conference in Bastrop from November 14th – 15th.
- 3) December Events Committee – Mrs. Cromeens reported that the December Events Committee has disbanded and staff is diligently working on planning for the fast approaching new season.
- 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.

The following reports were made regarding the current projects:

- The City of Cuero has complete their work at the Jailbreak Bar & Grill and the CDC is awaiting paperwork for reimbursement of funds.
- Cuero Creamery (The EVthing) complete both of their projects and staff has requested documentation for reimbursement on multiple occasions with no response.
- Sloane Smith and Cliff Foulds have begun work on their buildings with no anticipation of completion before the end of the fiscal year.
- Funding has been given to Tri-City Empowerment Council, Cuero Turkeyfest, Complete Hometown Physical Therapy, and Anne Parks Hedrick within the past month.

Building Brands Marketing is recording a video segment on Monster Burger Bar & Grill on October 21st at the CDC office. With the assistance of the CDC Staff, Mr. Saenz was the sole recipient of the Texas Travel Industry Recovery Program Grant in the amount of \$20,000.00. This program was established to provide one-time reimbursement grants for the recovery of Texas businesses in the tourism, travel, and hospitality industries that were negatively impacted due to COVID-19. These one-time grants are to reimburse eligible costs to these qualifying businesses.

VII. EXECUTIVE SESSION

Pursuant to Title 5 of the Texas Government Code, Chapter 551.074 regarding Personnel Matters.

- To conduct the annual evaluation of the Executive Director (V.T.C.A., Government Code, Section 551.074)

Cuero Development Corporation began an Executive Session on September 16, 2024 at 5:44 P.M.

VIII. 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 complete its Executive Session on September 16, 2024 at 6:37 P.M.

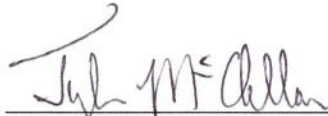
- Actions resulting from Executive Session

Based on a successful annual evaluation, the Board of Directors gave the authorization of a salary increase to \$102,000.00 per year effective October 1, 2024.

MOTION MADE BY LYNN FALCONE, SECONDED BY CONSTANCE DONELS, TO APPROVE A SALARY INCREASE TO \$102,000.00 PER YEAR EFFECTIVE OCTOBER 1, 2024 FOR MAGGIE CROMEENS, EXECUTIVE DIRECTOR OF THE CUERO DEVELOPMENT CORPORATION BASED UPON A SUCCESSFUL EVALUATION. AYES: 4 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IX. ADJOURN

PRESIDENT MCCLELLAN ADJOURNED THE MEETING AT 6:42 P.M.



TYLER MCCLELLAN
PRESIDENT

ATTEST:



LYNN FALCONE
VICE-PRESIDENT