

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, JANUARY 20, 2026 5:00 P.M.

The Cuero Development Corporation Board of Directors met Tuesday, January 20, 2026 at The City of Cuero Council Chambers, 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Tyler McClellan, City Manager Wayne Berger, Constance Donels, Lynn Falcone, Brad Kocurek, and Ben Zimmerman

ABSENT: Mayor Emil Garza

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

GUESTS: Arlen Bucchorn, Commander – American Legion Dinter Post 3

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, reported on the November and December financial activity for the Cuero Development Corporation (CDC) and the December Events Committee (DEC).

November Financials:

- The CDC Administration Department reported revenue of over \$69,000.00, with sales tax accounting for more than \$65,000.00.
- The DEC reported revenue of just over \$3,500.00, with the largest portion received from display donations.
- Total combined revenue for the month exceeded \$72,000.00.
- Expenditures for November totaled over \$26,000.00.
- Business Start-Up Program checks were issued on behalf of A Special Stitch, One Stop Barbershop, DeWitt Poth, and Cuero Seafood & Grill.
- DEC expenditures included advertising, exit treats, and hot chocolate supplies.
- CDC bank accounts reflected balances of over \$74,000.00, DEC accounts reflected slightly under \$67,000.00, and the TexPool balance was \$1,008,517.84.

December Financials:

- Sales tax represented the largest source of revenue, accounting for more than 68% of total revenue.
- Business Start-Up Program checks were issued on behalf of A Special Stitch, One Stop Barbershop, DeWitt Poth, and Cuero Seafood.
- Mrs. Hawes reported that she spoke with Mr. David Danish, Parks Director for the City of Cuero, regarding the final phase of the Golf Course Improvement Project funded by the CDC. Mrs. Hawes noted that Mr. Danish reported a remaining balance of \$26,295.00 from their CDC project allocation. The bridge portion of the project has been completed, and the grass and tee box #3 will be completed following the freeze.

- DEC revenue for December totaled just under \$65,000.00, with gate collections being the primary revenue source.
- DEC expenditures exceeded \$20,800.00, which included payment to the City of Cuero Police Department for security services at Cuero's Christmas in the Park.
- CDC bank accounts reflected balances of over \$700,000.00, the TexPool balance was \$1,011,795.86, and DEC accounts reflected balances of over \$109,000.00.

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

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM FOR AMERICAN LEGION DINTER POST 3

Mr. Arlen Bucchorn, Commander of American Legion Dinter Post 3, thanked the Board for their time and consideration. Mr. Bucchorn explained that the American Legion parking lot has not been repaired in 25 years. The proposed improvements include repairing, sealing, and striping the lot.

In accordance with the Community Services Program guidelines, the applicant addressed how the project would provide new or expanded business enterprise in Cuero. Mr. Bucchorn reported that the American Legion has a contract with South Texas Strutters Dance Team, and that the hall is regularly used as a venue for meetings, parties, and civic functions, which bring visitors into the community.

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY CONSTANCE DONELS, TO APPROVE THE COMMUNITY SERVICES PROGRAM FOR AMERICAN LEGION DINTER POST 3 IN THE AMOUNT OF UP TO \$8,875.00 FOR THE PARKING LOT IMPROVEMENTS AS PRESENTED. AYES: 6 NAYES: 0
MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR FAÇADE PROGRAM FOR TAQUERIA VALLARTA

Mrs. Cromeens reported that the Serna Family has owned Taqueria Vallarta for over 18 years, and that this is the first time the family has applied for assistance from the CDC. She noted that as part of a building facelift, the owners plan to install new signage on the front of the building as well as a coordinating road sign. Mrs. Cromeens also stated that additional exterior improvements are planned for the near future.

MOTION MADE BY CONSTANCE DONELS, SECONDED BY CITY MANAGER WAYNE BERGER, TO APPROVE THE FAÇADE PROGRAM FOR TAQUERIA VALLARTA IN THE AMOUNT OF UP TO \$6,187.61 FOR EXTERIOR SIGNAGE. AYES: 6 NAYES: 0
MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON TRANSFERRING FUNDS FROM THE CDC'S FIRST NATIONAL BANK OF SHINER ACCOUNT TO THE CDC'S TEXPOOL ACCOUNT

While Mrs. Hawes was present, the Board moved to consider and act on transferring funds from the CDC's Cadence Bank accounts to the CDC's TexPool account.

Mrs. Hawes explained that funds held at Cadence Bank are insured by the FDIC up to \$250,000. The CDC currently maintains three accounts at Cadence Bank—Operating, Investment, and December Events—with combined balances exceeding \$700,000. She stated that although the bank provides pledged securities for

balances exceeding FDIC limits, there is ongoing discussion at the legislative level regarding whether economic development corporations are fully protected under pledged security requirements.

To reduce risk and maximize interest earnings, Mrs. Hawes recommended transferring approximately \$447,000 from the CDC's money market account and \$150,000 from the operating account—totaling just over \$600,000—into the TexPool account, which is currently earning favorable interest rates. She noted that funds would remain readily accessible if needed.

Mrs. Hawes also discussed the potential need for the CDC to adopt a formal investment policy separate from the City of Cuero's policy, which is governed by the Public Funds Investment Act. She offered to gather sample investment policies from other economic development corporations for the Board's review and consideration.

Further discussion was held regarding the proposed transfer of funds between CDC accounts. It was clarified that \$150,000 would be transferred from the CDC operating account into the money market account, and \$447,000 would be transferred from the money market account into the TexPool account. This would leave approximately \$150,000 in the money market account for quick access if needed, while increasing the TexPool balance to approximately \$1.1 million.

It was noted that following the transfer, the CDC operating account balance would be approximately \$70,000. Sales tax allocations and operating revenues are regularly deposited into the operating account, allowing it to be replenished as needed.

Additional discussion took place regarding December Events funds that remain idle for extended periods of time. Mrs. Hawes noted that these funds typically sit unused for several months and suggested that the Board consider addressing this through the proposed investment policy. She stated that DEC balances often remain around \$75,000 during the year and that a portion of these funds could potentially be invested while maintaining sufficient operating liquidity.

Questions were raised regarding the timing of transfers and payments, including payments to the Cuero Chamber of Commerce. It was confirmed that funds for the Chamber were transferred from TexPool to the operating account in advance and that the existing agreement allows up to 30 days from the date of request for payment, providing adequate time for fund transfers.

MOTION MADE BY LYNN FALCONE, SECONDED BY BRAD KOCUREK, TO AUTHORIZE A TRANSFER IN THE AMOUNT OF \$150,000.00 FROM THE CDC OPERATING ACCOUNT TO THE TEXPOOL ACCOUNT AND TO TRANSFER \$447,000.00 FROM THE MONEY MARKET ACCOUNT TO THE TEXPOOL ACCOUNT. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Tuesday, December 9, 2025 and the December Events Committee's November and December Financial Reports.

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY CONSTANCE DONELS, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

VI. CDC COORDINATOR'S REPORT

- 1) December Events Committee – Ms. Solis reported that the December Events Committee surpassed the previous year's donation total. She stated that approximately 19,500 vehicles participated in Christmas in the Park. Mrs. Solis also reported that approximately 10 inquiries have already been received for the purchase of new displays.

- 2) Texas Coastal Bend Regional Tourism Report – It was reported that Ms. Solis will attend the Texas Coastal Bend Regional Tourism Council’s (TCBRTC) monthly meeting in Beeville on January 27th. The TCBRTC will host a Travel Fair in Rockport on February 26th.

VII. 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 -0.21% for the calendar year and has increased by 4.34% for the fiscal year.
- 2) Discuss upcoming conferences/meetings – Mrs. Cromeens reported that she will attend the Texas Economic Development Council’s Winter Conference from February 25-28 in El Paso. She also reported that on April 16th, the CDC will co-host the Governor’s Small Business Forum in partnership with the Cuero Chamber of Commerce.
- 3) 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 reviewed the status of the remaining open projects.

VIII. 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 January 20, 2025 at 5:47 P.M.

IX. RECONVENE TO OPEN MEETING

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

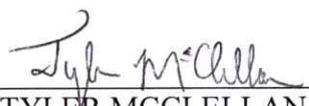
ANNOUNCEMENT BY PRESIDING OFFICER: Cuero Development Corporation has complete its Executive Session on January 20, 2026 at 6:12 P.M.

- Actions resulting from Executive Session

No action was taken.

X. ADJOURN

PRESIDENT MCCLELLAN ADJOURNED THE MEETING AT 6:13 P.M.



TYLER MCCLELLAN
PRESIDENT

ATTEST:



CONSTANCE DONELS
SECRETARY/TREASURER