

**MINUTES**  
**CUERO DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**TUESDAY, OCTOBER 21, 2025 5:00 P.M.**

The Cuero Development Corporation Board of Directors met Tuesday, October 21, 2025 at The City of Cuero Council Chambers, 212 E. Main Street, Cuero, Texas.

**PRESENT:** Board Members: Tyler McClellan, City Manager Wayne Berger, Lynn Falcone, Mayor Emil Garza, and Brad Kocurek

**ABSENT:** Constance Donels and Ben Zimmerman

**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**

City of Cuero Finance Director Connie Hawes presented the financial and investment reports for the month of September, 2025.

Mrs. Hawes mentioned that part of her responsibility for both the City and the Cuero Development Corporation (CDC) is to ensure that all funds held in the City's depository are properly collateralized. This means that for every dollar on deposit exceeding the FDIC insurance limit of \$250,000, additional pledged securities are held to guarantee those funds.

She reviewed the bank report showing pledged securities that noted that state law requires a minimum coverage of 102%, with the CDC maintaining amounts well above that threshold. Mrs. Cromeens stated that only once had the City fallen below the required level, and corrective action was immediately taken with the bank.

Mrs. Hawes provided an investment summary for the Fiscal year 2025-2026, similar to the quarterly reports prepared for the City. The report included account balances, interest rates, and prime rate comparisons for all CDC accounts, including the TexPool, Money Market, Operating, and December Events Committee's accounts.

- The TexPool account earned approximately \$45,000 in interest for the Fiscal Year
- The Money Market account earned nearly \$7,300 in interest
- The Operating and December Events' checking accounts earned interest rates of 1.5%

She noted that the balances and interest earnings matched the CDC's financial statements.

For the month of September, total CDC revenues were a little over \$78,000, with sales tax revenue accounting for almost \$74,000. The December Events Committee recorded \$483 in revenue, including a \$400 donation for a display.

Combined revenues for the CDC and December Events totaled a little over \$102,000, consisting of:

- o Grant payments: 30%
- o Land purchase: 26%
- o Contracts and services: 16%
- o Miscellaneous expenses: Remaining balance

Mrs. Hawes reported that a Main Street Façade Grant was approved and issued to Hedrick Properties in the amount of \$20,000 for interior and exterior renovations. A Business Retention and Expansion Grant was approved and issued to U&I Donuts in the amount of \$10,000 for a new roof. Under the Business Start-Up Program, checks were issued for A Special Stitch, One Stop Barbershp, and DeWitt Poth.

December Events Committee expenditures totaled a little over \$3,500, with the largest being \$2,740 for the purchase of a new display.

She also explained that the City's transition from First National Bank of Shiner to Cadence Bank is ongoing, resulting in temporary reporting delays. Cadence Bank is honoring the prior agreement to offer an interest rate 0.5% lower than TexPool's rate, providing greater security because the funds are fully collateralized.

During discussion, Board Members sought clarification regarding the flow of sales tax revenues and the purpose of the money market account. Mrs. Hawes explained that all sales tax revenue is deposited into the Operating Account and that funds are transferred from the Money Market Account to cover larger expenditures, such as grants or contractual services. She added that \$150,000 had been withdrawn from TexPool this year for the Chamber and that future draws could instead be made from the local money market account for convenience and higher returns.

The board also discussed procedures for account access and transfers, noting that Cadence Bank requires dual authorization through a mobile treasury system for added security.

MOTION MADE BY LYNN FALCONE, SECONDED BY BRAD KOCUREK, TO APPROVE THE SEPTEMBER FINANCIAL REPORTS AS PRESENTED. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

#### IV. BUSINESS

##### CONSIDER AND ACT UPON AN APPLICATION FOR JACKSON & JACKSON ENTERPRISES, LLC., 1604 N. ESPLANADE

Mrs. Cromeens presented an application for the Enterprise Program submitted by Jackson & Jackson Enterprises, LLC. located at 1604 N Esplanade, the former Tejas restaurant. The previous structure was demolished, and the owner plans to install new electrical and plumbing infrastructure, replace the existing utility pole, and prepare the site for use as a food truck park with seating areas for patrons.

Mrs. Cromeens explained that the project would provide additional dining options for the community. Similar to previous projects, such as the Oakes' and Hedrick properties, the request seeks CDC assistance for site preparation and infrastructure to establish a new sales-tax generating entity. The CDC's contribution, if approved, would total \$5,632.35, covering expenses related to electrical work, water and sewer connections, grease trap installation, and the carport structure.

She noted that a Performance Agreement would be required, stipulating that within six months of project completion, a sales tax producing entity must be in operation on the site. If this requirement is not met, they applicant would be required to repay the CDC for its contribution.

During the discussion, Board Members asked whether the project would accommodate permanent or rotating food trucks. Mrs. Cromeens clarified that the applicant intended to establish permanent food truck operations rather than temporary vendors. Members also discussed sales tax collection for out-of-town food trucks, noting that sales tax allocations are based on the location of the sale, and CDC staff would check with the Comptroller's Office to ensure that the revenue is credited to the City of Cuero.

Mr. Kocurek questioned the status of Smok'd BBQ and why they are no longer located at Jailbreak Bar & Grill.

Mrs. Cromeens noted that Smok'd BBA has relocated to Wal Mart and SNYPD and is performing significantly better at the two new sites. Smok'd BBQ has maintained regular communication with CDC staff throughout the transition. Although the business was eligible for a second round of rental assistance, they opted to not receive it, as their new locations do not require rent payments.

Mrs. Cromeens expressed her support of the project, noting that the owner has personally invested considerable time and resources to improve the property and enhance the community. Members agreed that the proposed investment from the CDC represented reasonable use of funds given the overall benefits to the City and the applicant's demonstrated commitment to the project.

It was also noted that the project could help attract additional business to the applicant's adjacent property and contribute to continued economic growth in the area.

MOTION MADE BY MAYOR EMIL GARZA, SECONDED BY CITY MANAGER WAYNE BERGER, TO APPROVE THE ENTERPRISE PORGRAM APPLICATION FOR JACKSON & JACKSON ENTERPRISES, LLC. IN THE AMOUNT OF UP TO \$5,632.35, CONTINGENT UPON VERIFICATION OF SALES TAX ELIGIBILITY. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON PROJECT FUNDING FOR CUERO LIVESTOCK SHOW, INC.

Mrs. Cromeens reported that she had been approached regarding possible assistance to the Cuero Livestock Show, Inc. for an expansion project that includes the addition of an area for commercial heifers. City Manager Wayne Berger and Finance Director Connie Hawes have also been involved in discussions related to the project.

Cuero Livestock Show, Inc. has requested a loan in the amount of \$500,000 from the CDC. The proposed loan would be issued at a lower interest rate than what is currently available through a bank, with the savings serving as an in-kind donation from the CDC to the project.

Mrs. Cromeens expressed concerns regarding the limited financial resources currently available in the CDC's accounts and the number of large projects that remain unfunded. It was suggested that the CDC consider offering a reduced loan, with a maximum of up to \$350,000, and revisit the request at a later date once additional information is available.

Mr. Berger reported that although this is City property, the Cuero Livestock Show, Inc. has a fifty (50) year lease in place with the City of Cuero. This item has not been presented to Cuero City Council, but the possible project funding by the CDC will be included with the presentation.

MOTION MADE BY MAYOR EMIL GARZA, SECONDED BY LYNN FALCONE, TO TABLE THE PROJECT FUNDING FOR THE CUERO LIVESTOCK SHOW, INC. UNTIL THE NEXT MEETING WHERE MORE INFORMATION WILL BE PROVIDED. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON FUNDING FOR THE FY 25-26 FOR UNDERWOOD – ATTORNEYS AT LAW

Mrs. Cromeens explained that no funds were budgeted in the Fiscal Year 2025-2026 for services provided by Underwood Law. Following a successful working relationship with the firm, she recommended that the CDC continue its contract with Underwood Law and allocate \$7,500.00 towards attorney fees.

MOTION MADE BY CITY MANAGER WAYNE BERGER, SECONDED BY BRAD KOCUREK, TO APPROVE THE CONTRACT WITH UNDERWOOD LAW IN THE AMOUNT OF \$7,500.00 FOR THE FISCAL YEAR 2025-2026. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Tuesday, September 16, 2025 and the December Events Committee's September Financial Report.

MOTION MADE BY LYNN FALCONE, SECONDED BY MAYOR EMIL GARZA, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 5 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 8.78% for the calendar year and has increased by 0.71% for the fiscal year.
- 2) Discuss upcoming conferences/meetings – CDC staff will attend the Texas Economic Development Council's Annual Conference in San Antonio from October 29<sup>th</sup> – 31<sup>st</sup>.
- 3) December Events Committee – Ms. Bayfus reported that all displays for Cuero's Christmas in the Park have been received. She, Mrs. Cromeens, and Cuero Chamber of Commerce staff members Angie and Sara held a planning meeting for the 2<sup>nd</sup> Annual Walk Thru event. The event is scheduled for November 24<sup>th</sup> from 6:00 to 10:00 p.m. and will feature Santa, along with cookies, hot cocoa, and Grinch punch for attendees.

She also noted that the TDCJ Stevenson Unit's Community Squad has begun assisting with the setup and that City staff has had all hands on deck.

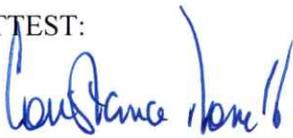
- 4) Current Projects – A copy of the current projects was included in the agenda packet. A separate attachment included the new Business Start-Up + Program. Mrs. Cromeens reviewed the status of the remaining open projects.

**VII. ADJOURN**

PRESIDENT MCCLELLAN ADJOURNED THE MEETING AT 6:02 P.M.

  
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TYLER MCCLELLAN  
PRESIDENT

ATTEST:

  
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CONSTANCE DONELS  
SECRETARY/TREASURER