

**MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, DECEMBER 9, 2025 8:00 A.M.**

The Cuero Development Corporation Board of Directors met Tuesday, December 9, 2025 at The City of Cuero Council Chambers, 212 E. Main Street, Cuero, Texas.

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

ABSENT: City Manager Wayne Berger and Brad Kocurek

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

I. CALL TO ORDER

President Tyler McClellan called the meeting to order at 8:00 A.M.

II. CITIZENS INPUT

None.

III. MONTHLY FINANCIALS

Mrs. Cromeens presented the October Financial Statements, noting that Mrs. Hawes was out of the office. She clarified that the financials are not behind; however, due to the cancellation of the November meeting and the December meeting being held early, the November and December Financial Statements will be presented in January.

She reported that the current financials are in order and do not show any concerns.

MOTION MADE BY MAYOR EMIL GARZA, SECONDED BY BEN ZIMMERMAN, TO APPROVE THE OCTOBER FINANCIAL REPORTS AS PRESENTED. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR FAÇADE PROGRAM FOR MAYA MEXICAN RESTAURANT

Mrs. Cromeens reported that Maya Mexican Restaurant submitted two applications and has not previously applied for assistance from the Cuero Development Corporation (CDC). Staff expressed excitement about the opportunity to work with the business. The façade application includes plans to redo the arches on the front of the building to enhance the building's visual appeal.

MOTION MADE BY LYNN FALCONE, SECONDED BY MAYOR EMIL GARZA, TO APPROVE THE FAÇADE PROGRAM FOR MAYA MEXICAN RESTAURANT IN THE AMOUNT OF UP TO \$7,492.50 FOR THE EXTERIOR RENOVATIONS. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR FAÇADE PROGRAM FOR EDWARD & SHERRY OAKES, 704 E. MORGAN

Edward and Sherry Oakes, owners of 704 E. Morgan, are seeking assistance through the Façade Program to paint the exterior of their building. A new oilfield company relocating to Cuero will occupy the building and is expected to provide 5–6 new local positions.

MOTION MADE BY MAYOR EMIL GARZA, SECONDED BY CONSTANCE DONELS, TO APPROVE THE FAÇADE PROGRAM FOR EDWARD & SHERRY OAKES IN THE AMOUNT OF UP TO \$5,092.85 FOR EXTERIOR PAINTING AT 704 E. MORGAN. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR MAYA MEXICAN RESTAURANT

As previously noted, the second phase of renovations for Maya Mexican Restaurant will include rehabilitation of the bathrooms. Planned improvements include the removal of walls and replacement of sinks, toilets, and tile. Mayor Garza inquired whether the contractor was local. Mrs. Cromeens stated that while staff encourages the use of local vendors, availability of local contractors has been an ongoing challenge.

MOTION MADE BY MAYOR EMIL GARZA, SECONDED BY CONSTANCE DONELS, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR MAYA MEXICAN RESTAURANT IN THE AMOUNT OF UP TO \$10,000.00 FOR THE BATHROOM RENOVATIONS. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND PROGRAM FOR EDWARD & SHERRY OAKES, 704 E. MORGAN

Edward and Sherry Oakes plan to install a new roof at their building located at 704 E. Morgan. Mrs. Cromeens noted that the new company occupying the building will contribute to an increase in City sales tax revenue and utility usage and she was in support of the renovations to the building by the building owners.

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY MAYOR EMIL GARZA, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR EDWARD & SHERRY OAKES IN THE AMOUNT OF UP TO \$10,000.00 TO BE UTILIZED TOWARDS A NEW ROOF. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR ENTERPRISE PROGRAM FOR CUERO DISCOUNT PHARMACY

Mrs. Cromeens reported that she has been working with Mrs. Kelli Schley, owner of Cuero Discount Pharmacy, whom is seeking assistance through the Enterprise Program to purchase a pharmacy operating system for her new local business. The applicant was encouraged to submit an Enterprise application due to her expansion to Cuero from Yoakum and Yorktown.

It was noted that Mr. George Bishop has not yet signed the application for Mrs. Schley. It was suggested that the application be approved contingent upon Mr. Bishop's signature.

MOTION MADE BY CONSTANCE DONELS, SECONDED BY MAYOR EMIL GARZA, TO APPROVE THE ENTERPRISE PROGRAM FOR CUERO DISCOUNT PHARMACY IN THE AMOUNT OF UP TO \$5,184.63 TO BE UTILIZED TOWARDS PURCHASING A PHARMACY OPERATING SYSTEM

CONTINGENT UPON RECEIVING A SIGNATURE FROM MR. BISHOP. AYES: 5 NAYES: 0
MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP PROGRAM FOR DEWITT POTH & SON

Mrs. Cromeens noted that DeWitt Poth & Son lease their building from Crain & Sheppard. James Crain, who serves as the City Attorney, prefers not to receive a check from the CDC. It was further noted that Mr. Cowey will be required to provide proof of payments prior to reimbursement by the CDC for their second round of rental payments.

MOTION MADE BY LYNN FALCONE, SECONDED BY CONSTANCE DONELS, TO APPROVE THE BUSINESS START-UP PROGRAM FOR DEWITT POTH & SON IN THE AMOUNT OF \$250.00 FOR THE NEXT SIX MONTHS, BEGINNING JANUARY 1, 2026 AND ENDING JUNE 1, 2026. AYES: 5 NAYES: 0
MOTION CARRIED UNANIMOUSLY

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

Mrs. Cromeens reported that One Stop Barbershop is seeking assistance for a second round of rental assistance. Although CDC staff has been in contact with Mr. Bob Brooks, a signed agreement has not yet been received. It was suggested that the application be approved contingent upon receipt of Mr. Brooks' signature.

MOTION MADE BY LYNN FALCONE, SECONDED BY MAYOR EMIL GARZA, TO APPROVE THE BUSINESS START-UP PROGRAM FOR ONE STOP BARBER SHOP IN THE AMOUNT OF \$137.50 FOR THE NEXT SIX MONTHS, BEGINNING DECEMBER 1, 2025 AND ENDING MAY 1, 2026 CONTINGENT UPON RECEIVING A SIGNATURE FROM MR. BROOKS. AYES: 5 NAYES: 0
MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP PROGRAM FOR CUERO DISCOUNT PHARMACY

Cuero Discount Pharmacy is seeking assistance for its first round of rental assistance. Mrs. Cromeens stated that the lease will go into effect on January 1, 2026. Although the Bishops have not yet signed the application, it was suggested that the request be approved contingent upon receipt of their signatures.

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY CONSTANCE DONELS, TO APPROVE THE BUSINESS START-UP PROGRAM FOR CUERO DISCOUNT PHARMACY IN THE AMOUNT OF \$500.00 FOR THE NEXT SIX MONTHS, BEGINNING JANUARY 1, 2026 AND ENDING JUNE 1, 2026 CONTINGENT UPON RECEIVING A SIGNATURE FROM MR. BISHOP. AYES: 5 NAYES: 0
MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON APPROVAL OF THE FY 2024-2025 END OF YEAR REPORT

Mrs. Cromeens presented the Fiscal Year 2024-2025 End of Year Report, noting that CDC Bylaws require Board approval prior to presentation to City Council.

Included in the report:

- A letter summarizing the year's accomplishments
- Organization history and reporting structure
- An Executive Summary
- Strategic priorities and goals
- Program outcomes, partnerships, and funding distributions

She also discussed a potential Bylaw amendment to allow the report to be presented to City Council in January, allowing additional time following the close of the fiscal year. The report will be shared with City Council, uploaded to the CDC website, and made available at the CDC office.

MOTION MADE BY MAYOR EMIL GARZA, SECONDED BY CONSTANCE DONELS, TO ACCEPT THE FISCAL YEAR 2024-2025 END OF YEAR REPORT AS PRESENTED. AYES: 5 NAYES: 0
MOTION CARRIED UNANIMOUSLY

V. CONSENT AGENDA

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

MOTION MADE BY LYNN FALCONE, SECONDED BY CONSTANCE DONELS, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

VI. CDC COORDINATOR'S REPORT

- 1) December Events Committee – Mrs. Cromeens provided an update regarding Christmas in the Park activities, including opening night where over 600 cups of hot chocolate were served, volunteer participation, and a special recognition of Mr. Alton Meyer with the presentation of a personalized Grinch. The Board acknowledged the successful coordination efforts and community engagement.
- 2) Texas Coastal Bend Tourism Report – It was reported that Ms. Bayfus was elected as the Vice-President of the Texas Coastal Bend's Tourism Council at their Annual Meeting, which was hosted in Cuero.

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 increased by 8.50% for the calendar year and has increased by 3.37% for the fiscal year.
- 2) Discuss upcoming conferences/meetings – Mrs. Cromeens mentioned that the links to the Sales Tax Training should be available to those Board Members whom are taking the training.
- 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 December 9, 2025 at 8:53 A.M.

IX. RECONVENE TO OPEN MEETING

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

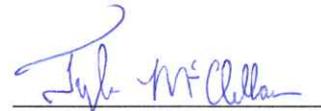
ANNOUNCEMENT BY PRESIDING OFFICER: Cuero Development Corporation has complete its Executive Session on December 9, 2025 at 9:10 A.M.

- Actions resulting from Executive Session

No action was taken.

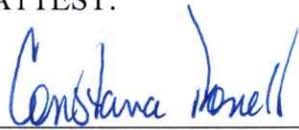
X. ADJOURN

PRESIDENT MCCLELLAN ADJOURNED THE MEETING AT 9:11 A.M.



TYLER MCCLELLAN
PRESIDENT

ATTEST:



CONSTANCE DONELS
SECRETARY/TREASURER