

**MINUTES
CUERO DEVELOPMENT CORPORATION
SPECIAL MEETING
TUESDAY, FEBRUARY 24, 2026 7:45 A.M.**

The Cuero Development Corporation Board of Directors met Tuesday, February 24, 2026 at the City of Cuero Council Chambers, 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Tyler McClellan, Constance Donels, Lynn Falcone (via Zoom), Mayor Emil Garza, and City Manager Wayne Berger

ABSENT: Brad Kocurek and Ben Zimmerman

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 7:45 A.M.

II. CITIZENS INPUT

None.

III. EXECUTIVE SESSION

Pursuant to Title 5 of the Texas Government Code, Chapter 551, Section 551.087, Economic Development Negotiations

Cuero Development Corporation began an Executive Session on Tuesday, February 24, 2026 at 7:45 A.M.

IV. 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 completed its Executive Session on February 24, 2026 at 8:40 A.M.

1. Actions resulting from Executive Session

MOTION MADE BY CITY MANAGER WAYNE BERGER, SECONDED BY CONSTANCE DONELS, THAT THE CUERO DEVELOPMENT CORPORATION BOARD APPROVES THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT FOR CUERO CREAMERY, LLC DBA THE EVTHING IN THE AMOUNT OF \$100,000.00 TO BE DISBURSED UPFRONT,

CONTINGENT UPON APPROVAL FOLLOWING A PUBLIC HEARING AND APPROVAL BY THE CUERO CITY COUNCIL.

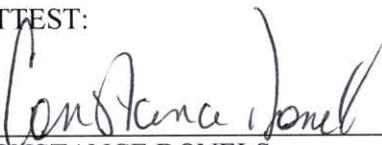
THE GRANT FURTHER INCLUDES UP TO \$25,000.00 PER YEAR FOR AN ADDITIONAL TWO (2) YEARS. DISBURSEMENT OF THESE ADDITIONAL FUNDS IS CONTINGENT UPON THE SUBMISSION OF REQUIRED ANNUAL REPORTS TO THE BOARD AND THE BOARD'S EVALUATION AND APPROVAL OF THOSE REPORTS EACH YEAR, BEGINNING ONE YEAR AFTER THE CHARGER BECOMES OPERATIONAL.

AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

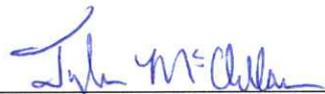
V. **ADJOURN**

PRESIDENT TYLER MCCLELLAN ADJOURNED THE MEETING AT 8:45 A.M.

ATTEST:



CONSTANCE DONELS
SECRETARY/TREASURER



TYLER MCCLELLAN
PRESIDENT