

**MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, AUGUST 19, 2025 5:00 P.M.**

The Cuero Development Corporation Board of Directors met Tuesday, August 19, 2025 at The City of Cuero Council Chambers, 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Tyler McClellan, City Manager Wayne Berger, Mayor Emil Garza, Brad Kocurek, and Ben Zimmerman

ABSENT: Constance Donels and Lynn Falcone

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 5:00 P.M.

II. CITIZENS INPUT

None.

III. MONTHLY FINANCIALS

Mrs. Cromeens presented the financial report as included in the agenda packet. She reported that all financials appeared to be in order and stated that she was not aware of any discrepancies.

Mrs. Cromeens also shared that she met with Connie Hawes, Finance Director for the City of Cuero, regarding budget expectations. She noted that both the Cuero Development Corporation (CDC) and the December Events Committee (DEC) are projected to remain under budget for the year. Although an allocation from Reserves had originally been anticipated for both accounts, this will no longer be necessary.

MOTION MADE BY CITY MANAGER WAYNE BERGER, SECONDED BY BRAD KOCUREK, TO APPROVE THE JULY FINANCIAL REPORTS AS PRESENTED. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP PROGRAM + FOR SMOK'D BBQ

Mrs. Cromeens reported that Smok'd BBQ has requested a second round of rental assistance through the CDC's Business Start-Up Program. She explained that the current lease agreement for the business began on April 1, 2025 and is set to conclude on April 1, 2026. The current monthly rent is \$1,000.00. The business is seeking \$250.00 in rental assistance.

MOTION MADE BY EMIL GARZA, SECONDED BY BRAD KOCUREK, TO APPROVE THE BUSINESS START-UP PROGRAM + FOR SMOK'D BBQ IN THE AMOUNT OF \$250.00 FOR THE NEXT SIX MONTHS, BEGINNING SEPTEMBER 1, 2025 AND ENDING FEBRUARY 1, 2026. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON FISCAL YEAR 2025-2026 BUDGET

Mrs. Cromeens reported that the Fiscal Year 2025-2026 Budget has already been adopted and that two Public Hearings have been held. She requested formal approval of the budget from the CDC Board. Once approved, the budget will be submitted to the Cuero City Council on September 8, 2025. Funds will become available on October 1, 2025.

MOTION MADE BY CITY MANAGER WAYNE BERGER, SECONDED BY BEN ZIMMERMAN, TO APPROVE THE FISCAL YEAR 2025-2026 BUDGET AS PRESENTED FOR SUBMISSION TO THE CUERO CITY COUNCIL. AYES: 5
NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON A PERFORMANCE AGREEMENT BETWEEN THE CUERO DEVELOPMENT CORPORATION AND THE CITY OF CUERO

Mrs. Cromeens noted that the Performance Agreement between the CDC and the City of Cuero was included as a placeholder at the request of Mayor Garza and City Manager Berger. She clarified that, under the rules governing Type B Sales Tax Corporations, the CDC is not required to lease City office space or utilize City financial services. A draft of the agreement will be presented following consultation with CDC legal counsel and remains subject to revision.

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY MAYOR EMIL GARZA, TO TABLE THIS ITEM 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, Monday, July 21, 2025, Public Hearing Minutes, Monday, August 4, 2025, and the December Events Committee's July Financial Reports.

MOTION MADE BY MAYOR EMIL GARZA, SECONDED BY BRAD KOCUREK, 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 6.59% for the calendar year and has increased by 5.39% for the fiscal year.
- 2) Discuss upcoming conferences/meetings – Mrs. Cromeens mentioned that the final “Good Things Happen” Summer Series will be on August 20th and will feature Teri Moten with a presentation of Ai.
 - o Mrs. Cromeens will attend the 2025 Team Texas Economic Summit from August 26th-27th in Waco. It will feature active consultants and offer robust content and networking opportunities.
 - o Ms. Bayfus will attend the Texas Coastal Bend's monthly meeting in Goliad on August 26th.
 - o Mrs. Cromeens will attend the University of Houston-Victoria's Jag Fest on September 4th and will have a booth representing the Cuero Development Corporation.
 - o CDC Board and staff are invited to attend the Stand Up Rural America Regional Forum hosted by the Gonzales Economic Development Corporation. This event will focus on innovative strategies for rural economic development and will feature expert presentations and discussions.
- 3) December Events Committee – Mrs. Cromeens and Ms. Bayfus are planning a work day at the Christmas in the Park warehouse in the near future. CDC staff will meet with the Cuero Chamber of Commerce to discuss hosting the 2nd Annual Christmas in the Park opening day walk-thru on November 24th.
- 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. EXECUTIVE SESSION

Pursuant to Title 5 of the Texas Government Code, Chapter 551, Section 551.074, Deliberation Regarding Personnel Matters

- Deliberate the appointment, employment, evaluation, and duties of an employee:

Cuero Development Corporation began an Executive Session on August 19, 2025 at 5:37 P.M.

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VIII. RECONVENE TO OPEN SESSION

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

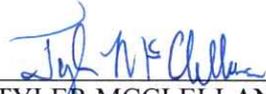
ANNOUNCEMENT BY PRESIDING OFFICER: Cuero Development Corporation has complete its Executive Session on August 19, 2025 at 7:30 P.M.

- Actions resulting from Executive Session

NONE

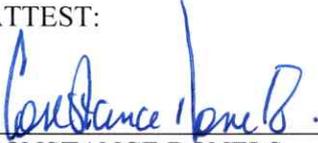
IX. ADJOURN

PRESIDENT MCCLELLAN ADJOURNED THE MEETING AT 7:36 P.M.



TYLER MCCLELLAN
PRESIDENT

ATTEST:



CONSTANCE DONELS
SECRETARY/TREASURER