

**MINUTES  
CUERO DEVELOPMENT CORPORATION  
SPECIAL MEETING  
THURSDAY, AUGUST 28, 2025 8:00 A.M.**

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The Cuero Development Corporation Board of Directors met Thursday, August 28, 2025 at the City of Cuero Council Chambers, 212 E. Main Street, Cuero, TX 77954

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

**ABSENT:** Constance Donels

**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. BUSINESS**

**CONSIDER AND TAKE POSSIBLE ACTION ON FUNDING FOR LOCAL BUSINESSES**

Mrs. Cromeens informed the Board that City Manager Berger had approached her regarding financial assistance for several local businesses – Cuero Chamber of Commerce, Cuero Pecan House Café, Dolan Rentals, and Sloane’s Barbershop – in relation to unexpected additional costs associated with infrastructure for a new drainage system.

The original project was anticipated to be less expensive, but the final cost exceeded initial estimates. The building owners subsequently inquired whether the CDC Board could assist in covering the excess costs.

Mrs. Cromeens noted that the work had already be completed, which presents a challenge, as retroactive funding is not typical for the CDC projects. The Board discussed the importance of adhering to established procedures and policies, expressing concern that approving such a request after project completion could set a precedent for future applicants to expect retroactive funding.

The Board reach a consensus that while they are sympathetic to the businesses’ situation, it is important to maintain consistency in funding decisions and uphold the CDC’s project approval process.

There was no action taken, but the Board will work with future applicants and the City of Cuero regarding necessary business repairs in the future.

**IV. EXECUTIVE SESSION**

Pursuant to Title 5 of the Texas Government Code, Chapter 551, Section 551.074, Deliberation Regarding Duties of Executive Director

- Deliberate the appointment, employment, evaluation, and duties of the Executive Director (V.C.T.A., Government Code, Section 551.074)

Cuero Development Corporation began an Executive Session on Thursday, August 28, 2025 at 8:15 A.M.

V. 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 Thursday, August 28, 2025 at 9:36 A.M.

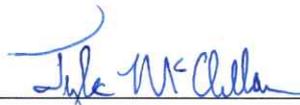
- 1. Actions resulting from Executive Session

No action was taken.

VI. ADJOURN

PRESIDENT TYLER MCCLELLAN ADJOURNED THE MEETING AT 9:35 A.M.

ATTEST:   
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CONSTANCE DONELS  
SECRETARY/TREASURER

  
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TYLER MCCLELLAN  
PRESIDENT