

**MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, SEPTEMBER 16, 2025 5:00 P.M.**

The Cuero Development Corporation Board of Directors met Tuesday, September 16, 2025 at The City of Cuero Council Chambers, 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Tyler McClellan, City Manager Wayne Berger, Constance Donels, Lynn Falcone, Mayor Emil Garza, Brad Kocurek, 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 report for the month of August 2025.

Total revenues for the month were \$77,522.74, with approximately \$73,000 derived from sales tax collections. Expenditures for the Cuero Development Corporation totaled just over \$24,000, with personnel costs accounting for approximately 70% of that total.

A Façade Program grant was approved and a check was issued to One Stop Barbershop in the amount of \$722.67 for signage and a barber pole. Business Start-Up Grant Program checks were issued on behalf of A Special Stitch, Mad Matter Cheesecake, Smok'd Barbecue, One Stop Barbershop, and DeWitt Poth & Sons, totaling \$2,025.

Under the Christmas in the Park / December Events Committee's, revenues totaled just over \$2,100, with \$2,000 received as a donation from Devon Energy for its Christmas in the Park peppermint sponsorship. Expenditures were approximately \$1,600, representing the purchase of 250 rolls of electrical tape for Christmas light installations.

The balance sheet reflects the following financial position:

- Total cash: just over \$1.7 million across four accounts.
- Sales tax receivable: \$117,790.
- Receivable from the Chamber of Commerce: \$150,000.
- Receivable from the City of Cuero: \$4,400 (for 2% utility collections; one month behind billing).
- Real property: \$57,000 (new line item added by budget amendment).

The Board also reviewed the list of open purchase orders (PO). The oldest PO dated April 15, issued to Underwood Law Firm in the amount of \$6,100, currently has just under \$2,900 remaining. It was noted that a portion of this balance will be utilized for September billing, with a small remainder expected at fiscal year-end.

Mrs. Hawes noted that there was no need for the proposed Budget Amendment later on in the meeting, as the Cuero Development Corporation was in good financial standing.

MOTION MADE BY CITY MANAGER WAYNE BERGER, SECONDED BY LYNN FALCONE, TO APPROVE THE AUGUST FINANCIAL REPORTS AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP PROGRAM FOR CUERO SEAFOOD & GRILL

Mrs. Cromeens reported that Cuero Seafood & Grill is relocating to 901 N. Esplanade and will be renting the property from Mr. Randy Saenz. She noted that Mr. Yan has received the first portion of the rental assistance. The second application would provide additional assistance of up to \$250.00 per month for six months.

MOTION MADE BY LYNN FALCONE, SECONDED BY BEN ZIMMERMAN, TO APPROVE THE BUSINESS START-UP PROGRAM + FOR CUERO SEAFOOD & GRILL IN THE AMOUNT OF \$250.00 FOR THE NEXT SIX MONTHS, BEGINNING OCTOBER 1, 2025 AND ENDING MARCH 1, 2025 AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR CUERO SEAFOOD & GRILL

Mrs. Cromeens explained that Cuero Seafood & Grill is seeking assistance for the purchase of freezers and the replacement of vent hoods. The business is currently working with the City of Cuero Building Department to obtain the necessary permits. During previous meetings, the Building Department encouraged local restaurants to upgrade their vent hoods and grease traps to meet improved standards. Mrs. Cromeens also noted that the contractor for this project is Mr. Saenz's son, who is an approved contractor.

MOTION MADE BY LYNN FALCONE, SECONDED BY CONSTANCE DONELS, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR CUERO SEAFOOD & GRILL IN THE AMOUNT OF UP TO \$10,000.00, CONTINGENT UPON THE EQUIPMENT NOT BEING PURCHASED OR DELIVERED, PRIOR TO BOARD APPROVAL. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR FAÇADE PROGRAM FOR CUERO SEAFOOD & GRILL

Mrs. Cromeens reported that Cuero Seafood & Grill is seeking assistance for several exterior improvements, including painting of the restaurant, landscaping, window decals and new signage, roof integrity repairs, vent hood upgrades, tree trimming, mowing, and installation of new gutters.

A discussion followed regarding the funding of mowing services, and it was agreed that it would be in the Board's best interest not to include mowing as part of the funded project.

It was also noted that painting work was already underway while the Board Meeting was in session. The Board directed Mrs. Cromeens to visit the property to determine whether the painting portion should be omitted from the Façade Program funding request.

MOTION MADE BY BRAD KOCUREK, SECONDED BY MAYOR EMIL GARZA, TO APPROVE THE FAÇADE PROGRAM FOR CUERO SEAFOOD & GRILL IN THE AMOUNT OF UP TO \$8,343.74 FOR EXTERIOR IMPROVEMENTS AS PRESENTED IN THE APPLICATION, CONTINGENT UPON WHETHER EXTERIOR PAINTING HAS ALREADY BEGUN. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON BUDGET AMENDMENT #2 OF THE FY 2024-2025

No action was needed or taken on this agenda item, based on the report from Mrs. Connie Hawes, City of Cuero Finance Director.

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Tuesday, August 19, 2025, Special Meeting Minutes, Thursday, August 28, 2025, and the December Events Committee's August Financial Reports.

MOTION MADE BY CONSTANCE DONELS, SECONDED BY BRAD KOCUREK, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 7 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 9.62% for the calendar year and has increased by 7.78% for the fiscal year.
- 2) Discuss upcoming conferences/meetings –
 - o CDC Staff will attend the Annual Meeting of the Association of Rural Communities in Texas in Pleasanton on September 18th.
 - o Mrs. Cromeens will attend the Certified Economic Developer's Certification courses in College Station from September 22nd – 25th
 - 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. City staff has begun setting up displays on the lakefront and Martin Luther King, Jr. Drive
- 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 September 16, 2025 at 5:58 P.M.

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 September 16, 2025 at 7:31 P.M.

- Actions resulting from Executive Session

A MOTION WAS MADE BY LYNN FALCONE, SECONDED BY BEN ZIMMERMAN, TO APPROVE THE FOLLOWING FOR CUERO DEVELOPMENT CORPORATION EXECUTIVE DIRECTOR, MAGGIE CROMEENS:

- A \$0.50 COST OF LIVING INCREASE
- A \$7,500.00 MERIT BONUS IN RECOGNITION OF HER PERFORMANCE OVER THE PAST YEAR
- AN INCREASE IN PERSONAL DAYS FROM TWO (2) TO FOUR (4) DAYS PER YEAR.

A MOTION WAS MADE BY LYNN FALCONE, SECONDED BY WAYNE BERGER, TO APPROVE THE FOLLOWING FOR CUERO DEVELOPMENT CORPORATION COORDINATOR, SAMANTHA BAYFUS:

- A \$0.50 COST OF LIVING INCREASE

- AN INCREASE IN PERSONAL DAYS FROM TWO (2) TO FOUR (4) DAYS PER YEAR

AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

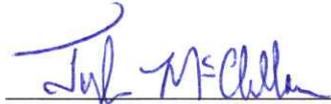
IX. ADJOURN

PRESIDENT MCCLELLAN ADJOURNED THE MEETING AT 7:34 P.M.

ATTEST:



CONSTANCE DONELS
SECRETARY/TREASURER



TYLER MCCLELLAN
PRESIDENT