

**MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, MARCH 10, 2026 5:10 P.M.**

The Cuero Development Corporation Board of Directors met Tuesday, March 10, 2026 at The City of Cuero Council Chambers, 212 E. Main Street, Cuero, Texas.

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

ABSENT: City Manager Wayne Berger

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

I. CALL TO ORDER

President Tyler McClellan called the meeting to order at 5:10 P.M.

II. CITIZENS INPUT

None.

III. MONTHLY FINANCIALS

Mrs. Cromeens reported that due to the meeting being held one week earlier than scheduled, the financial statements were not yet complete. She reported that Mrs. Hawes will present the February and March financial statements at the April meeting.

MOTION MADE BY LYNN FALCONE, SECONDED BY MAYOR EMIL GARZA, TO TABLE THE FEBRUARY FINANCIAL STATEMENTS. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR LA BELLA TAVOLA

Mrs. Cromeens noted that the letter submitted to the Board mistakenly referenced a new roof; however, the grant application specifically requests assistance for the purchase of a new air conditioning unit. The restaurant is seeking funding to replace a non-working air conditioning system.

MOTION MADE BY BRAD KOCUREK SECONDED BY CONSTANCE DONELS, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT FOR LA BELLA TAVOLA IN THE AMOUNT OF UP TO \$9,750.00 TO BE UTILIZED TOWARDS A NEW AIR CONDITIONING UNIT. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Tuesday, February 17, 2026, Special Meeting Minutes, Tuesday, February 24, 2026, and the December Events Committee's February Financial Statement.

MOTION MADE BY CONSTANCE DONELS, SECONDED BY MAYOR EMIL GARZA, TO ACCEPT THE REGULAR AND SPECIAL MEETING MINUTES AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY BRAD KOCUREK, TO TABLE THE DECEMBER EVENTS COMMITTEE'S FEBRUARY FINANCIAL STATEMENT. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

VI. CDC COORDINATOR'S REPORT

- 1) December Events Committee – Ms. Solis reported that two displays have been purchased, with six additional displays currently pending proofs. She noted that increased freight charges have been a deterrent in purchasing additional displays.
- 2) Texas Coastal Bend Regional Tourism Report – Ms. Solis reported that she attended the Texas Coastal Bend Regional Tourism Council's Travel Fair in Rockport on February 26th. While hosting a booth at the event, she visited with attendees from Minnesota, North Dakota, South Dakota, Colorado, New York, and Massachusetts. One visitor from Massachusetts shared information about Christmas in the Park, which later passed along the information to the program coordinator for Spirit of Springfield in Springfield, MA. Ms. Solis reported that they have since begun sharing insights and promotional ideas for their events and discovered they utilize the same vendor for their Christmas displays.

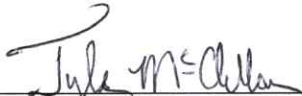
VII. EXECUTIVE DIRECTOR'S REPORT

- 1) Sales Tax Comparisons – Mrs. Cromeens reported that the sales tax figures had not yet been received from the Comptroller's Office due to the meeting being held earlier than scheduled. The report will be provided once the information becomes available.
- 2) Discuss upcoming conferences/meetings – Mrs. Cromeens reported that she will be in College Station from March 24-26 to complete the finance portion of her Economic Developer Certification.
- 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 and reported that payments were made to Maya Mexican Restaurant and Cuero Seafood & Grill.

Mr. Kocurek questioned when the final payment would be made to NestFresh. Mrs. Cromeens noted that NestFresh has not yet met the job creation criteria specified in their Performance Agreement. She explained that the payment deadline is five years from the date the CDC made the initial payment.

VIII. ADJOURN

PRESIDENT TYLER MCCLELLAN ADJOURNED THE MEETING AT 5:38 P.M.



TYLER MCCLELLAN
PRESIDENT

ATTEST:



CONSTANCE DONELS
SECRETARY/TREASURER