

**MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
MONDAY, MARCH 24, 2025 5:10 P.M.**

The Cuero Development Corporation Board of Directors met Monday, March 24, 2025 at The City of Cuero Council Chambers, 212 E. Main Street, Cuero, TX 77954

PRESENT: Board Members: Tyler McClellan, City Manager Wayne Berger, Constance Donels, Mayor Emil Garza, Lynn Falcone, and Brad Kocurek

ABSENT: Ben Zimmerman

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

GUESTS: Anna Daniels – Guadalupe Blanco River Authority, Connie-Hawes – City of Cuero Finance Director, and Christian Palacios – Office of Congressman Cloud

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. Connie Hawes, Finance Director for the City of Cuero, gave the financial report for January, 2025. Mrs. Hawes mentioned that page 5 of the balance sheet reflected the new line item for the Cuero Chamber of Commerce's line of credit. The first check in the amount of \$150,000.00 was paid on January 28, 2025 to be utilized towards renderings and architect fees. It was also noted that \$9,700.00 was allocated to the miscellaneous line item, these were two credit card statements that were received without detail and have since been added to their appropriate line items. Mrs. Hawes noted that the financials were in good standing.

MOTION MADE BY CONSTANCE DONELS, SECONDED BY BRAD KOCUREK, TO ACCEPT THE JANUARY FINANCIAL REPORT AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR FUL-O-PEP

Mrs. Cromeens mentioned that Ful-O-Pep is seeking assistance to reface the existing large sign in front of the storefront. The new sign will include a blue background and a digital sign to project products. A new laptop will assist in operating the billboard and Adtronix LED Systems will provide onsite training for staff.

Mr. Berger questioned how the Cuero Development Corporation (CDC) assisted Ful-O-Pep in the previous year. Mrs. Cromeens noted that the CDC assisted with the lighting project that is on the side of the building projecting to the mural. It was also mentioned that Mr. Gossett is working with the next door property owner to clear trees, this will also enhance the work being done.

MOTION MADE BY MAYOR EMIL GARZA, SECONDED BY CONSTANCE DONELS, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR FUL-O-PEP FEEDS IN THE AMOUNT OF UP TO \$7,025.00 FOR THE REFACE OF THEIR EXISTING SIGN AND NEW COMPUTER SOFTWARE. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR U&I DONUTS

Mrs. Cromeens noted that U&I Donuts is seeking assistance with the installation of a new roof. Their leaking roof has caused damage to their equipment located inside of the building and could potentially cause sanitary issues with their handling of food on an everyday basis.

Mayor Garza questioned if the roofing company was local. Mrs. Cromeens noted that they are a local reputable company.

MOTION MADE BY LYNN FALCONE, SECONDED BY WAYNE BERGER, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR U&I DONUTS IN THE AMOUNT OF UP TO \$10,000.00 FOR THE INSTALLATION OF A NEW ROOF. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR EDWARD AND SHERRY OAKES, 202 S. ESPLANADE

Mrs. Cromeens mentioned that Mr. & Mrs. Oakes have recently purchased 202 S. Esplanade. The owners have begun renovations to the building to make suitable for a business to rent. The Oakes' are seeking assistance to frame in new walls, frame new ceilings, for the rewiring of the building, and to reroute the air conditioner ducting.

A two year lease agreement has been executed with Bud & Sissy's Liquor Store upon completion of the improvements. The Board was in agreement that they would like to enhance the Performance Agreement to include wording that indicates the owners must occupy the building with another sales tax collecting tenant within three months of a terminated lease agreement within the two year period of the active Performance Agreement between them and the CDC.

MOTION MADE BY LYNN FALCONE, SECONDED BY CONSTANCE DONELS, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR EDWARD & SHERRY OAKES IN THE AMOUNT OF UP TO \$10,000.00, PENDING THE DEVELOPMENT OF A PERFORMANCE AGREEMENT THAT PROTECTS THE CITY'S TAX EARNING DOLLARS AND REPAYMENT IN A PRORATED WAY, IF THERE IS NOT A SALES TAX COLLECTING BUSINESS IN THEIR BUILDING. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

MAYOR EMIL GARZA EXITED THE MEETING AT 5:30 P.M.

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP + FOR MAD BATTER CHEESECAKE AND DESSERT BAR

Mrs. Cromeens stated that Mad Batter's has two one-year lease agreements for 115 and 117 N. Esplanade. The business is occupying two spaces that total 2,000 square feet to suit the needs of the bakery.

Mrs. Cromeens mentioned that a discussion was held regarding leasing two separate addresses and if the business would be eligible for two Business Start-Up + Program grants.

The Board objected with offering two Business Start-Up + Program grants because they agreed that the business should know their financial responsibility of signing two lease agreements and this program was designed to assist with start-up rental costs kept to a minimum.

MOTION MADE BY WAYNE BERGER, SECONDED BY BRAD KOCUREK, TO APPROVE THE BUSINESS START-UP + PROGRAM FOR MAD BATTER CHEESECAKE & DESSERT BAR IN THE AMOUNT OF \$500.00 FOR THE NEXT SIX MONTHS, BEGINNING APRIL 1, 2025 AND ENDING SEPTEMBER 1, 2025. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP + FOR SMOK'D BAR-B-QUE

Mrs. Cromeens mentioned that Smok'd Bar-B-Que will be the second food option at Jailbreak Bar & Grill. The concept of Jailbreak was to have a full service food truck court with attractions to occupy the youth. A one-year lease agreement is in place.

MOTION MADE BY BRAD KOCUREK, SECONDED BY CONSTANCE DONELS, TO APPROVE THE BUSINESS START-UP + PROGRAM FOR SMOK'D BAR-B-QUE IN THE AMOUNT OF \$500.00 FOR THE NEXT SIX MONTHS, BEGINNING APRIL 1, 2025 AND ENDING SEPTEMBER 1, 2025. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR FAÇADE PROGRAM FOR SMOK'D BAR-B-QUE

Mrs. Cromeens stated that Smok'd Bar-B-Que has requested funding for assistance in purchasing exterior trailer graphics for their food truck. The graphics will include a 5' x 10' back area, 3' x 5' front area, and a 3' x 7' door area. The application was complete and Mrs. Cromeens recommended approval.

MOTION MADE BY CONSTANCE DONELS, SECONDED BY WAYNE BERGER, TO APPROVE THE FAÇADE PROGRAM FOR SMOK'D BAR-B-QUE IN THE AMOUNT OF UP TO \$558.57 FOR THE PURCHASE OF EXTERIOR GRAPHICS FOR THEIR FOOD TRUCK. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON A PAYMENT ISSUED TO BAYMONT INN

Mrs. Cromeens stated that a check in the amount of \$8,470.03 was issued to Baymont Inn on March 12, 2025, upon completion of their Façade Program. In working with the City of Cuero Building Department, it was brought to her attention that the property was in the process of being sold. Per the Façade application requirements, "Applicant agrees to remain in business and not sell or transfer the business within 24 months of receiving grant funds, or will be required to repay the grant."

Mrs. Cromeens was seeking guidance on how to move forward, as the check has been issued but a stop payment has been applied to the check until she received direction from the Board. A discussion was held and it was a favorable decision that it was in the Board's best interest to leave the stop payment on the check, as the business was in violation of the Façade application's requirements. Shall the business sell as planned, it would require a recoup of funds and at this time, the Board did not consider this a feasible option.

MOTION MADE BY LYNN FALCONE, SECONDED BY CONSTANCE DONELS, THAT THE CUERO DEVELOPMENT CORPORATION WITHHOLD THE CHECK MADE PAYABLE TO BAYMONT INN IN THE AMOUNT OF \$8,470.03 BASED ON THE FALSIFICATION OF THEIR APPLICATION. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON ACTION AGAINST A LOCAL BUSINESS

Mrs. Cromeens stated that the Board gave direction to send a Promissory Note to Marci Overstreet, owner of Overstreet Good Eats & Treats with the assistance of Board Member Ben Zimmerman for the recoup of funds for her Business Retention and Expansion Program grant. A response was required by January 31, 2025 by Mrs. Overstreet. Due to unforeseen circumstances, the Promissory Note was mailed and emailed on March 20, 2025 with payments to begin April 1, 2025. Mrs. Cromeens will update the Board at the April Board Meeting.

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Tuesday, February 18, 2025 and the December Events Committee's January Financial Reports.

MOTION MADE BY CONSTANCE DONELS, SECONDED BY WAYNE BERGER, 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 5.35% for the calendar year and has increased by 3.75% for the fiscal year.
- 2) Discuss upcoming conferences/meetings – Mrs. Cromeens reported that while attending the Texas Economic Development Council's (TEDC) Legislative Conference, staff received the Economic Excellence Award and Mrs. Cromeens graduated from the TEDC Future Leader's Training Program. It was mentioned that the Cuero Development

Corporation and the Cuero Chamber of Commerce will host their first "Cuero Rising" meeting on Thursday, April 17th at the Cuero Municipal Park Clubhouse. The intent of these meetings are to bring awareness of the projects and activities happening in the City.

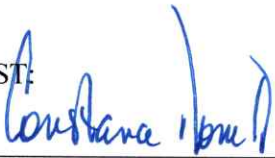
- 3) December Events Committee – Ms. Bayfus reported that she has received thirteen (13) new display sales.
- 4) Current Projects – A copy of the current projects was included in the agenda packet. A separate attachment included the new Business Start-Up + Program.

Mrs. Cromeens reported that she spoke with Chisholm Trail Heritage Museum staff and they are awaiting another bid on their three façade projects. As the one year mark is approaching, the Chisholm Trail may have to reapply with new Façade Grant applications.

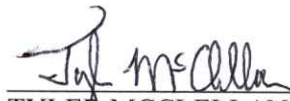
VII. ADJOURN

PRESIDENT MCCLELLAN ADJOURNED THE MEETING AT 6:17 P.M.

ATTEST:



CONSTANCE DONELS
SECRETARY/TREASURER



TYLER MCCLELLAN
PRESIDENT