

**MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, APRIL 21, 2026 5:00 P.M.**

The Cuero Development Corporation Board of Directors met Tuesday, April 21, 2026 at The City of Cuero Council Chambers, 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: President 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 Solis

GUESTS: Angie Cuellar – Cuero Chamber of Commerce Executive Director, Henry Guajardo – Golden Crescent Workforce Development Board Executive Director, Cuero Chamber of Commerce Board Member Rhonda Stastny, Beverly Wagner – Owner of Wagner Hardware, and Shane & Renee Wilke – Owners of S&R Entertainment & Creations, LLC.

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 noted that Mrs. Connie Hawes was out of the office. She advised the Board that they could either approve or table the February and March Financial Statements. After review, the Board found no discrepancies and agreed to move forward with approval of both statements.

MOTION MADE BY CONSTANCE DONELS, SECONDED BY MAYOR EMIL GARZA, TO APPROVE THE FEBRUARY AND MARCH FINANCIAL STATEMENTS AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR S&R ENTERTAINMENT & CREATIONS, LLC.

Mrs. Cromeens explained that when Shane and Renee Wilke initially applied for assistance with the purchase of equipment, staff was uncertain about the rules governed by the Comptroller's Office regarding the purchase of DJ equipment. She stated that she later received verification from Jake Stagner confirming that, because the business collects sales tax, it is eligible for grant funding.

Mr. Wilke reported that the duo has provided DJ services at more than 700 events. He stated that they currently provide services for 5D Tavern every Thursday and EVThing every Sunday. Mr. Wilke noted that they plan to purchase all equipment and the trailer associated with the business; however, they will not be purchasing the LLC name of Moon Light Entertainment.

Mrs. Wilke added that they provide services for all Cuero Chamber of Commerce events as well as Cuero Independent School District events. She further stated that they are fully insured and that the equipment purchase would enhance their services and allow them to expand into corporate events.

MOTION MADE BY LYNN FALCONE, SECONDED BY CONSTANCE DONELS, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT FOR S&R ENTERTAINMENT IN THE AMOUNT OF UP TO \$10,000.00 FOR THE PURCHASE OF EQUIPMENT. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR WAGNER'S HARDWARE AND GIFTS

Mrs. Wagner reported that Wagner's Hardware and Gifts is located within the historic Main Street district and has been in business for 81 years. She stated that the storefront was recently featured in Texas Monthly magazine, which she described as a true honor.

Mrs. Wagner explained that the business has been a long-standing dealer for STIHL products and has been asked to relocate, expand, and update its product displays. She noted that Wagner's is the top dealer in the area. The current showcase is located along a 72-foot wall that is not easily visible to customers, and due to STIHL requirements, all tools must be secured with locking mechanisms and cables.

Mrs. Wagner stated that the proposed new display location would be more visible and centrally located within the store. The updated display would include a locked showcase system that would improve product presentation and accessibility. She further noted that the upgrades are expected to increase sales and generate additional sales tax revenue.

Mr. McClellan asked whether STIHL contributes financially toward the display upgrades. Mrs. Wagner responded that all updates are completed at the owner's expense.

MOTION MADE BY MAYOR EMIL GARZA, SECONDED BY BRAD KOCUREK, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT FOR WAGNER'S HARDWARE & GIFTS IN THE AMOUNT OF UP TO 8,443.50 FOR THE RENOVATIONS TO THE STIHL DISPLAY. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AUTHORIZING THE TEXAS WORKFORCE COMMISSION TO RENT A WORK SPACE

Mr. Guajardo, Executive Director of the Golden Crescent Workforce Development Board, thanked the Board for their time and consideration. He explained that the Texas Workforce Commission has been housed at the strip center near Brookshire Brothers for an extended period of time; however, due to federal funding uncertainties from the Department of Labor, the agency is currently unable to commit to a long-term lease agreement.

Mr. Guajardo stated that he is seeking office space for business service staff to meet and to provide a location where staff can meet with customers. He outlined several programs offered through the Golden Crescent Workforce Development Board, including a dropout prevention program in partnership with Cuero Independent School District, collaboration with county personnel to assist individuals seeking employment, and childcare assistance currently serving 112 children within the county.

Ms. Donels commented that this could become a valuable partnership between the CDC and the Golden Crescent Workforce Development Board, noting that she has worked with the organization in the past.

Mr. Berger stated that he would consult with County Attorney James Crain regarding the protocol for the CDC leasing space to an outside agency and how such an arrangement would operate within city-owned property regulations.

CUERO CHAMBER OF COMMERCE BUILDING UPDATE

Mrs. Cromeens reported that Mrs. Cuellar would provide an overview of the progress on the Cuero Chamber of Commerce building renovation project. She stated that a chart was included outlining the original contract amount drawn by the Chamber, along with accrued interest as of September 2025. The chart was prepared for the auditors to reflect the current status of interest and payments associated with the revolving loan. Mrs. Cromeens noted that the CDC has not received any payments from the Chamber to date.

Mrs. Cuellar thanked the Board for their time and explained that the initial draw was used to pay for a grant processor, while the remaining grant-related work has been completed in-house by Ms. Rhonda Stastny. Additional expenses paid from the first draw included administrative items, abatement, a new roof, and an asbestos survey.

Mrs. Cuellar further reported that an application has been submitted to the Texas Historical Commission for tax credits, and that an application will also be submitted to Lowe's for a community grant to assist with the project. She stated that she would continue providing the Board with updates and photographs documenting the restoration and improvement progress.

Mrs. Falcone inquired about the projected timeline for occupancy. Mrs. Cuellar responded that the Chamber has slightly more than one year remaining to complete the project, noting that October 2027 is the deadline established under the EDA grant requirements, although extensions may be granted if necessary.

Mrs. Cromeens reminded the Board that each draw of funds would require its own Performance Agreement and repayment terms.

CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Tuesday, March 10, 2026, Public Hearing Minutes, Tuesday, March 17, 2026, and the December Events Committee's February and March Financial Statements.

MOTION MADE BY LYNN FALCONE SECONDED BY CITY MANAGER WAYNE BERGER, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

V. CDC COORDINATOR'S REPORT

- 1) December Events Committee – Ms. Solis reported that three displays have been purchased, with one new rendering pending. A two-day cleanup event was held by CDC staff, Cuero Chamber of Commerce staff, and the TDCJ Stevenson Unit's Community Squad at Cuero's Christmas in the Park. Each display recognition sign was cleaned or put in a stack to be repurposed for the upcoming year.
- 2) Texas Coastal Bend Regional Tourism Report – Ms. Solis reported that she hosted the Texas Coastal Bend Regional Tourism Council's monthly meeting on March 24th at the Cuero Heritage Museum. The April monthly meeting will be held on April 28th in Victoria at the City of Victoria Economic Development office.

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 0.80% for the calendar year and has increased by 2.88% for the fiscal year.
- 2) Discuss upcoming conferences/meetings – Mrs. Cromeens reported that she will attend the SEDC Site Selector's Conference in Arlington and will serve as a representative of TeamTexas at Select USA in DC.