MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, JUNE 16, 2026 5:00 P.M.

The Cuero Development Corporation Board of Directors met Tuesday, June 16, 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, Brad Kocurek, and Ben Zimmerman

ABSENT: Mayor Emil Garza

CDC STAFF: CDC Executive Director Maggie Cromeens

GUESTS: City of Cuero Finance Director Connie Hawes and Caitlyn Sangster – Owner, South Bound Grill

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 stated that all required information had been submitted by the Cuero Development Corporation (CDC); however, due to the transition from Cadence Bank to Huntington Bank, the financial statements were not received in time to be included.

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR RENDEZVOUS

Mrs. Cromeens reported that four applications had been submitted by Ms. Sadie Saenz. Ms. Saenz purchased the businesses from the Pakebusch family approximately one year ago. Staff verified that significant improvements are needed to the main building. The building located behind Rendezvous at 1303 N. Esplanade is planned to become the Rendezvous Market & Exchange, a vendor market, upon completion of the proposed renovations.

The proposed improvements include plumbing, flooring, signage, painting, and landscape management. It was noted that the contractor performing the work is a family member of Ms. Saenz; however, he is also the contractor who completed the renovations at Monster Burger.

Mr. Kocurek asked whether the project involved one or two businesses. Mrs. Cromeens clarified that Rendezvous and the Rendezvous Market & Exchange are two separate businesses, both owned by Ms. Saenz.

Board members discussed the proposed vendor market and expressed a desire to verify that all vendors operating within the Rendezvous Market & Exchange will collect and remit sales tax to the City of Cuero. Ms. Donels asked whether the landscape management expense was a one-time cost or an ongoing expense. She also inquired whether Ms. Saenz had identified any prospective vendors for the market. Staff responded that they were unsure, as Ms. Saenz had not discussed potential vendors with them.

Following discussion, it was recommended that the Board approve the applications related to Rendezvous and defer action on the Rendezvous Market & Exchange applications pending additional information. The Board also requested that Ms. Saenz meet with the Small Business Development Center to develop a formal business plan for the proposed vendor market.

MOTION MADE BY LYNN FALCONE, SECONDED BY CONSTANCE DONELS, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT FOR RENDEZVOUS IN THE AMOUNT OF UP TO $10,000.00 FOR THE INTERIOR IMPROVEMENTS AT1301 N. ESPLANADE AS DEFINED IN THE APPLICATION. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR ENTERPRISE PROGRAM FOR SADIE SAENZ, 1303 N. ESPLANADE

MOTION MADE BY CONSTANCE DONELS, SECONDED BY BRAD KOCUREK, TO TABLE THE ENTERPRISE PROGRAM GRANT FOR SADIE SAENZ, 1303 N. ESPLANADE, PENDING FURTHER REVIEW AND INFORMATION BY THE CDC EXECUTIVE DIRECTOR, MAGGIE J. CROMEENS AND TO INCLUDE A BUSINESS PLAN BY THE SMALL BUSINESS DEVELOPMENT CENTER. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR FAÇADE PROGRAM FOR RENDEZVOUS BOUTIQUE

MOTION MADE BY LYNN FALCONE, SECONDED BY WAYNE BERGER, TO APPROVE THE FACADE PROGRAM GRANT FOR REDEZVOUS IN THE AMOUNT OF UP TO $10,000.00 FOR FAÇADE IMPROVEMENTS AND SIGNAGE AT 1301 N. ESPLANADE. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR FAÇADE PROGRAM FOR SADIE SAENZ, 1303 N. ESPLANADE

MOTION MADE BY CONSTANCE DONELS, SECONDED BY LYNN FALCONE, TO TABLE THE FACADE PROGRAM GRANT FOR SADIE SAENZ, 1303 N. ESPLANADE, PENDING FURTHER REVIEW AND INFORMATION BY THE CDC EXECUTIVE DIRECTOR, MAGGIE J. CROMEENS AND TO INCLUDE A BUSINESS PLAN BY THE SMALL BUSINESS DEVELOPMENT CENTER. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS START-UP PROGRAM FOR CUERO DISCOUNT PHARMACY

Mrs. Cromeens reported that Ms. Kelli Schley, owner of Cuero Discount Pharmacy, is doing well and has requested the second half of her approved rental assistance in the amount of $250.00. Mrs. Cromeens noted that Ms. Schley has enjoyed opening and operating her business in the Cuero community.

MOTION MADE BY CONSTANCE DONELS, SECONDED BY BEN ZIMMERMAN, TO APPROVE THE BUSINESS START-UP PROGRAM GRANT FOR CUERO DISCOUNT PHARMACY IN THE AMOUNT OF $250.00 FOR THE FIRST SIX MONTHS, BEGINNING JULY 1, 2026 AND ENDING DECEMBER 1, 2026 AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

REVIEW AND DISCUSS THE PROPOSED BUDGET FOR FY 2026-2027

Mrs. Cromeens presented the proposed FY 2026–2027 budget to the Board. She explained that the budget was developed by comparing historical revenue projections prepared by the City of Cuero Finance Director with prior Cuero Development Corporation budgets. Mrs. Cromeens also noted that the budget was revised to include specific line items for expenditures that had previously been grouped within broader budget categories, providing greater detail and transparency.

Following discussion, it was recommended that the Board review the first draft of the FY 2026–2027 budget and provide any comments or suggested revisions to Mrs. Cromeens for consideration prior to the next budget review.

CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Tuesday, May 19, 2026 and the December Events Committee's May Financial Report.

It was reiterated that the May Financial Statements were not available.

MOTION MADE BY LYNN FALCONE, SECONDED BY CONSTANCE DONELS, TO ACCEPT THE REGULAR MEETING MINUTES AS PRESENTED. AYES: 5 NAYES: 0 MOTION CARRIED UNANIMOUSLY

V. CDC COORDINATOR'S REPORT

1) December Events Committee – None.
2) Texas Coastal Bend Regional Tourism Report – Mrs. Cromeens reported that Ms. Solis was attending the Texas Economic Development Council's Mid-Year Conference in Plano. She also noted that Ms. Solis would attend the Texas Coastal Bend Regional Tourism Council's monthly meeting in Beeville on June 23.

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 decreased by 1.37% for the calendar year and has increased by 0.91% for the fiscal year.
2) Discuss upcoming conferences/meetings – Mrs. Cromeens reported that as part of her membership with Team Texas, she is contemplating registration to attend the International Trade Show in Chicago in September.
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.

VII. ADJOURN

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

Tyler McClellan

TYLER MCCLELLAN
PRESIDENT

ATTEST:

Constance Donell

CONSTANCE DONELS
SECRETARY/TREASURER