MINUTES
CUERO DEVELOPMENT CORPORATION
SPECIAL MEETING
THURSDAY JULY 30, 2026 8:00 A.M.

The Cuero Development Corporation Board of Directors met Thursday, July 30, 2026 at the City of Cuero Council Chambers, 212 E. Main Street, Cuero, Texas.

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

ABSENT: City Manager Wayne Berger

CDC STAFF: CDC Executive Director Maggie Cromeens

GUESTS: Mr. Robert Lee

I. CALL TO ORDER

President Tyler McClellan called the meeting to order at 8:01 a.m.

II. CITIZENS INPUT

None.

III. EXECUTIVE SESSION

Convene into executive session in accordance with the Texas Government Code 551.071 to seek the advice about pending or contemplated litigation, settlement offers or on matters in which duty of the attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with Texas Government Code Chapter 551 (receive legal advice from the CDC Attorney regarding ad valorem taxation and Appraisal Review Board Protest).

Cuero Development Corporation began an Executive Session on Thursday, July 30, 2026 at 8:03 A.M.

IV. RECONVENE TO OPEN MEETING

RECONVENE PUBLIC MEETING TO TAKE NECESSARY ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION.

ANNOUNCEMENT BY PRESIDING OFFICER: Cuero Development Corporation has completed its Executive Session on Thursday, July 30, 2026 at 8:28 A.M.

V. BUSINESS

CONSIDER AND, IF NECESSARY, TAKE ACTION ON ITEMS DISCUSSED DURING EXECUTIVE SESSION

MOTION MADE BY CONSTANCE DONELS, SECONDED BY LYNN FALCONE, THAT THE CUERO DEVELOPMENT CORPORATION BOARD AUTHORIZES THE CDC ATTORNEY TO FILE A PETITION FOR REVIEW AGAINST THE DEWITT COUNTY APPRAISAL DISTRICT. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON A BUSINESS GRANT AND OR INCENTIVE FOR A POTENTIAL BUSINESS THAT HAS BEEN IN NEGOTIATIONS WITH THE CUERO DEVELOPMENT CORPORATION

Mrs. Cromeens noted that the Cuero Development Corporation (CDC) has been working with a manufacturing company for approximately one year and stated that she wanted to discuss potential incentives and grant opportunities with the Board.

Mr. Robert Lee reported that the property is currently undergoing an appraisal and is expected to close within the next 30 days. He explained that two companies are expected to locate at the property. The first is a real estate holding company, while the second will be the operating company, which will focus on the production of pet treats, supplements, and minimally processed foods. The operating company plans to utilize robotics to modernize the manufacturing process.

Mr. Lee further explained that the holding company will anchor the property and has a relationship with a human food processing company based in Turkey that supplies major retailers throughout the United States. The company is seeking a packing plant in the United States and has an established relationship through a distribution center.

Additionally, there is a potential grain trans loading opportunity that would require adding a railroad spur behind the property. Mr. Lee noted that this company would also serve as a supplier to the pet food manufacturing operation.

Mr. Lee also discussed a third company, a mealworm company based in Israel that conducts genomic testing on soldier fly larvae. The company's process would utilize food waste that would otherwise enter landfills and water systems.

Mrs. Cromeens noted that Mr. Lee has met with City Manager Wayne Berger to discuss water and wastewater plans for the property. She reported that the CDC is currently working with Union Pacific regarding the proposed railroad spur; however, the process has reached a standstill. Mrs. Cromeens explained that the rail spur remains a possibility, but the process may take additional time.

Mrs. Cromeens also reported that the company intends to hire local workers where possible. However, due to the specialized nature of the manufacturing process, some positions will require employees with specific knowledge and experience in the industry.

Mr. Lee explained that although this will be the company's first venture operating independently, they plan to invest approximately $8 million in assets to open the facility. He further stated that an additional $3 million to $5 million is anticipated to be invested in the business during years three through five.

Mr. McClellan questioned the company's anticipated employment numbers. Mr. Lee stated that the company plans to hire approximately 25 to 30 employees within the first year and anticipates continued growth over time. Due to the level of automation required to operate the facility, the company does not expect total employment to exceed approximately 100 employees.

Mrs. Cromeens noted that she has worked with local and regional partners to ensure that the company is receiving the best available information and options from all parties involved in the project.

The Board agreed to place the manufacturing project on the agenda for the August 18th meeting. The Board also agreed to notify Mr. Lee of the CDC's commitment to supporting the project.

VI. ADJOURN

PRESIDENT TYLER MCCLELLAN ADJOURNED THE MEETING AT 9:32 A.M.

Tyler McClellan

TYLER MCCLELLAN
PRESIDENT

ATTEST:

Constance Donels

CONSTANCE DONELS
SECRETARY/TREASURER