MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, AUGUST 18, 2026 5:00 P.M.

The Cuero Development Corporation Board of Directors met Tuesday, August 18, 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, Mayor Emil Garza, Lynn Falcone, Brad Kocurek, and Ben Zimmerman

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

GUESTS: Holly Garrett – Owner of Gathered, City of Cuero Finance Director Jessa Lee, Candace Orosco – Secretary of Cuero Baseball Booster Club, Charles Sutton – Owner of Sutton Electric, and Candice Threadgill Wood – Board Member of Cuero Baseball Booster Club

I. CALL TO ORDER

President Tyler McClellan called the meeting to order at 5:00 P.M.

II. CITIZENS INPUT

None.

III. MONTHLY FINANCIALS

Ms. Lee was introduced as the City of Cuero's new Finance Director. Ms. Lee explained that she is currently getting caught up on the financials due to recent changes within the Finance Department. She reported that the May financials are the only reports completed to date, but she hopes to have the June, July, and August reports available for presentation at the September meeting.

Ms. Lee reported that the May Financial Reports reflected revenues primarily from sales tax allocations, which totaled over $65,000.00. Expenses totaled approximately $81,000.00, with the majority of the expenses attributed to grant reimbursements.

The CDC's cash accounts totaled $238,468.00, while the December Events cash account ended with a balance of $92,684.00. The TexPool balance ended at $1,478,994.74, giving the CDC a grand total of $1,717,462.94 in available funds. Ms. Lee noted that there will be several larger expenditures reflected in the upcoming financial reports.

Ms. Donels questioned if Christmas in the Park received $12,000.00 in donations in May. Ms. Solis explained that the money was received for new displays.

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY CONSTANCE DONELS, TO ACCEPT THE MAY FINANCIAL REPORT AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

MOTION MADE BY LYNN FALCONE, SECONDED BY BRAD KOCUREK, TO TABLE THE JUNE FINANCIAL REPORT. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION BUSINESS RETENTION AND EXPANSION PROGRAM FOR HOTEL TEXAS

Mrs. Cromeens stated that, pursuant to the discussion at the July meeting, she had followed up with Mr. Kevin Patel regarding his project. Maggie provided a letter to the Board indicating that Mr. Patel has had to replace the interior faucets

due to issues caused by the hard water, resulting in three rooms being out of commission. The proposed project also includes new exterior improvements, and Mrs. Cromeens stated that she is comfortable supporting the project.

MOTION MADE BY CONSTANCE DONELS, SECONDED BY LYNN FALCONE, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT FOR HOTEL TEXAS IN THE AMOUNT OF UP TO $10,000.00 TO BE UTILIZED TOWARDS UPGRADES TO THE WATER SOFTENER SYSTEM. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM FOR SUTTON ELECTRIC

Mr. Charles Sutton thanked the Board for their time and consideration. He explained that Sutton Electric has recently expanded with the addition of a new building. Mr. Sutton is seeking assistance with the purchase of a new ice machine to provide ice for his employees while they work outdoors. Mr. Sutton also requested assistance with the purchase of shelving to store inventory and a skid steer attachment used for connecting lines to homes.

Mr. McClellan questioned whether Mr. Sutton currently has the equipment necessary to perform this work. Mr. Sutton explained that the requested attachment is used to drive into the ground to set poles.

MOTION MADE BY LYNN FALCONE, SECONDED BY MAYOR EMIL GARZA, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR SUTTON ELECTRIC IN THE AMOUNT OF UP TO $6,786.02 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 GATHERED

Mrs. Cromeens mentioned that the Board recently assisted Gathered with a Façade and Business Start-Up Program application. She explained that Mrs. Garrett is now seeking assistance through the Business Retention and Expansion Program for the purchase of an iPad to use with her point-of-sale system.

Mrs. Garrett noted that she currently uses the Square system, and her iPad is no longer holding a charge. She explained that she is trying to avoid purchasing an entirely new system, as the cost would be prohibitive, and she is currently using her personal iPad. The new iPad would assist with the day-to-day operations of the business.

MOTION MADE BY BRAD KOCUREK, SECONDED BY CITY MANAGER WAYNE BERGER, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM GATHERED IN THE AMOUNT OF UP TO $181.32 TO BE UTILIZED TOWARDS PURCHASING AN IPAD. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON AN APPLICATION FOR BUSINESS RETENTION AND EXPANSION PROGRAM ANTOJITOS SAN MIGUEL

Ms. Solis explained that Mr. Gonzalez has expanded his business to include catering and recently provided catering services for the H-E-B Employee Appreciation Day. Due to the increase in business, he is in need of additional refrigerated storage space for meat and supplies and is seeking assistance with the purchase of two regular refrigerators and one horizontal cooler.

MOTION MADE BY CITY MANAGER WAYNE BERGER, SECONDED BY MAYOR EMIL GARZA, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM FOR ANTOJITOS SAN MIGUEL IN THE AMOUNT OF UP TO 1,728.20 FOR THE PURCHASE OF NEW REFRIGERATION UNITS. AYES: 7 NAYES: 0

CONSIDER AND ACT UPON AN APPLICATION FOR COMMUNITY SERVICES PROGRAM FOR CUERO BASEBALL BOOSTER CLUB

Mrs. Cromeens introduced two Board Members of the Cuero Baseball Booster Club. She explained that the organization is its own 501(c)(3) and is responsible for purchasing equipment for the baseball team and performing its own maintenance.

Mrs. Candace Orosco explained that the Cuero Baseball Booster Club was established approximately one year ago under the direction of Jenni Garrett. Since its formation, improvements have been made to the concession stands, restrooms, and overall exterior curb appeal, including fencing and a mural. The Board feels that future improvements should directly benefit the players. The Booster Club is seeking assistance with renovations to the bullpen, including the installation of turf, as well as renovations to the batting cages. Republic Steel will complete the installation of the improvements.

Mrs. Donels questioned where the responsibility lies between the school and the organization regarding repairs and maintenance. Mrs. Orosco explained that the City had previously assisted with mowing and maintenance, but the school has since taken over those responsibilities. Mr. Berger explained that the City does not require the organization to pay utilities.

MOTION MADE BY MAYOR EMIL GARZA, SECONDED BY CONSTANCE DONELS, TO APPROVE THE COMMUNITY SERVICES PROGRAM FOR CUERO BASEBALL BOOSTER CLUB IN THE AMOUNT OF UP TO $10,000.00 TO BE UTILIZED TOWARDS BULL PEN AND BATTING CAGES RENOVATIONS. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

DISCUSSION AND POSSIBLE ACTION REGARDING THE PROPOSED CITY OF CUERO PICKLEBALL COURT PROJECT AND AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO INITIATE APPLICABLE TYPE B PROJECT APPROVAL PROCEDURES, INCLUDING REQUIRED PUBLIC NOTICE AND PUBLIC HEARING PROCEDURES, FOR PROPOSED CUERO DEVELOPMENT CORPORATION PARTICIPATION IN AN AMOUNT NOT TO EXCEED $35,000.

Mrs. Cromeens mentioned that she and City Manager Wayne Berger have reviewed projects that the CDC may be able to support in partnership with the City. She noted that $35,000.00 remains available in the Community Services Program and has not yet been utilized. Mrs. Cromeens offered to request Board approval to reallocate these funds to partner with the City on community pickleball project.

She noted that the CDC and the City have historically partnered on numerous projects and that the pickleball project has become particularly popular among local youth. The funding would come from the FY 2026–2027 budget; however, the CDC will be required to initiate the necessary public hearing process for any project exceeding $10,000.00.

MOTION MADE BY LYNN FALCONE, SECONDED BY BRAD KOCUREK, TO APPROVE THAT THE CDC PARTNERS WITH THE CITY OF CUERO IN THE AMOUNT OF $35,000.00 TOWARDS THE PICKLEBALL PROJECT AND THAT THE CDC START THE PROCEEDINGS FOR THE PUBLIC HEARING PROCESS. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON BUDGET AMENDMENT #1 OF THE FY 2025-2026

Due to incomplete financials, Budget Amendment #1 of the Fiscal Year 2025-2026 will be presented at a later date.

MOTION MADE BY CONSTANCE DONELS, SECONDED BY BEN ZIMMERMAN, TO TABLE BUDGET AMENDMENT #1 OF THE FY 2025-2026 DUE TO INCOMPLETE FINANCIALS. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

CONSIDER AND ACT UPON THE FISCAL YEAR 2026-2027 BUDGET AND RECOMMEND APPROVAL FOR SUBMISSION TO THE CUERO CITY COUNCIL

Mrs. Cromeens noted that the FY 2026–2027 Budget was presented at the July Board Meeting and included several minor adjustments. These adjustments include payments made to NestFresh and Chisholm Trail, as well as the addition of the Pickleball project for the Cuero Municipal Park in the amount of $35,000.00. She also noted that the transfer from Reserves, which was originally budgeted at over $500,000, has been adjusted to a little over $330,000.

MOTION MADE BY CONSTANCE DONELS, SECONDED BY BEN ZIMMERMAN, TO APPROVE THE FISCAL YEAR 2026-2027 BUDGET AS PRESENTED AND TO RECOMMEND APPROVAL TO THE CUERO CITY COUNCIL. AYES: 6 NAYES: 0 MOTION CARRIED UNANIMOUSLY

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Tuesday, July 21, 2026, Special Meeting Minutes, Thursday, July 30, 2026, and the December Events Committee's May & June Financial Reports.

The December Events Committee's revenue included $138.00 in interest income and $12,183.48 from display purchases. Expenses totaled over $27,000.00, with $25,000.00 paid to the City of Cuero for its assistance with the setup and takedown of Christmas in the Park.

MOTION MADE BY LYNN FALCONE, SECONDED BY MAYOR EMIL GARZA, TO ACCEPT THE REGULAR AND SPECIAL CALLED MEETING M
INUTES AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY CONSTANCE DONELS, TO ACCEPT THE MAY FINANCIAL REPORTS AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

MOTION MADE BY LYNN FALCONE, SECONDED BY BRAD KOCUREK, TO TABLE THE JUNE FINANCIAL REPORT. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

VI. CDC COORDINATOR'S REPORT

1) December Events Committee – Ms. Solis reported that this year will mark the 27th year for Cuero's Christmas in the Park, which will be dedicated in honor of Mr. Alton Meyer. She further reported that, due to a mishap involving the City of Cuero, the fireworks company has offered a fireworks show valued at $20,000.00, which must be utilized this year. The City has graciously offered the fireworks show for the opening of Cuero's Christmas in the Park. CDC staff, along with the Chamber of Commerce, will serve hot cocoa, Grinch Punch, and cookies, as they have in the past. Food trucks will also be available to provide additional dining options. Ms. Solis reported that all of the Christmas displays have been received for the season; however, one display was received incorrectly and will need to be replaced.
2) Texas Coastal Bend Regional Tourism Report – Ms. Solis reported that she will attend the TCBRT monthly meeting in Goliad on August 25th.

VII. 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 -2.25% for the calendar year and has decreased by -0.20% for the fiscal year.
2) Discuss upcoming conferences/meetings – Mrs. Cromeens reported that is not attending any conferences in the near future.
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.

VIII. EXECUTIVE SESSION

- Pursuant to Title 5 of the Texas Government Code, Chapter 551, Section 551.087, Deliberation Regarding Economic Development Negotiations
  - To deliberate the offer of a financial or other incentive to a business prospect (551.087)
- Pursuant to Title 5 of the Texas Government Code, Chapter 551.072, Deliberation Regarding Real Property
  - To deliberate the purchase, exchange, lease, or value of real property (551.072)

Cuero Development Corporation began an Executive Session on Tuesday, August 18, 2026 at 6:04 P.M.

IX. 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 August 18, 2026 at 6:42 P.M.

1. Actions resulting from Executive Session

MOTION MADE BY LYNN FALCONE, SECONDED BY CONSTANCE DONELS, THAT THE CUERO DEVELOPMENT CORPORATION BOARD PROCEEDS WITH THE PET FOOD PROPOSAL AS PRESENTED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

MOTION MADE BY BEN ZIMMERMAN, SECONDED BY WAYNE BERGER, THAT THE CUERO DEVELOPMENT CORPORATION EXECUTIVE DIRECTOR PROCEEDS WITH THE NEXT STEPS AND CONVERSATIONS AS DISCUSSED, ACCORDING TO THE PARAMETERS PROVIDED. AYES: 7 NAYES: 0 MOTION CARRIED UNANIMOUSLY

X. ADJOURN

PRESIDENT TYLER MCCLELLAN ADJOURNED THE MEETING AT 6:45 P.M.

TYLER MCCLELLAN
PRESIDENT

ATTEST:

CONSTANCE DONELS
SECRETARY/TREASURER