



PUBLIC NOTICE

Cisco Development Corporation

Notice is hereby given that a meeting of the Cisco Development Corporation ("CDC") will be held on September 15, 2025 at 701 Conrad Hilton Blvd, Cisco, TX 76437 and will commence at 4:00pm or immediately following the adjournment of the Cisco 4A Development Corporation meeting to consider the items listed on the attached agenda.

SIGNED

A handwritten signature in black ink that reads 'Tom Bailey'.

Tom Bailey, Executive Director

CERTIFICATE

I hereby certify that the above notice of meeting and attached agenda was posted on the bulletin board at City Hall of Cisco, Texas on September 09, 2025 by 5:00pm.

SIGNED

A handwritten signature in blue ink that reads 'Tammy Osborne'.

Tammy Osborne, City Secretary

ATTENTION

Persons with disabilities who would like special assistance or need accommodations to participate in this meeting should contact the CDC at least 48-hours in advance.



CDC Meeting Agenda

September 15, 2025 commencing at 4:00pm or immediately following the adjournment of the Cisco 4A Development Corporation meeting at 701 Conrad Hilton Blvd, Cisco, Texas 76437.

1. Call to order and invocation
2. VISITOR COMMENTS: A three (3) minute time limit per person is established for anyone wishing to address the Board on subjects listed on this agenda or generally pertaining to the CDC.
3. Approval of minutes from August 12, 2025, Board meeting
4. Hear and discuss financial report for August 2025
5. Discuss and consider paying off Legacy Park Loan
6. Discuss and consider addressing safety concerns on our property on E 5th street
7. Hear and discuss update on Project Square Space
8. Discuss and consider Muddy Mikes ADA Ramp
9. Executive Session:
 - a. 551.072 (deliberations about real property)
 - i. Discuss Humble Avenue Lift Station Easement for the City
 - b. 551.087 (business prospects/economic development)
 - i. Discuss Project Scissor
 - ii. Discuss Project Lonesome
10. Discuss and consider easement by and between the Cisco Development Corporation and the City of Cisco for a perpetual easement with the right to erect, construct, install, lay and thereafter use, operate, inspection, repair, maintain, replace and remove a wastewater disposal line or lines and to operate and maintain a lift station
11. Discuss and consider providing financial assistance to Project Scissors
12. Discuss and consider providing financial assistance to Project Lonesome

The Board reserves the right to enter into executive session concerning any of the items listed on this agenda pursuant to 551.071 Consultation with Attorney, 551.072 Real Property, 551.073 Prospective Gift, 551.074 Personal Matters, 551.076 Security Personnel or Devices, 551.087 Economic Development Negotiations.



13. Adjournment

The Board reserves the right to enter into executive session concerning any of the items listed on this agenda pursuant to 551.071 Consultation with Attorney, 551.072 Real Property, 551.073 Prospective Gift, 551.074 Personal Matters, 551.076 Security Personnel or Devices, 551.087 Economic Development Negotiations.



CDC Meeting Minutes

The Regular Meeting of the Board of Directors of the Cisco Development Corporation was held on Monday, September 15, 2025 at 4 pm at 701 Conrad Hilton Blvd, Cisco, Texas regarding the following items.

1. The meeting was called to order by Sean King, at 4:57 pm. Members present Sean King, Joe Francks, Casey Murter, Mary Kay Williamson Justin McPherson, Kari Pfeiffer; those absent were Val Loftin. Staff members present were Tom Bailey Interim Executive Director, Jatana Duran Administrative Assistant. Guests present were Esther West, Carrie Ellis, Herple Ellis. Mary Kay Williamson provided the invocation.
2. King opened the meeting to visitor comments at 4:58 pm; there were no comments made; King closed the meeting to visitor comments at 4:59 pm.
3. The minutes from the August 12, 2025 meeting were reviewed. A motion was made by Francks to approve the minutes as presented. Followed by a second from McPherson, motion carried.
4. A discussion took place regarding the financial report for August 2025. No action was taken.
5. A discussion took place regarding paying off the Legacy Park Loan. A motion was made by Francks to approve. Followed by a second from McPherson, motion carried.
6. A discussion took place addressing the safety concerns on the E 5th St property. A motion was made by Francks to move forward with Baileys discretion to get bids and clean up with presidents approval. A second from Murter, motion carried.
7. A discussion took place on the update on project square space no action was taken
8. A discussion took place on the ADA ramp at Muddy Mikes, no action was taken
9. A discussion took place to consider easement by and between the Cisco Development Corporation and the City of Cisco for a perpetual easement with the right to erect, construct, install, lay and thereafter use, operate, inspection, repair, maintain, replace and remove a wastewater disposal line or lines and to operate and maintain a life station. A motion made by McPherson to approve as it is. A second from Murter, motion carried
10. A discussion took place considering financial assistance to Project Scissors. A motion to table until Octobers meeting was made by McPherson and seconded by Williamson, motion carried.
11. A discussion took place considering financial assistance to Project Lonesome. A motion to table until Octobers meeting was made by McPherson and seconded by Williamson, motion carried.
12. Murter made a motion to adjourn; followed by a second from Pfeiffer, the motion carried and the meeting adjourned at 6:22pm.

Attest:

A handwritten signature in black ink, appearing to be "S. King", is written over a horizontal line. Below the line, the words "Vice President" are written in a cursive, handwritten style.