



PUBLIC NOTICE

Cisco Development Corporation

Notice is hereby given that a meeting of the Cisco Development Corporation ("CDC") will be held on November 10, 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 November 3, 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

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 October 14,2025 Board meeting
4. Hear and discuss financial report for October 2025
5. Discuss Election results
6. Discuss update on Project Scissors
7. Discuss update on Project Square Space
8. Discuss and Consider performance agreement modification for Genesis Earthworks
9. Executive Session:
 - a. 551.074 (personal matters)
 - i. Discuss Executive Director Position
 - ii. Discuss Hours of Operation
10. Discuss and consider Executive Director Position
11. Discuss and consider Hours of Operation
12. 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 November 10, 2025 at 701 Conrad Hilton Blvd, Cisco, Texas regarding the following items.

1. The meeting was called to order by Joe Francks, at 4:04PM. Members present Joe Francks, Sean King, Kari Pfleffer, Val Loftin, Mary Kay Williamson; those absent were Casey Murter and Justin McPherson. Staff members present were Tom Bailey, Interim Executive Director, and Jatana Duran Administrative Assistant. Guests present were Jane Nichols. Sean King provided the invocation.
2. Francks opened the meeting to visitor comments at 4:05PM; there were no comments made; Francks closed the meeting to visitor comments at 4:05Pm.
3. The minutes from the October 14, 2025 meeting were reviewed. A motion was made by Williamson to approve the minutes as presented. Followed by a second from Loftin, motion carried.
4. A discussion took place regarding the financial report for October 2025. No action was taken.
5. A discussion took place regarding the election results; Bailey let the board know that we would be staying open and operating;
6. A discussion took place regarding an update on Project scissor; Bailey let the board know that it passed the first reading at city council and that immediately following the board meetings he would be going to the city council meeting for the second reading on the project.
7. A discussion took place regarding an update on Project Square Space; Bailey let the board know that we are just waiting on them to start; city council approved the bid from Genesis Earthworks.
8. A discussion took place to consider modifying the performance agreement between the Cisco Development Corporation and Genesis Earthworks to reflect the reimbursement date February 28, 2026 instead of December 31, 2025; a motion was made by Williamson; followed by a second from King; Motion carried.
9. A discussion took place regarding Executive Directors Position King made a motion for Bailey to work part time or 3 days a week starting after the next board meeting on December 9, 2025, stating that his pay rate would reflect 3/5 of the yearly rate, if Bailey has to work more than 3 days a week then his pay will be compensated to reflect, with Bailey understanding that if a big project is in the works he will work more than the 3 days stated; followed by a second from Loftin; Motion Carried.
10. A discussion took place considering moving the hours of operation from 8:30-5 to 8-5 Monday-Friday. Williamson made a motion for Duran to come in and work 8-5 Monday- Friday; followed by a second from Loftin. Motion carried.



11. Pfieffer made a motion to adjourn; followed by a second from King, the motion carried and the meeting adjourned at 4:36PM

Attest:

Erin Murphy
Secretary/Treasurer