



## PUBLIC NOTICE

### Cisco 4A Development Corporation

Notice is hereby given that a meeting of the Cisco 4A Development Corporation ("C4ADC") 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 Development Corporation meeting to consider the items listed on the attached agenda.

SIGNED

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

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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".

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Tammy Osborne, City Secretary

### ATTENTION

Persons with disabilities who would like special assistance or need accommodations to participate in this meeting should contact the C4ADC at least 48-hours in advance.



## *C4ADC Meeting Agenda*

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

1. Call the meeting to order
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 C4ADC
3. Approval of minutes from August 12, 2025 Board meeting
4. Hear and discuss financial report for August 2025
5. Hear and discuss Foreclosure update Project Nicholas
6. Hear and discuss update on the lay down yard and service road for Project Gallagher
7. Hear and discuss progress on Project Lobo
8. Hear and discuss Christmas lighting at the park
9. Hear and discuss proposed criteria for evaluating sponsorship opportunities
10. Executive Session:
  - a. Executive Session:551.072 (deliberations about real property)
    - i. Discuss purchase of property located at 203 West 7<sup>th</sup> Street
11. Discuss and Consider Resolution No. 2025.09.15.01.C4ADC purchase of property located at 203 West 7<sup>th</sup> Street
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.



## C4ADC Meeting Minutes

The Regular Meeting of the Board of Directors of the Cisco 4A Development Corporation was held on Monday, September 15, 2025 at 4:00 pm at 701 Conrad Hilton Blvd, Cisco, Texas regarding the following items.

1. The meeting was called to order by Joe Francks, at 4:03 pm. Members present Joe Francks, Sean King, Casey Murter, Justin McPherson, Mary Kay Williamson; Staff members present were Tom Bailey, Interim Executive Director and Jatana Duran, Administrative Assistant. Guests present were Esther West, Carrie Ellis, Herple Ellis, Kari Pfeiffer. 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 4:06 pm.
3. The minutes from the August 12, 2025 meeting were reviewed. A motion was made by King to approve the minutes as presented. Followed by a second from Williamson, motion carried.
4. A discussion took place regarding the financial report for August 2025. No action was taken.
5. A discussion took place regarding the foreclosure on Hanger 20. Bailey let the board know that Zornik has caught up on the back taxes that were due however he is still out of compliance on insurance and no response when attempting to ask if they plan on getting insurance. Bailey let the board know that the lawyers still think we should proceed and since it has already been voted to foreclose Francks gave Bailey the authority to continue with the foreclosure as planned.
6. A discussion took place regarding the update on BHxCo's lay down yard and service road, no action was taken
7. A discussion took place regarding update on Project Lobo, no action was taken
8. A discussion took place regarding Christmas lighting at the park. A motion was made to table until the October Meeting by King followed by a second from Murter, motion carried.
9. A discussion took place regarding the criteria for evaluating sponsorship opportunities, board went over the criteria board asked to change wording to how will instead of would, and add in Be present to ask for the sponsorship at the meeting. No action was taken at this time
10. A discussion considering the approval of Resolution No. 2025.09.15.01.C4ADC purchase of property located at 203 West 7<sup>th</sup> Street. A motion was made to approve by King followed by a second from Murter, motion carried
11. King made a motion to adjourn; followed by a second from McPherson, the motion carried and the meeting adjourned at 4:51pm.

Attest:



John  
Secretary/Treasurer

vice President