



DEVELOPMENT CORPORATION

PUBLIC NOTICE

Cisco Development Corporation

Notice is hereby given that a meeting of the Cisco Development Corporation ("CDC") will be held on Tuesday, May 9, 2023 at Cisco Development Corporation, 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, whichever is later, to consider the items listed on the attached agenda.

SIGNED

A handwritten signature in black ink, appearing to read 'Justin Jaworski', written over a horizontal line.

Justin Jaworski, 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 May 5, 2023 by 5:00pm.

SIGNED

A handwritten signature in blue ink, appearing to read 'Tammy Osborne', written over a horizontal line.

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

May 9, 2023 commencing at 4:00pm or immediately following the adjournment of the Cisco 4A Development Corporation meeting, whichever is later, 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 March 14, 2023 Board meeting
4. Hear and discuss financial report for March 2023 and April 2023
5. Hear and discuss report regarding Project Crown
6. Hear and discuss report regarding Project Triangle
7. Hear and discuss report regarding Project Square Space
8. Hear and discuss report regarding Project Function Junction
9. Executive Session:
 - a. 551.072 (deliberations about real property)
 - i. Discussion regarding the sale of property located at 714 E 23rd St
 - ii. Discussion regarding the sale of property located at 815 E I-20
 - b. 551.087 (business prospects/economic development)
 - i. Discussion regarding performance agreement with Blue Duck Winery
10. Discuss and consider approval of Resolution 2023.05.09.01.CDC authorizing sale of property located at 714 E 23rd St also identified as parcel 4622.
11. Discuss and consider approval of proposal provided by Flint Stone Services, LLC regarding the cleanup of property located at 101 W 18th also identified as parcel 4020.
12. Discuss and consider approval of amended and restated real estate lien note for Adrian L Allen (Blue Duck Winery)
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.



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CDC Meeting Minutes

The Regular Meeting of the Board of Directors of the Cisco Development Corporation was held on Tuesday, May 9, 2023 at 4:05pm at 701 Conrad Hilton Blvd, Cisco, Texas regarding the following items.

1. The meeting was called to order by President, Phil Green, at 4:05pm. Members present were Phil Green, Jane Nichols, Joe Petree and Jason Whetstone; those absent were Sean King and Michelle Binger. Staff members present were Justin Jaworski, Executive Director and Roxanne Frazier, Executive Assistant. Guests present were Jon Frazier and Misty Bussell. Phil Green provided the invocation.
2. Green opened the meeting for visitor comments at 4:05pm; no visitor comments were made; Green closed the meeting to visitor comments at 4:05pm.
3. The minutes from the March 14, 2023 meeting were reviewed. A motion was made by Petree to approve the minutes as presented. Followed by a second from Nichols, motion carried.
4. A discussion took place regarding the financial reports for March 2023 and April 2023. No action was taken.
5. Jaworski gave a report regarding Project Crown. No action was taken.
6. Jaworski gave a report regarding Project Triangle. No action was taken.
7. Jaworski gave a report regarding Project Square Space. No action was taken.
8. Jaworski gave a report regarding Project Function Junction. No action was taken.
9. The Board adjourned into Executive Session at 4:45pm pursuant to the Texas Open Meetings Act, Government Code Section:
 - a. 551.072 (deliberations about real property)
 - i. A discussion took place regarding the sale of property located at 714 E 23rd St. No action was taken.
 - ii. A discussion took place regarding the sale of property located at 815 E I-20. No action was taken.
 - b. 551.087 (business prospects/economic development)
 - i. A discussion took place regarding the performance agreement with Blue Duck Winery. No action was taken.

The Board reconvened into Open Session at 5:29pm.

10. A discussion took place regarding the approval of Resolution 2023.05.09.01.CDC authorizing sale of property located at 714 E 23rd St also identified as parcel 4622. A motion was made by Petree to amend the resolution for the buyers to split the cost of a survey and then to approve the resolution. Followed by a second from Whetstone, motion carried.
11. A discussion took place regarding approval of proposal provided by Flint Stone Services, LLC regarding the cleanup of property located at 101 W 18th also identified as parcel 4020. A motion



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was made by Whetstone to approve the proposal as presented. Followed by a second from Nichols, motion carried.

12. The discussion regarding approval of amended and restated real estate lien note for Adrian L Allen (Blue Duck Winery) was tabled.
13. Petree made a motion to adjourn; followed by a second from Whetstone, the motion carried and the meeting adjourned at 5:39pm.

Attest:


Secretary/Treasurer