



PUBLIC NOTICE

Cisco Development Corporation

Notice is hereby given that a meeting of the Cisco Development Corporation ("CDC") will be held on October 14, 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 October 9, 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

October 14, 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. Public hearing for Mad Moriarty Kustoms LLC
4. Public Hearing for Lonesome Cove LLC General Store
5. Approval of minutes from September 15, 2025 and October 3, 2025 Board meeting
6. Hear and discuss financial report for September 2025
7. Discuss and consider approval of 2025-2026 CDC Board Meeting Schedule
8. Discuss and consider election of officers for Fiscal Year 2025-2026 including President, Vice-President, and Secretary/Treasurer
9. Discuss and consider approval of signature cards to reflect new officers
10. Discuss and consider approval for bids on Project Square Space
11. Discuss and consider Muddy Mikes ADA ramp
12. Executive Session:
 - a. 551.072 (deliberations about real property)
 - i. Discuss use of property located on 5th street
 - b. 551.087 (business prospects/economic development)
 - i. Discuss Project Scissors
 - ii. Discuss Project Lonesome
13. Discuss and consider use of property located on 5th street

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.



14. Discuss and consider approval of RESOLUTION NO 2025.10.14.01.CDC transfer of ownership of property at 203 w 7th street from the Cisco 4A Development Corporation to the Cisco Development Corporation.
15. Discuss and consider approval of a performance agreement by and between Cisco Development Corporation, a Texas nonprofit Corporation and Mad Moriarty Kustoms LLC
16. Discuss and Consider approval of Resolution No 2025.10.14.02.CDC
17. Discuss and consider approval of a performance agreement by and between Cisco Development Corporation, a Texas nonprofit Corporation and Lonesome Cove LLC "General Store"
18. Discuss and consider approval of Resolution No 2025.10.14.03.CDC
19. 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 Tuesday, October 14 2025 at 5:12pm at 701 Conrad Hilton Blvd, Cisco, Texas regarding the following items.

1. The meeting was called to order by President, Sean King, at 5:12 pm. Members present Sean King, Mary Kay Williamson, Justin McPherson, Val Loftin and Kari Pfieffer; Staff members present were Tom Bailey, Interim Executive Director and Jatana Duran, Administrative assistant; those absent were Joe Francks and Casey Murter; Guests present were Jane Nichols, Sarah Adams, Esther West, and George Limbert.
2. King opened the meeting to visitor comments at 5:12 pm pm; no comments were made; King closed the meeting to visitor comments at 5:13pm.
3. Public Hearing for Mad Moriarty Kustoms LLC was opened at 5:13 pm; no comments were made so King closed the Public Hearing at 5:14 pm
4. Public Hearing for Lonesome Cove Ranch LLC " General Store" was opened at 5:14 pm; no comments were made so King closed the public hearing at 5:15pm
5. Board discussed approval of Minutes from the September 15, and October 3, 2025 meetings a motion was made by McPherson to approve as is followed by a second from Williamson. Motion carried.
6. A discussion took place regarding the financial report for September 2025. No action was taken.
7. A discussion took place regarding the approval of the 2025-2026 fiscal year Board meeting schedule. A motion was made to approve the schedule as is by Loftin followed by a second from Pfieffer. Motion carried.
8. Board discussed nominations for officers for the fiscal year 25-26; King nominated Justin McPherson for President, Joe Francks for Vice-President, and Casey Murter for Secretary/Treasurer. King made a motion to elect officers as stated by nominations, Followed by a second from Loftin. The board voted and the motion carried.
9. A discussion took place to approve Resolution no 2025.10.14.04.CDC to change signature cards and First Financial Bank to reflect the new officers. Motion was made by McPherson to approve; followed by a second from Pfieffer. Motion carried
10. A discussion took place regarding the approval of bids for Project Square Space also known as the parking lot behind the CDC building, a motion was made to accept the bid from Genesis Earthworks for \$167,659.46 by Williamson; followed by a second from McPherson. Motion carried.
11. A discussion took place regarding Muddy Mikes ADA ramp; the board invited Sarah Adams City Manager to the table for this discussion; after going over all the information the motion was made for Tom to get a few bids on the ramp and Table the discussion until next board meeting



inviting the Belks to come ask for help officially on the ramp by Loftin; a second by Pfieffer. Motion carried.

12. A discussion took place considering the use of the lot located on 5th street. A motion was made to keep as an empty lot for now by McPherson; followed by a second by Loftin. Motion carried.
13. A discussion took place to approve Resolution No 2025.10.14.01.CDC to transfer ownership of the property at 203 W 7th street from the Cisco 4A Development Corporation to the Cisco Development Corporation. A motion was made by Pfieffer followed by a second from McPherson. Motion carried.
14. Items 15 and 16 were combined items; a discussion to consider approval of entering into a performance agreement with Mad Moriarty Kustoms LLC and approval of Resolution No 2025.10.14.02.CDC. A motion was made by McPherson to approve as followed by a second from Williamson. Motion carried.
15. Items 17 and 18 were combined items; a discussion took place considering approval of a performance agreement with Lonesome Cove Ranch LLC and Resolution No 2025.10.14.03.CDC. a motion was made to table until the next meeting when they are present by King followed by a second from Loftin. Motion carried
16. A motion for adjournment was made by Pfieffer followed by a second from Loftin. King opposed. Motion carried. Meeting adjourned at 6:50 pm

Attest:



~~Secretary/Treasurer~~
Vice- President

A handwritten signature in black ink, appearing to be a stylized 'J' or 'L', is written over a horizontal line. Below this line, the words 'Secretary/Treasurer' are crossed out with a horizontal line. Below that, the words 'Vice- President' are written in blue ink.