



DEVELOPMENT CORPORATION

PUBLIC NOTICE

Cisco Development Corporation

Notice is hereby given that a meeting of the Cisco Development Corporation ("CDC") will be held on May 14, 2024 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, 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 10, 2024 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 14, 2024 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
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. Board Recognition and Announcements
4. Approval of minutes from April 9, 2024 Board meeting
5. Hear and discuss financial report for April 2024
6. Hear and discuss report on the Economic Impact Study
7. Hear and discuss report on Project Zebra
8. Hear and discuss report on Project Triangle
9. Executive Session:
 - a. 551.087 (business prospects/economic development)
 - i. Discuss Project Square Space
 - ii. Discuss Project Function Junction
10. Discuss and consider approval of Resolution 2024.05.14.01.CDC authorizing the funding for the demolition of 102 E 7th St
11. Discuss and consider approval of a Development Agreement by and between the Cisco Development Corporation, City of Cisco and Cisco S.A.F.E. Fund concerning the construction and development of a multi-use park facility
12. Discuss and consider update to the bylaws of the Cisco Development Corporation
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 May 14, 2024 at 6:18pm at 701 Conrad Hilton Blvd, Cisco, Texas regarding the following items.

1. The meeting was called to order by President, Phil Green, at 6:18pm. Members present were Phil Green, Mary Kay Williamson, Joe Francks, Casey Murter and Jason Whetstone; Member Sean King was absent. Staff members present were Justin Jaworski, Executive Director and Roxanne Frazier, Executive Assistant. Guests present were Jane Nichols and Chris Johnson.
2. Green opened the meeting to visitor comments at 6:18pm; there were no comments made; Green closed the meeting to visitor comments at 6:18pm.
3. Green announced that the Board members should be mindful to the Open Meetings Act and Public Information Act
4. The minutes from the April 9, 2024 meeting were reviewed. A motion was made by Whetstone to approve the minutes as presented. Followed by a second from Murter, motion carried.
5. A discussion took place regarding the financial report for April 2024. No action was taken.
6. Jaworski gave a report regarding the Economic Impact Study. No action was taken.
7. Jaworski gave a report regarding Project Zebra. No action was taken.
8. Jaworski gave a report regarding Project Triangle. No action was taken.
9. The Board adjourned into Executive Session at 6:30pm pursuant to the Texas Open Meetings Act, Government Code Section:
 - a. 551.087 (business prospects/economic development)
 - i. A discussion took place regarding Project Square Space. No action was taken.
 - ii. A discussion took place regarding Project Function Junction. No action was taken.

The Board reconvened into Open Session at 7:05pm.

10. A discussion took place regarding Resolution 2024.05.14.01.CDC authorizing the funding for the demolition of 102 E 7th St. A motion was made by Francks to approve Resolution 2024.05.14.01.CDC with the stipulation that we receive proof of the contractor's bond and insurance. Followed by a second from Murter, motion carried.
11. A discussion took place regarding approval of a Development Agreement by and between the Cisco Development Corporation, City of Cisco and Cisco S.A.F.E. Fund concerning the construction and development of a multi-use park facility. A motion was made by Whetstone to approve the Development Agreement as presented. Followed by a second from Francks, motion carried.
12. A discussion took place regarding the bylaws of the Cisco Development Corporation. A motion was made by Francks to talk to Jeff Moore clarifying the legality of the City Council authorization of employment agreements between the organizations and the Executive Director as well as



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including a provision requiring the number of bids on projects. Followed by a second from Whetstone, motion carried.

13. Whetstone made a motion to adjourn; followed by a second from Murter, motion carried and the meeting adjourned at 7:10pm.

Attest:



Secretary/Treasurer