



DEVELOPMENT CORPORATION

PUBLIC NOTICE

Cisco Development Corporation

Notice is hereby given that a meeting of the Cisco Development Corporation ("CDC") will be held on July 8, 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, reading 'Tom Bailey', written over a horizontal line.

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 July 3, 2025 by 5:00pm.

SIGNED

A handwritten signature in blue ink, reading '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

July 8, 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. Approval of minutes from June 10, 2025 and June 18, 2025 Board meeting
4. Hear and discuss financial report for June 2025
5. Hear and discuss report regarding City of Cisco payment of sales tax
6. Public hearing regarding Project Sunrise, also known as Bluebonnet Social
7. Hear and discuss report regarding Project Zebra
8. Discuss and consider approval of appointing Tom Bailey as lead contact representing the Cisco Development Corporation in business pertaining to Project Function Junction also known as Legacy Park
9. Discuss and consider approval of performance agreement by and between Cisco Development Corporation, a Texas non-profit corporation and bloom. Coffee Company LLC, DBA "Bluebonnet Social"
10. Discuss and consider election of Board Officers for the remainder of Fiscal Year 2024-2025
11. Executive Session:
 - a. 551.072 (deliberations about real property)
 - i. Discuss potential sale of property identified as 69782, .13 AC OUT OF BLK 145 SD1 & .30 OUT OF BLK 144 SD4 .28 AC OUT OF ROADWAY & .12 OUT OF BLK 147 SD2
 - b. 551.074 (personnel matters)
 - i. Discuss benefits of interim Executive Director

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.



12. Discuss and consider approval of Resolution No 2025.07.08.01.CDC authorizing change to signature cards at First Financial Bank to add Executive Director and reflect any and all changes to Board Officers
13. Discuss and consider approval of Resolution No 2025.07.08.02.CDC authorizing access to online banking at First Financial Bank by Executive Director
14. 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 July 8, 2025 at 4:01pm at 701 Conrad Hilton Blvd, Cisco, Texas regarding the following items.

1. The meeting was called to order by President, Sean King, at 4:01pm. Members present were Sean King, Jason Whetstone, Joe Francks, Justin McPherson and Val Loftin; those absent were Mary Kay Williamson and Casey Murter. Staff members present were Tom Bailey, Interim Executive Director and Roxanne Frazier, Executive Assistant. Sarah Adams attended as a guest. Whetstone provided the invocation.
2. King opened the meeting to visitor comments at 4:02pm; there were no comments made; King closed the meeting to visitor comments at 4:02pm.
3. The minutes from the June 10, 2025 and June 18, 2025 meetings were reviewed. A motion was made by Whetstone to approve the minutes from June 10, 2025 as presented and approve the minutes from June 18, 2025 with an amendment to change "Regular Meeting" to "Special Called Meeting". Followed by a second from McPherson, motion carried.
4. A discussion took place regarding the financial report for June 2025. No action was taken.
5. A discussion took place regarding City of Cisco payment of sales tax. No action was taken.
6. King opened the meeting to public hearing regarding Project Sunrise, also known as Bluebonnet Social at 4:11pm; no comments were made; King closed the public hearing at 4:11pm.
7. A discussion took place regarding Project Zebra. No action was taken.
8. A discussion took place regarding appointing Tom Bailey as lead contact representing the Cisco Development Corporation in business pertaining to Project Function Junction also known as Legacy Park. Francks made a motion to approve Tom Bailey becoming lead contact representing the Cisco Development Corporation. Followed by a second from McPherson, motion carried.
9. A discussion took place regarding the Performance Agreement by and between Cisco Development Corporation, a Texas non-profit corporation and bloom. Coffee Company LLC, DBA Bluebonnet Social. A motion was made by Francks to approve the Performance Agreement as presented. Followed by a second from Whetstone, motion carried.
10. A discussion took place regarding the election of Board Officers for the remainder of Fiscal Year 2024-2025. A motion was made by McPherson to appoint Joe Francks as Vice-President of the CDC Board of Directors. Followed by a second by Loftin, motion carried. President remains Sean King and Secretary/Treasurer remains Casey Murter.
11. The Board retired into Executive Session at 4:24pm pursuant to the Texas Open Meetings Act, Government Code Section:
 - a. 551.072 (deliberation about real property)



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- i. A discussion took place regarding the potential sale of property identified as 69782, .13 AC OUT OF BLK 145 SD1 & .30 OUT OF BLK 144 SD4 .28 AC OUT OF ROADWAY & .12 OUT OF BLK 147 SD2. No action was taken.
- b. 551.074 (personnel matters)
 - i. A discussion took place regarding benefits of interim Executive Director. No action was taken.

The Board reconvened into Open Session at 4:45pm.

- 12. A discussion took place regarding Resolution No 2025.07.08.01.CDC regarding signature cards at First Financial Bank to add Executive Director and reflect any and all changes to Board Officers. A motion was made by McPherson to approve the resolution as presented. Followed by a second from Francks, motion carried.
- 13. A discussion took place regarding Resolution No 2025.07.08.02.CDC regarding access to online banking at First Financial Bank by Executive Director. Francks made a motion to approve the resolution as presented. Followed by a second from McPherson, motion carried.
- 14. Loftin made a motion to adjourn; followed by a second from Francks, the motion carried and the meeting adjourned at 4:48pm.

Attest:



President