



DEVELOPMENT CORPORATION

PUBLIC NOTICE

Cisco Development Corporation

Notice is hereby given that a meeting of the Cisco Development Corporation ("CDC") will be held on January 13, 2026 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 January 6, 2026 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

January 13, 2026 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 December 9, 2025 Board meeting
4. Hear and discuss financial report for December 2025
5. Public Hearing for following projects: Project Landman, Project Bolt, and Project Orchard.
6. Discuss and Consider Budget Amendments
7. Discuss and Consider Electric Rates.
8. Discuss and Consider the extra \$8,847.57 on parking lot behind the CDC building
9. Discuss and Consider getting Work Cell phones for the Executive Director and the Administrative Assistant.
10. Executive Session:
 - a. 551.087 (business prospects/economic development)
 - i. Project Landman performance agreement
 - ii. Project Bolt performance agreement
 - iii. Project Orchard performance agreement
 - iv. Project Lonesome performance agreement
 - v. Muddy Mikes ADA Ramp
 - vi. Discuss Resolution No. 2026.01.13.CDC
11. Discuss and Consider Performance agreement By and between the Cisco Development Corporation and Danny Arnold with Arnold Surveying

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.



DEVELOPMENT CORPORATION

12. Discuss and Consider Performance Agreement by and between the Cisco Development Corporation and Shelah & Trey Morton with Southside Vintage Farmers Market
13. Discuss and Consider Performance Agreement by and between the Cisco Development Corporation and Jon McKee Sr. with Knothead, LTD
14. Discuss and Consider Performance Agreement by and between the Cisco Development Corporation and Jon McKee Sr. with Knothead, LTD
15. Discuss and Consider Performance Agreement by and between the Cisco Development Corporation and Carrie and Herple Ellis with Project Lonesome
16. Discuss and Consider Muddy Mikes ADA Ramp
17. Discuss and consider Resolution No. 2026.01.13.01.CDC to terminate Project Square Space as a B Project so the A corporation can pick it up.
18. 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.



DEVELOPMENT CORPORATION

CDC Meeting Minutes

The Regular Meeting of the Board of Directors of the Cisco Development Corporation was held on Tuesday, January 13, 2026 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 4:08 Pm. Members present Joe Francks, Casey Murter, Mary Kay Williamson, Val Loftin, Kari Pfeiffer, and Justin McPherson (came in a little late); Staff members present were Tom Bailey, Interim Executive Director and Jatana Duran, Administrative Assistant. Guests present were Tim Gallagher, Mike & Jackie Belk, and Sarah Adams. Tom Bailey provided the invocation.
2. Francks opened the meeting to visitor comments at 4:09; there were no comments made; Francks closed the meeting to visitor comments at 4:10 pm.
3. The minutes from the December 9, 2025 meeting were reviewed. A motion was made by Murter to approve the minutes as presented. Followed by a second from Pfeiffer, motion carried.
4. A discussion took place regarding the financial report for December 2025. No action was taken.
5. McPherson opened the Public hearing for the following Projects at 4:13 PM: Project Landman, Project Bolt, and Project Orchard. No comments were made on these projects by the public. McPherson closed the public hearing at 4:15PM
6. A discussion took place regarding budget; Bailey let the board know that we haven't had time to prepare it yet and that we need to table this until February meeting. A motion was made to table until Februarys meeting by Loftin followed by a second from Francks. Motion carried.
7. A discussion took place over renewing the electrical contract with several different options the cheapest being Chariot energy. Board looked over all the options that were presented to them. Murter made the motion to move forward with chariot energy with a 24-month contract followed by a second from Francks; motion carried
8. A discussion took place to accept the extra amount that was required on the parking lot of \$8,847.57 a motion was made by Francks to accept it followed by a second from Murter; motion carried.
9. A discussion took place regarding work cell phones for both the Executive director and the Administrative Assistant; Duran provided the research Bailey had tasked her with to the Board; Sarah Adams the City manager spoke on this matter saying we could look into what the City has and possibly get on the City's plan and just reimburse the City for the cost if it would be cheaper for the CDC; a motion was made by Williamson to table until next month with bringing it back to the board to see if going on the City's plan would be an option and be cheaper than the other options if so. Followed by a second from Francks; motion carried.
10. A discussion took place regarding approval of the performance agreement by and between the Cisco Development Corporation and Danny Arnold with Arnold Surveying under Arnold Family



DEVELOPMENT CORPORATION

Real Estate LLC, a motion was made by Francksto approve Resolution No 2026.01.13.02.CDC A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CISCO DEVELOPMENT CORPORATION, A TYPE B ECONOMIC DEVELOPMENT, APPROVING A PERFORMANCE AGREEMENT, BY AND BETWEEN THE CISCO DEVELOPMENT CORPORATION, AND ARNOLD FAMILY REAL ESTATE, LLC, LLC, A TEXAS LIMITED LIABILITY COMPANY, TO PROVIDE A FINANCIAL INCENTIVE AUTHORIZED PURSUANT TO SECTIONS 501.103, 505.152, AND 505.158 OF THE TEXAS LOCAL GOVERNMENT CODE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE. Followed by a second from Murter; motion carried

11. A discussion took place to approve the Performance Agreement by and between the Cisco Development Corporation and Shelah & Trey Morton with Southside Vintage Farmers Market; a motion was; made to approve by Francks followed by a second from Williamson; motion carried
12. A discussion took place to approve the performance agreement by and between the Cisco Development Corporation and John McKee Sr. with Knothead, LTD; a motion to approve was made by Murter followed by a second by Francks; motion carried
13. A discussion took place to approve the performance agreement by and between the Cisco Development Corporation and Carrie and Herple Ellis with Lonesome Cove; a motion was made to approve by Williamson followed by a second from Pfeiffer; motion carried
14. A discussion took place regarding help on the ADA ramp at Muddy Mikes. A motion was firsted by McPherson to move forward with Duran posting the public notice and for Bailey to get a performance agreement developed and TxDot approval on the drawings of the new ramp contingent on Mike and Jackie Belk getting caught up and being current on their prior loan payment owed to the CDC by the end of the 60 day period to fund the project with the understanding that if they are not current and caught up that the CDC will not move forward with the project; followed by a second from Francks; motion carried
15. A discussion took place regarding approval of Resolution No 12026.01.13.01.CDC a resolution of the board of directors of the Cisco Development Corporation, A type B Economic Development, terminating the downtown paring lot project and related expenditures not to exceed \$40,000.00; and providing for an immediate effective date; a motion was made to approve by Williamson followed by a second from Francks; motion carried
16. Pfeiffer made a motion to adjourn; followed by a second from Francks, the motion carried and the meeting adjourned at 5:51pm.

Attest:


Secretary/Treasurer