

**MEETING NOTICE OF THE
CISCO DEVELOPMENT CORPORATION
CISCO, TEXAS**

Notice is hereby given that the **REGULAR MEETING** of the **CISCO DEVELOPMENT CORPORATION** will be held on **Tuesday, December 3rd, 2019 at 4:30 P.M.** at **Cisco Development Corporation Office, 701 Conrad Hilton Blvd., Cisco, Texas** to consider the following items and possibly act on:

I. Call to Order

II. Invocation

III. Citizen -Visitor Comments:

Pursuant to policy set by the Cisco Development Corporation Board of Directors, a three (3) minute time limit per person is established for anyone wishing to address the Board of Directors on subjects pertaining to the CDC.

IV. Review of Minutes

Review of minutes from the **REGULAR CDC MEETING** held November 12th, 2019.

V. Financial Report

Review of financial information from October 2019.

VI. Old Business

- 1.Consider and discuss future plans for the Village at Cisco.
- 2.Consider and discuss future plans for the Bailey acreage.

VII. New Business

None

VIII. Executive Session

The CDC Board reserves the right to retire into Executive Session. The following is an agenda of an Executive Session of the CDC Cisco, Texas held pursuant to the Texas Open Meetings Act, Government Code Section:

___ 551.071 – Consultation with Attorney	___ 551.072 – Real Property
___ 551.073 – Prospective Gift	<u>XX</u> 551.974 – Personnel Matters
___ 551.076 – Security Personnel & Devices	___ 551.086 – Test item (SB595)
___ 551.087 – Economic Development Negotiations (SB1851)	

IX. Reconvene into regular session and take action, if needed, on items discussed during Executive session.

X. Directors Report

See attached (Combined Type A and Type B Report)

XI. Board Discussion

Long range planning, team building, communication and other areas of concern or interest.

*** Business Park Update

XII. Adjournment

John K. Diers, Executive Director

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CERTIFICATION

I certify that the above notice of meeting was posted at the Cisco City Hall at 500 Conrad Hilton Blvd. and the Cisco Development Corporation, 701 Conrad Hilton Blvd., Cisco, Texas on Tuesday, November 26th, 2019.

Tammy Osborne, Cisco City Secretary

This facility is wheelchair accessible and accessible parking space is available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Cisco Development Corporation Office at (254) 442-4200 or Email at : info@ciscodc.com .

**Minutes - REGULAR MEETING of the BOARD of DIRECTORS
Of the CISCO DEVELOPMENT CORPORATION**

The Regular Meeting of the Board of Directors of the Cisco Development Corporation was held on Tuesday, December 3, 2019 at 4:30 P.M. at the Cisco Development Corporation, 701 Conrad Hilton Blvd., Cisco, TX to consider the following items and possibly take action:

I. Call to Order

The meeting was called to order at 4:34 PM by President, Tammy Douglas. Present were Tammy Douglas, Jane Nichols, Sean King, Stephen Forester, James Ramsay, Executive Director John Diers, and Administrative Assistant Roxanne Yielding. Darwin Archer, Del Brandt, Jay Hunter and Karen Lenz attended as guests. Board member Joe Petree was unable to attend.

II. Invocation

Sean King opened the meeting with prayer.

III. Citizen – Visitor Comments / Public Notice and Meeting

John Diers gave a public meeting address regarding plans relating to the prospective new wine tasting room at 507 Conrad Hilton and the financing thereof. His address consisted of the following:

Pursuant to Development Corporation Act, Section 505.159(a) of the Texas Local Government Code, this is a public hearing to consider and possibly take action on the potential financing of a building to facilitate a new wine tasting room in Cisco, Texas. This project has been approved by the Cisco Development Corporation during a board of director's meeting held November 12th, 2019.

Due to the potential economic benefits to the city of Cisco such as enhanced visitor traffic to the facilities as well as other Cisco businesses, potential increased tax revenues due to product sales, increased real estate values and taxes, increased sales tax and increased personal property tax, also due to the strong financial capabilities of the individuals requesting the financial assistance, the lengthy experience in the type of business and industry as well as lengthy educational backgrounds of the individuals, an adequate down payment and adequate collateral in the property pledge and finally due to the financial agreements between the individuals and the Cisco Development Corporation whereby all of the funds involved in the project will be repaid in full plus interest, the board of directors approved the financing and the support on another new business locating here in Cisco.

There were no questions or comments regarding the subject by visitors.

IV. Review of Minutes

The minutes from the previous regular meeting held November 12, 2019 were reviewed. There being no corrections or revisions, Ramsay made a motion to accept the minutes as presented. King seconded the motion and the motion carried.

V. Financial Report

The financial information for October 2019 was presented. There being no corrections or revisions, Nichols made a motion to approve the financial reports as presented. Followed by a second by Forester, the Financial Reports were approved.

VI. Old Business

- 1) In considering and discussing future plans for the Village at Cisco, Diers made a presentation of the current plans and layout of the land at the Village at Cisco. He stated nothing has really changed from the original presentation other than the addition of the Higginbotham's facility and now the shopping center spaces that are in progress. Nichols asked if there was another multifamily close to the proposed multifamily area presented on the concept plan. Diers indicated the location of the Holm apartment property and stated that the Bailey Property is on the north side of Holm property. King asked what the curve represented on the top of the

map is. Diers stated it is ranch land and the map boundary is where there is an abandoned railroad boundary between them. King asked if there was a possibility in the future to buy the ranch land. Diers indicated there may be and the new owners have been good to work with. Ramsay asked if there were any inquiries on the shopping center incubator spaces being built. Diers said yes but nothing serious to date. Forester asked if Higginbotham is considered part of the Village. Diers said yes. Nichols asked if there was any opportunity to consider changes to the plan. Diers said yes, it's certainly possible. Nichols suggested something like Jellystone Park. Diers stated it may be possible to put something like that where the business office park is on the map if we could find an investor. Diers said we should maybe consider updating our outdated hotel feasibility study. Diers mentioned that we have reached a benchmark of having over \$1,000,000 in current projects. King asked about the exit off the interstate. What does it take to get an exit? Diers explained that we have had a meeting with TxDOT and they had no interest years ago when the meeting was held but we did have political support and we need to try to get the right people together at the right time for a new meeting with TxDOT and appropriate leaders. The new leadership appeared to be more accepting than the former leadership. Diers stated that it is a very expensive project. King asked if the exit or the projects are the cart and the horse. Diers said it depends on how it plays out. If TxDOT approves it as a project, it would be financially feasible right now but if it is solely our project, we likely would not have adequate funds to undertake such an action at this time. King asked about a driving range. Diers said almost in every case they are seasonal but that might be a consideration for the Bailey Property. Forester asked if we need a hotel before a restaurant. Diers said in his opinion, yes.

King brought up courting the Hilton family. Diers said they don't do internal development any longer. He also said we need to get a new feasibility study because the former prospects looked at the feasibility study and saw that it was not good for them. King asked how to get the ball rolling on the feasibility study. Diers said the board would direct him to proceed. King suggested to move forward with an updated hotel study. Ramsay agreed and there were no objections.

- 2) In considering and discussing future plans for the Bailey acreage, Diers said the property has been cleaned up but there were issues with the old plumbing it is not buried very deep. Diers suggested a moderate priced fenced and gated housing development with a cul de sac and main access from 18th Street. Diers also suggested it might have adequate deed restrictions and possibly have alleys in the back for trash instead of the trashcans out front. Diers went on to explain Cisco needs moderate priced housing; something in the 90-150 range to bring more people into Cisco. Nichols asked what he meant by fenced and gated. Diers explained there could be a solid fence surrounding the development with a gated entry with a code to open the gate. Nichols voiced concern of setting a precedent of being the first gated community in Cisco. King asked if this was a vision or a recommendation. Diers said he would recommend it assuming it is a legal project. Forester asked what steps we would need to take to get an undeveloped area to where it would be ready for housing. Diers explained an architect would need to review the property and we would need to receive a legal opinion that would support the action. Ramsay asked if we had anyone interested in building houses there. Diers said yes. Nichols asked what our legal boundaries are. Diers said there are phrases in the handbook that suggest it would be appropriate but would need to have that confirmed by Attorney Moore. King asked if employee availability is a question that is asked often. Diers said yes. King asked if that was reason enough to build housing. Diers said yes, we must have decent housing to grow Cisco.

VII. New Business

None.

VIII. Executive Session

The Board Chairperson opted to change the executive session to a regular agenda item. Diers stated the suggestion to start doing serious thinking about a strategy to replace Diers at the previous meeting. He stated he would stay as long as he can but at some point, next year, he plans to retire. Nichols asked what

the first step of being ready would be. Diers suggested we narrow down a timeline and start looking for candidates. He mentioned he knew a couple in Cisco that might be good candidates. Nichols asked if we have a job description. Diers said yes but it needs updating. Diers suggested to let him review the existing description and make corrections and bring it to the next meeting. Nichols asked that Diers also bring comparable job descriptions of other economic development corporations. Diers said that the timeline is up to the board but that he would possibly work through the first quarter and part of second quarter as a transition. Diers stated TEDC posts job availability daily. Nichols suggested a special meeting in January just to focus on finding a replacement for Diers. Forester asked if we could find a proper candidate by the middle of the second quarter, 2020, 2020. Diers stated its going to depend on what the Board of Directors require experience wise and what they are willing to offer. Nichols asked if anyone beside the board should be involved in the discussion of a replacement. Diers stated yes but voiced some concern in getting too many people involved with too many opinions. King asked if it would be appropriate to put a teaser ad out for the holidays. Diers said he thinks its premature for that but to look at people in Cisco first. King asked if it would be appropriate for informal interviews in January. Diers stated he thought that might be premature too. The board members asked for Diers to bring a job description and timeline to a January special meeting.

IX. Reconvene

No executive session.

X. Directors Report - See attached

- 1) Forester asked if there have been any formal conversations and plans from the potential shopping center spaces. Diers stated no formal conversations yet but the prospective business's administrator is willing to discuss the idea.
- 2) Diers also stated he had visited with a citizen that is very grateful for the Reclaim Cisco roll-off program.

XI. Board Discussion

King updated the board on Waverly's property sale status. There is an individual that is very interested and already received approval from the bank for financing. Also, there is a federal loan the individual is applying for to split the funding with federal and bank for lower interest. The individual may approach the CDC to see about getting some help at the end, but he wants to provide all he can before approaching the CDC. He is considering starting a upper-end restaurant but with burgers, bar-b-que, and possibly a coffee shop.

XII. Adjournment

Forester made a motion to adjourn, Ramsay seconded the motion and the motion carried to close the meeting at 5:22 PM.