



DEVELOPMENT CORPORATION

PUBLIC NOTICE

Cisco Development Corporation

Notice is hereby given that a meeting of the Cisco Development Corporation ("CDC") will be held on December 9, 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 December 2, 2025 by 5:00pm.

SIGNED

A handwritten signature in blue ink, reading 'Sarah Adams', written over a horizontal line.

Sarah Adams, City Manager

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

December 9, 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 November 10, 2025 Board meeting
4. Hear and discuss financial report for November 2025
5. Discuss and consider the possibility of social media outlet for future projects I.E Facebook
6. Discuss and consider renewal rates on electricity
7. Executive Session:
 - a. 551.072 (deliberations about real property)
 - b. 551.074 (personal matters)
 - i. Discuss Executive Director search
 - c. 551.087 (business prospects/economic development)
 - i. Discuss Project Lonesome
 - ii. Discuss Project Landman
 - iii. Discuss location for Pickle Ball courts
 - iv. Discuss Project Bolt
 - v. Discuss Project Orchard
8. Discuss and consider Lonesome Cove
9. Discuss and consider Project Landman
10. Discuss and consider Location for Pickle ball courts

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.



11. Discuss and consider Project Bolt
12. Discuss and consider Project Orchard
13. Discuss and consider Executive Director search
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 Tuesday, December, 9, 2025 at 4:00 PM at 701 Conrad Hilton Blvd, Cisco, Texas regarding the following items.

1. The meeting was called to order by Justin McPherson, at 4:05 Pm. Members present Justin McPherson, Joe Francks, Casey Murter, Mary Kay Williamson, Val Loftin and Sean King; those absent were Kari Pfiefer. Staff members present were Tom Bailey, Interim Executive Director, and Jatana Duran, Administrative Assistant. Guests present were Jane Nichols, John Mkee, Steohen Banta, Danny Arnold, Phillip May, Trey Morton, Shelah Morton, Kerry Hedges, Sarah Adams, Nina Cebren, Ryan Mechling, Amy Hopkins, Michael Piatt, Donja Cary, Herple Ellis, Carrie Ellis. Sean King provided the invocation.
2. McPherson opened the meeting to visitor comments at 4:05 pm; there were no comments made but Bailey present King with his service plaque during this time thanking him for his service for the last 5 years on the CDC Board and told him we would all miss him serving as a board member; McPherson closed the meeting to visitor comments at 4:06 PM.
3. The minutes from the November 10, 2025 meeting were reviewed. A motion was made by Williamson to approve the minutes as presented. Followed by a second from Loftin, motion carried.
4. A discussion took place regarding the financial report for November, 2025. No action was taken.
5. A discussion took place regarding the possibility of social media outlet for future projects like Facebook; King recommended live streaming future meetings on YouTube and posting the links to the Facebook page; a motion was made by Francks to approve the use of Facebook and Kings recommendation; followed by a second from King; Motion Carried
6. A discussion took place regarding renewal of electric rates Francks made a motion to table until January with Bailey reaching out to a broker and getting different quotes for the board to look at; followed by a second from Murter; motion carried
7. A discussion took place regarding Project Lonesome King made a motion to grant a penny less than \$10,000.00 so \$9,999.99 for a coffee roaster and electrical work to accommodate the coffee roaster and for Bailey to get the Performance agreement amended to accommodate the changes and get it signed; followed by a second from Williamson; motion carried
8. A discussion took place regarding Project Landman a motion to move forward with possible \$50,000 land grant and up to \$225,000 loan at 5% interest for 10 years, for Duran to post a public notice, and Bailey to get a performance agreement drawn up for board approval by King; followed by a second from Murter; motion carried
9. A discussion took place regarding the location for Pickle Ball Courts; a motion was made to table this discussion until January and for Bailey to set up a meeting with the CDC, City of Cisco, and




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Cisco Safe to answer some questions before further consideration is made by Loftin; followed by a second from Williamson; motion carried.

10. A discussion took place regarding Project Bolt; a motion was made to move forward with Duran posting a public notice and Bailey preparing a performance agreement for board approval by Williamson; followed by a second from Murter; motion carried
11. A discussion took place regarding Project Orchard a motion was made to move forward with Duran posting a public notice and Bailey drafting a performance agreement with \$9,999.99 granted for lot clean up and picnic tables in portions for board approval by Williamson; followed by a second from King; motion carried
12. A discussion took place regarding the executive directors search. A motion was made to approve what was discussed in executive session over items made by King followed by a second from Murter. Motion carried.
13. King made a motion to adjourn; followed by a second from Williamson, the motion carried and the meeting adjourned at 7:00PM

Attest:


Secretary/Treasurer