



DEVELOPMENT CORPORATION

PUBLIC NOTICE

Cisco 4A Development Corporation

Notice is hereby given that a meeting of the Cisco 4A Development Corporation ("C4ADC") will be held on September 19, 2023 at 701 Conrad Hilton Blvd, Cisco, TX 76437 and will commence at 4:00pm or immediately following the adjournment of the Cisco Development Corporation meeting, whichever is later, 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 September 15, 2023 by 5:00pm.

SIGNED

A handwritten signature in black ink, appearing to read 'Darwin Archer', written over a horizontal line.

Darwin Archer, City Manager

ATTENTION

Persons with disabilities who would like special assistance or need accommodations to participate in this meeting should contact the C4ADC at least 48-hours in advance.



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C4ADC Meeting Agenda

September 19, 2023 commencing at 4:00pm or immediately following the adjournment of the Cisco Development Corporation meeting, whichever is later, at 701 Conrad Hilton Blvd, Cisco, Texas 76437.

1. Call the meeting 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 C4ADC.
3. Approval of minutes from August 8, 2023 Board meeting
4. Hear and discuss financial report for August 2023
5. Discuss and consider approval of 2023-2024 C4ADC Board meeting schedule
6. Executive Session:
 - a. 551.072 (deliberations about real property)
 - i. Discussion regarding ground leases at Cisco Municipal Airport
 - b. 551.087 (business prospects/economic development)
 - i. Discussion regarding Project Blacktop
7. Discuss and consider approval of lease agreement between the City of Cisco and Cisco 4A Development Corporation for land and improvements of approximately 0.0912-acres of land consisting of Hangar Lease Tract 10 situated in the Northwest ¼ of Section 508 of the S.P. RR. Co. Survey, Abstract No. 753, City of Cisco, Eastland County, Texas
8. Discuss and consider approval of lease agreement between the City of Cisco and Cisco 4A Development Corporation for land and improvements of approximately 0.9183-acres of land consisting of Hangar Lease Tract 18, City of Cisco, Eastland County, Texas
9. Discuss and consider approval of lease agreement between the City of Cisco and Cisco 4A Development Corporation for land and improvements of approximately 0.9183-acres of land consisting of Hangar Lease Tract 19, City of Cisco, Eastland County, Texas

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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10. Discuss and consider approval of lease agreement between the City of Cisco and Cisco 4A Development Corporation for land and improvements of approximately 0.9183-acres of land consisting of Hangar Lease Tract 21, City of Cisco, Eastland County, Texas
11. 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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C4ADC Meeting Minutes

The Regular Meeting of the Board of Directors of the Cisco 4A Development Corporation was held on September 19, 2023 at 4:47pm at 701 Conrad Hilton Blvd, Cisco, Texas regarding the following items.

1. The meeting was called to order by President, Joe Petree, at 4:47pm. Members present were Sean King, Jane Nichols, Jason Whetstone, Joe Petree and Phil Green; no Board members were absent. Staff members present were Justin Jaworski, Executive Director and Roxanne Frazier, Executive Assistant. Guests present were Darwin Archer and Stephen Forester.
2. The minutes from the August 8, 2023 meeting were reviewed. A motion was made by Nichols to approve the minutes as presented. Followed by a second from Green, motion carried.
3. A discussion took place regarding the financial report for August 2023. No action was taken.
4. A discussion regarding the 2023-2024 C4ADC Board meeting schedule. A motion was made by Green to approve the schedule as presented. Followed by a second from Whetstone, motion carried.
5. The Board adjourned into Executive Session at 4:48pm pursuant to the Texas Open Meetings Act, Government Code Section:
 - a. 551.072 (deliberations about real property)
 - i. A discussion took place regarding ground leases at Cisco Municipal Airport. No action was taken.
 - b. 551.087 (business prospects/economic development)
 - i. The discussion regarding Project Blacktop was tabled

The Board reconvened into Open Session at 4:50pm

6. A discussion took place regarding the lease agreement between the City of Cisco and Cisco 4A Development Corporation for land and improvements of approximately 0.0912-acres of land consisting of Hangar Lease Tract 10 situated in the Northwest $\frac{1}{4}$ of Section 508 of the S.P. RR. Co. Survey, Abstract No. 753, City of Cisco, Eastland County, Texas. A motion was made by Nichols to approve the lease agreement as presented. Followed by a second from Whetstone, motion carried.
7. A discussion took place regarding the lease agreement between the City of Cisco and Cisco 4A Development Corporation for land and improvements of approximately 0.9183-acres of land consisting of Hangar Lease Tract 18, City of Cisco, Eastland County, Texas. A motion was made by Green to approve the lease agreement as presented. Followed by a second from King, motion carried.
8. A discussion took place regarding the lease agreement between the City of Cisco and Cisco 4A Development Corporation for land and improvements of approximately 0.9183-acres of land consisting for Hangar Lease Tract 19, City of Cisco, Eastland County, Texas. A motion was made



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by Whetstone to approve the lease agreement as presented. Followed by a second from Green, motion carried.

9. A discussion took place regarding the lease agreement between the City of Cisco and Cisco 4A Development Corporation for land and improvements of approximately 0.9183-acres of land consisting of Hangar Lease Tract 21, City of Cisco, Eastland County, Texas. A motion was made by King to approve the lease agreement as presented. Followed by a second from Whetstone, motion carried.
10. Green made a motion to adjourn; followed by a second from Nichols, the motion carried and the meeting adjourned at 4:54pm.

Attest:



President