



DEVELOPMENT CORPORATION

PUBLIC NOTICE

Cisco Development Corporation

Notice is hereby given that a meeting of the Cisco Development Corporation ("CDC") will be held on February 10, 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 February 3, 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.



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CDC Meeting Agenda

February 10, 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 January 13, 2026 Board meeting
4. Hear and discuss financial report for January 2026
5. Discuss and Consider starting the search for Executive Director
6. Public Hearing for Muddy Mikes ADA Ramp
7. Discuss and consider cell phones for the Executive Director and Administrative Assistant
8. Executive Session:
 - a. 551.087 (business prospects/economic development)
 - i. Discuss Muddy Mikes ADA Ramp Performance Agreement
 - ii. Discuss Project Orchard
9. Discussion and Consider performance agreement by and between the Cisco Development Corporation and Mike and Jackie Belk with Muddy Mikes for the ADA Ramp
10. Discuss and consider moving forward with public notice for Trey & Shelah Morton for help with purchase of a building
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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CDC Meeting Minutes

The Regular Meeting of the Board of Directors of the Cisco Development Corporation was held on Tuesday, February 10, 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 4:14 Pm. Members present Joe Francks, Casey Murter, Mary Kay Williamson, Val Loftin,; those absent where Kari Pfiffer and Justin McPherson. Staff members present were Tom Bailey, Interim Executive Director and Jatana Duran Administrative Assistant. Guests present were Jane Nichols, Sarah Adams, Trey& Shelah Morton, and Victoria Cunningham. Bailey provided the invocation.
2. Francks opened the meeting to visitor comments at 4:16 Pm; there were no comments made; Francks closed the meeting to visitor comments at 4:17 PM.
3. The minutes from the January 13, 2026 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 January 2026. No action was taken.
5. A discussion took place regarding starting the search for the Executive director position. Francks told the board that it was passed at a joint meeting with the CDC and the City of Cisco to Elect two Members from the CDC/C4ADC board and two members from the City Council to form a committee to handle the job search. Justin McPherson and Casey Murter were nominated to Represent the CDC/C4ADC with the option of Joe Francks if Justin can't do it. Francks stated that now we needed Adams to ask City Council which two members from the Council could sit on the committee. No other action was taken until the board knows who from the Council will be helping in the Job Search.
6. A public hearing took place regarding the CDC assistance is building an ADA Ramp that is TxDot approved located at Muddy Mikes Resturant. Public hearing was opened at 4:20 PM there were no comments made Francks closed the public hearing at 4:21 PM
7. A discussion took place regarding work phones for the Executive Director and Administrative Assistant. A motion was made to approve up to \$2000 for Bailey and Duran to go to Cricket and set up the phone plans and purchase phones by Williamson followed by a second from Murter.
8. A discussion took place regarding the approval of the performance agreement by and between the Cisco Development Corporation and Mike and Jackie Belk with Muddy Mikes for the ADA Ramp; a motion was made to approve performance agreement with final approval from lawyer on changing the name from Justin Jaworski to Tom Bailey from Murter followed by a second from Loftin; motion carried
9. A discussion took place regarding allowing Duran to move forward with a public notice for Trey & Shelah Morton for help with purchase of a building and land at 1308, 1310, and 1312 Conrad

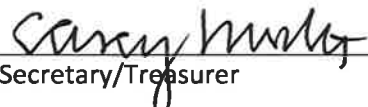


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Hilton Blvd and for Bailey to move forward with developing a performance agreement with the amount not to exceed \$28,000 with the understanding that if the properties went over the \$28,000 that the Mortons would be responsible for the difference by Williamson followed by a second from Murter. Motion carried.

10. Murter made a motion to adjourn; followed by a second from Williamson, the motion carried and the meeting adjourned at 4:51pm.

Attest:


Secretary/Treasurer