



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 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 Development Corporation meeting to consider the items listed on the attached agenda.

SIGNED

A handwritten signature in black ink that reads 'Tom Bailey'.

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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'.

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Tammy Osborne, City Secretary

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.



## *C4ADC Meeting Agenda*

February, 10, 2026 commencing at 4:00pm or immediately following the adjournment of the Cisco Development Corporation meeting 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 January 13, 2026 Board meeting
4. Hear and discuss financial report for January 2026
5. Discuss and consider Resolution NO. 2026.02.10.01.C4ADC approval of budget amendments
6. Discuss and consider Sponsorship for Cisco Tx Pie Fest
7. Discuss and consider Sponsorship request for Live, Laugh, & Love.
8. Executive Session:
  - a. 551.071 (consultation with attorney)
    - i. Ground Lease Hangar 1
    - ii. HTT Solutions
  - b. 551.072 (deliberations about real property)
    - i. Discuss security concerns on 84-/+ acres at the airport
  - c. 551.087 (business prospects/economic development)
    - i. Project Gallagher Performance Agreement.
9. Discussion and consider approval of the Performance Agreement by and between the Cisco 4A Development Corporation and Tim Gallagher with BHXcO.
10. Discuss and Consider Ground Leases Between the City of Cisco and the Cisco 4A Development Corporation.
11. Discuss and Consider Eviction and next steps on HTT Solutions

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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12. Discuss and consider concerns on 84-/+ acres at the airport
13. 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 Development Corporation was held on Tuesday, February 10, 2026 at 4:56 PM at 701 Conrad Hilton Blvd, Cisco, Texas regarding the following items.

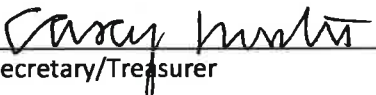
1. The meeting was called to order by Joe Francks , at 4:56 Pm. Members present Joe Francks, Casey Murter, Mary Kay Williamson; those absent where Justin McPherson. Staff members present were Tom Bailey, Interim Executive Director and Jatana Duran, Administrative Assistant. Guests present were Sarah Adams, Jane Nichols, and Victoria Cunninham.
2. Francks opened the meeting to visitor comments at 4:57; there were two Speaker request but they wanted to talk on the Agenda items 6 and 7; Francks closed the meeting to visitor comments at 4:58 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 Murter, motion carried.
4. A discussion took place regarding the financial report for January 2026. No action was taken.
5. A discussion took place regarding Resolution NO. 2026.02.10.01.C4ADC approval of budget amendment. Bailey told the board we needed to move about \$500,000.00 to Projects because we have gone over budget because we have had more projects come in and we had some more expected to come through before the end of the Fiscal Year. A motion was made to approve the budget amendment by Murter followed by a second from Williamson; motion carried.
6. Jane Nichols present what Cisco Strong was wanting to do this year with the Pie fest. Mrs Nichols told the board they were wanting to add another billboard this year on the other side of the of the interstate to help with advertisement that would cost about \$1500, she also said that Cisco Strong wanted to purchase a banner that would go across the road at DQ to Sonic she described the banner to be similar to the one that is in Eastland for Old Rip Fest. She stated that the cost of this banner would be about \$1000. Mrs Nichols said that they are growing and that it is one of the busiest weekends for business owners in cisco. She told the board in the past the CDC has done the Mile High Pie and she thanked them for the previous years and hoped that they would consider donating again to help with Pie Fest. A motion was made by Murter to approve for the Mile High Pie at \$2500; followed by a second from Williamson. Motion carried
7. Victoria Cunningham came and spoke to the board on behalf of Live, Laugh, & Love Our Community. She explained what they were and what they did. She let the board know that al the proceeds her 501c raised went back to students, low income families, and foster care children in the County. She told the board that the Unity Art Fair was one of the biggest events of the year and she told the board that it was for all of Eastland county. A motion was made by



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- Murter to approve the Platinum level sponsor at \$1000. Followed by a second from Williamson. Motion carried.
8. A discussion took place regarding the performance agreement by and between the Cisco 4A Development Corporation and Tim Gallagher with BHxCo. Murter made a motion to approve the performance agreement as written; followed by a second from Williamson; motion carried
  9. A took place regarding the Ground lease between the City of Cisco and the Cisco 4A Development Corporation. A motion to approve the ground lease with revision of section 4.1 to say 50/50 instead of 70/30 by Murter; followed by a second from Williamson; motion carried.
  10. A discussion took place regarding the next steps and eviction on HTT Solutions. A motion was made by Williamson to close current Money Market bank account to stop payments from HTT Solutions since they will not stop sending money to the C4ADC and open a new account with Prosperity for our Money Market and open a second account to deposit all of the money that HTT Solution has sent even after they were made aware they lost the Hangar in a foreclosure sale; followed by a second from Murter; motion carried. A separate motion was made to authorize Tom Bailey to move forward with the official eviction of HTT Solutions by Murter; followed by a second from Williamson. Motion carried.
  11. A discussion took place regarding safety concerns on 84+/- Acres located at the airport. A motion was made to put a gate up at road at 365 Fm 2807 paid for by residents with the CDC having access by Williamson; followed by a second from Murter. Motion carried.
  12. Murter made a motion to adjourn; followed by a second from Wiliamson, the motion carried and the meeting adjourned at 6:20pm.

Attest:

  
Secretary/Treasurer