



DEVELOPMENT CORPORATION

## PUBLIC NOTICE

Cisco Development Corporation

Notice is hereby given that a meeting of the Cisco Development Corporation ("CDC") will be held on March 12, 2024 at 701 Conrad Hilton Blvd, Cisco, Texas 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, 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 March 8, 2024 by 5:00pm.

SIGNED

A handwritten signature in blue ink, appearing to read 'Tammy Osborne', written over a horizontal line.

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.



## *CDC Meeting Agenda*

March 12, 2024 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. Board Recognition and Announcements
4. Approval of minutes from January 9, 2024 Board meeting
5. Hear and discuss financial report for January and February 2024
6. Public Hearing regarding Project Zebra
7. Hear and discuss summary annual report of active projects including: Project Cross Road, Project Crown, Project Duck Duck Goose, Project Function Junction, Project MM, Project Square Space and Project Zebra.
8. Hear and discuss report regarding marketing activities
9. Executive Session:
  - a. 551.072 (deliberations about real property)
    - i. Discuss purchase of property identified as 54996, TR 12 MK&T ROW
    - ii. Discuss purchase of property identified as 3935, 1 THRU 6 BLK 30 OT CISCO (150X115)
    - iii. Discuss sale of property identified as 4018, ALL EXCEPT 75X93 1A BLK 123 OT CISCO (309.80 X 169.50) BILLBOARD
  - b. 551.087 (business prospects/economic development)
    - i. Discuss Project Function Junction
    - ii. Discuss Project Zebra
    - iii. Discuss Project Square Space

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.



## DEVELOPMENT CORPORATION

10. Discuss and consider approval of Resolution 2024.03.12.01.CDC authorizing the purchase of property identified as 3935.
11. Discuss and consider approval of Resolution 2024.03.12.02.CDC authorizing the sale of property identified as 4018
12. Discuss and consider approval of Resolution 2024.03.12.03.CDC authorizing the funding for the construction of public restrooms and related improvements at the Old Zoo Trails
13. Discuss and consider approval of Resolution 2024.03.12.04.CDC authorizing the funding for the demolition of 102 E 7th St
14. Discuss and consider update to the bylaws of the Cisco Development Corporation
15. 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.



## DEVELOPMENT CORPORATION

# *CDC Meeting Minutes*

The Regular Meeting of the Board of Directors of the Cisco Development Corporation was held on March 12, 2024 at 4:06pm at 701 Conrad Hilton Blvd, Cisco, Texas regarding the following items.

1. The meeting was called to order by President, Phil Green, at 4:06pm. Members present were Phil Green, Mary Kay Williamson, Sean King, Casey Murter, Joe Francks and Jason Whetstone. Michelle Binger was unable to attend. Staff members present were Justin Jaworski, Executive Director and Roxanne Frazier, Executive Assistant. Guests present were Jane Nichols and April Wells. Jason Whetstone provided the invocation.
2. Phil Green opened the meeting to visitor comments at 4:07pm; no visitor comments were made; Green closed the meeting to visitor comments at 4:07pm.
3. Joe Francks was recognized as a new Board member for both the Cisco Development Corporation and Cisco 4A Development Corporation
4. The minutes from the January 9, 2024 meeting were reviewed. A motion was made by King to approve the minutes as presented. Followed by a second from Whetstone, motion carried.
5. A discussion took place regarding the financial report for January and February 2024. No action was taken.
6. Green opened the meeting for the Public Hearing regarding Project Zebra at 4:14pm. Jane Nichols said she thought the public restrooms at the zoo were very much needed and that the City of Cisco and Cisco Development Corporation needed to match the efforts of Cisco S.A.F.E at the old zoo. No other comments were made; Green closed the meeting for the Public Hearing at 4:17pm.
7. Jaworski gave a report regarding active projects. No action was taken.
8. Jaworski gave a report regarding marketing activities. No action was taken.
9. The Board adjourned into Executive Session at 4:34pm pursuant to the Texas Open Meetings Act, Government Code Section:
  - a. 551.072 (deliberations about real property)
    - i. A discussion took place regarding the purchase of property identified as 54996, TR 12 MK&T ROW. No action was taken.
    - ii. A discussion took place regarding the purchase of property identified as 2925, 1 THRU 6 BLK 30 OT CISCO (150x115). No action was taken.
    - iii. A discussion took place regarding the sale of property identified as 4018, ALL EXCEPT 75X93 1A BLK 123 OT CISCO (309.980X169.60) BILLBOARD. No action was taken.
  - b. 551.087 (business prospects/economic development)
    - i. A discussion took place regarding Project Function Junction. No action was taken.



## DEVELOPMENT CORPORATION

- ii. A discussion took place regarding Project Zebra. No action was taken.
- iii. A discussion took place regarding Project Square Space. No action was taken.

The Board reconvened into Open Session at 6:11pm.

10. A discussion took place regarding Resolution 2024.03.12.01.CDC authorizing the purchase of property identified as 3935. A motion was made by Francks to approve the resolution as presented. Followed by a second from Williamson, motion carried unanimously.
11. A discussion took place regarding Resolution 2024.03.12.02.CDC authorizing the sale of property identified as 4018. A motion was made by King to approve the resolution as presented with the stipulation that the property be sold at fair market value. Followed by a second from Whetstone, motion carried unanimously.
12. A discussion took place regarding Resolution 2024.03.12.03.CDC authorizing the funding for the construction of public restrooms and related improvements at the Old Zoo Trails. A motion was made to approve the resolution as presented. Followed by a second from Murter, motion carried unanimously.
13. A discussion took place regarding Resolution 2024.03.12.04.CDC authorizing the funding for the demolition of 102 E 7<sup>th</sup> St. A motion was made by Francks to table the resolution until a conversation can be had between the Executive Director and the City Manager about existing infrastructure underneath the structure. Followed by a second from Whetstone, motion carried with one nay from King.
14. A discussion took place regarding the update to the bylaws of the Cisco Development Corporation. No action was taken.
15. King made a motion to adjourn; followed by a second from Williamson, the motion carried and the meeting adjourned at 6:51pm.

Attest:

A handwritten signature in black ink, appearing to be 'S. King', written over a horizontal line.

Secretary/Treasurer