



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 11, 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, 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 February 7, 2025 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

February 11, 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 December 10, 2024 Board meeting
4. Hear and discuss financial report for December 2024 and January 2025
5. Hear and discuss report regarding City of Cisco payment of sales tax
6. Public hearing regarding Project Function Junction
7. Discuss and consider approval of amendment to Development Agreement by and between the Cisco Development Corporation, City of Cisco and Cisco S.A.F.E. Fund concerning the construction and development of a multi-use park facility, aka "Legacy Park"
8. Hear and discuss quarterly report of active projects including: Project Cross Road, Project Crown, Project Duck Duck Goose, Project MM and Project Zebra
9. Executive Session
 - a. 551.087 (business prospects/economic development)
 - i. Discuss Project Compass
 - ii. Discuss Project Sunrise
 - iii. Discuss Project Paris
10. Discuss and consider development plans for Project Square Space
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.



DEVELOPMENT CORPORATION

CDC Meeting Minutes

The Regular Meeting of the Board of Directors of the Cisco Development Corporation was held on February 11, 2025 at 4:12pm at 701 Conrad Hilton Blvd, Cisco, Texas regarding the following items.

1. The meeting was called to order by President, Sean King, at 4:12pm. Members present were Sean King, Jason Whetstone, Mary Kay Williamson, Justin McPherson and Val Loftin; those absent were Casey Murter and Joe Francks. Staff members present were Justin Jaworski, Executive Director and Roxanne Frazier, Executive Assistant. Guests present were Josh and Amy Hopkins. Jason Whetstone provided the invocation.
2. King opened the meeting to visitor comments at 4:13pm; Josh Hopkins commented on a business venture they are hoping to pursue; King closed the meeting to visitor comments at 4:15pm.
3. The minutes from the December 10, 2024 meeting were reviewed. A motion was made by McPherson to approve the minutes as presented. Followed by a second from Loftin, motion carried.
4. A discussion took place regarding the financial reports for December 2024 and January 2025. No action was taken.
5. A discussion took place regarding City of Cisco payment of sales tax. No action was taken.
6. King opened the meeting for the public hearing regarding Project Function Junction at 4:32pm; no comments were made; King closed the meeting for the public hearing at 4:32pm.
7. A discussion took place regarding an amendment to the Development Agreement by and between the Cisco Development Corporation, City of Cisco and Cisco S.A.F.E. Fund concerning the construction and development of a multi-use park facility, aka "Legacy Park". A motion was made by McPherson to approve the amendment as presented. Followed by a second from Williamson, motion carried.
8. Jaworski gave a quarterly report on active projects including: Project Cross Road, Project Crown, Project Duck Duck Goose, Project MM and Project Zebra. No action was taken.
9. The Board adjourned into Executive Session at 4:51pm pursuant to the Texas Open Meetings Act, Government Code Section:
 - a. 551.087 (business prospects/economic development)
 - i. A discussion took place regarding Project Compass. No action was taken.
 - ii. A discussion took place regarding Project Sunrise. No action was taken.
 - iii. A discussion took place regarding Project Paris. No action was taken.The Board reconvened in Open Session at 5:55pm.
10. A discussion took place regarding development plans for Project Square Space. Williamson made a motion to start a conversation with the City Manager about the potential costs of



DEVELOPMENT CORPORATION

repairing the sewer line and visit with the architecture engineering firm to reconsider the design of the parking lot. Followed by a second from Whetstone, motion carried.

11. Loftin made a motion to adjourn; followed by a second from McPherson, the motion carried and the meeting adjourned at 6:12pm.

Attest:

Casey Munker

Secretary/Treasurer