



DEVELOPMENT CORPORATION

PUBLIC NOTICE

Cisco Development Corporation

Notice is hereby given that a meeting of the Cisco Development Corporation ("CDC") will be held on August 13, 2024 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 August 9, 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

August 13, 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. Approval of minutes from the July 9, 2024 Board meeting
4. Hear and discuss financial report for July 2024
5. Hear and discuss report regarding Project Function Junction
6. Hear and discuss report regarding Project Zebra
7. Executive Session:
 - a. 551.072 (deliberations about real property)
 - i. Discuss purchase of property identified as 54996, TR 12 MK&T ROW
8. Discuss purchase of property identified as 54996, TR 12 MK&T ROW
9. Discuss and consider approval of Resolution 2024.08.13.02.CDC authorizing additional expenditure for demolition of 102 E 7th St
10. Discuss and consider approval of Resolution 2024.08.13.01.CDC authorizing Fiscal Year 2024-2025 Budget
11. Discuss and consider approval of bylaws for the Cisco Development Corporation
12. Discuss and consider long range planning
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.



DEVELOPMENT CORPORATION

CDC Meeting Minutes

The Regular Meeting of the Board of Directors of the Cisco Development Corporation was held on August 13, 2024 at 4:08pm at 701 Conrad Hilton Blvd, Cisco, Texas regarding the following items.

1. The meeting was called to order by President, Phil Green, at 4:08pm. Members present were Phil Green, Sean King, Joe Francks and Jason Whetstone; Mary Kay Williamson and Casey Murter were absent. Staff members present were Justin Jaworski, Executive Director and Roxanne Frazier, Executive Assistant. Jane Nichols attended as a guest. Sean King provided the invocation.
2. Green opened the meeting to visitor comments at 4:08pm; no comments were made; Green closed the meeting to visitor comments at 4:08pm.
3. The minutes from the July 9, 2024 meeting were reviewed. A motion was made by Whetstone to approve the minutes as presented. Followed by a second from King, motion carried.
4. A discussion took place regarding the financial report for July 2024. No action was taken.
5. Jaworski gave a report regarding Project Function Junction. No action was taken.
6. Jaworski gave a report regarding Project Zebra. No action was taken.
7. The Board did not go into Executive Session.
8. A discussion took place regarding the purchase of property identified as 54996, TR 12 MK&T ROW. A motion was made by Francks to offer \$41,000 for the .69 acres presented by Dan Brook in the July meeting. Followed by a second by Whetstone and a nay from King, motion failed by a vote of 3 to 1. A second motion was made by Francks to offer \$41,000 for .69 acres with the requirement that Dan Brook get the property surveyed and the CDC will take all closing costs. Followed by a second from King, motion carried.
9. A discussion took place regarding the approval of Resolution 2024.08.13.02.CDC authorizing additional expenditures for demolition of 102 E 7th St. A motion was made by King to approve Resolution 2024.08.13.02.CDC as presented. Followed by a second from Francks, motion carried. A brief recess took place from 5:32pm to 5:38pm.
10. A discussion took place regarding the approval of Resolution 2024.08.13.01.CDC authorizing the Fiscal Year 2024-2025 Budget. An amendment was made to the budget to increase the following budget items: Interest and Repair and Maintenance. A motion was made by King to approve Resolution 2024.08.13.01.CDC as presented with the amended items. Followed by a second from Whetstone, motion carried. A second amendment was made on the Fiscal Year 2024-2025 Budget to increase Equipment and decrease Projects. A motion was made by Francks to approve the Resolution 2024.08.13.01.CDC authorizing the Fiscal Year 2024-2025 Budget with the amendments. Followed by a second from Whetstone, motion carried.
11. A discussion took place regarding the bylaws of the Cisco Development Corporation. A motion was made by Whetstone to approve the bylaws as presented. Followed by a second from King, motion carried.



DEVELOPMENT CORPORATION

12. A discussion took place regarding long range planning. The following plans were discussed.
 - a. Vacant seats need to be discussed. They will be discussed in the September meeting of the CDC.
 - b. An update on Project Triangle was requested. This will be on the September agenda.
 - c. An update on the light industrial park was requested. This will be on the September agenda.
 - d. An update on the sidewalk at Muddy Mikes was requested.
 - e. A discussion for an additional CDC Staff member was requested for the September meeting.
 - f. A request was made for iPads for Board and Staff for the Board meetings. This prompted the 2nd amendment to the 2024-2025 Budget.
13. King made a motion to adjourn; followed by a second from Francks, the motion carried and the meeting adjourned at 6:30pm.

Attest:

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

Secretary/Treasurer