



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 October 11, 2022 at Cisco Development Corporation, 701 Conrad Hilton Blvd, Cisco, TX 76437 and will commence at 4:00pm or immediately following the adjournment of the Cisco Development Corporation meeting, whichever is later, 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 October 7, 2022 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 C4ADC at least 48-hours in advance.



## *C4ADC Meeting Agenda*

October 11, 2022 commencing at 4:00pm or immediately following the adjournment of the Cisco Development Corporation meeting, whichever is later, 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 September 13, 2022 Board meeting
4. Hear and discuss financial report for September 2022 and fiscal year 2021-2022
5. Discussion and election of officers for fiscal year 2022-2023 including President, Vice-President and Secretary/Treasurer
6. Hear and discuss Keep Cisco Beautiful sponsorship request
7. Executive Session:
  - a. 551.072 (deliberations about real property)
    - i. Discussion regarding ground lease with City of Cisco
  - b. 551.087 (business prospects/economic development)
    - i. Discussion regarding Project Gallagher
8. Discussion and action approving Resolution 2022.10.11.01.C4ADC terminating an existing commercial lease agreement and approving a new commercial lease agreement by and between the City of Cisco and the Cisco 4A Development Corporation
9. Discussion and action approving Resolution 2022.10.11.02.C4ADC authorizing a performance agreement and commercial lease by and between the Cisco 4A Development Corporation and BHxCO, a Texas Limited Liability Company
10. 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 4A Development Corporation was held on Tuesday, October 11, 2022 at 4:15pm at 701 Conrad Hilton Blvd, Cisco, Texas regarding the following items.

1. The meeting was called to order by President, Joe Petree, at 4:15pm. Members present were Jane Nichols, Sean King, Joe Petree and Jason Whetstone; member Phil Green was absent. Staff members present were Justin Jaworski, Executive Director and Roxanne Yielding, Executive Assistant. There were no guests present. Sean King provided the invocation.
2. Petree opened the meeting to Visitor Comments at 4:16pm; no visitor comments were made; Petree closed the meeting to visitor comments at 4:16pm.
3. The minutes from the September 13, 2022 meeting were reviewed. A motion was made by King to approve the minutes as presented. Followed by a second from Nichols, motion carried.
4. A discussion took place regarding the financial report for September 2022 and fiscal year 2021-2022. No action was taken.
5. A discussion took place regarding the election officers for the C4ADC Board of Directors for Fiscal Year 2022-2023. The following nominations were agreed upon:
  - a. President: Nichols made a motion for Joe Petree to be President of the C4ADC Board of Directors. Followed by a second from King, motion carried.
  - b. Vice-President: King made a motion for Phil Green to be Vice-President of the C4ADC Board of Directors. Followed by a second from Whetstone, motion carried.
  - c. Secretary/Treasurer: King made a motion for Jane Nichols to be Secretary/Treasurer of the C4ADC Board of Directors. Followed by a second from Whetstone, motion carried.
6. A discussion took place regarding Keep Cisco Beautiful sponsorship request. The Board of Directors agreed to sponsor the Christmas lighting program for \$2,500 which has been previously allocated in the 2022-2023 Budget.
7. The Board adjourned into Executive Session at 4:24pm pursuant to The Texas Open Meetings Act, Government Code Section:
  - a. 551.072 (deliberations about real property)
    - i. A discussion took place regarding ground lease with City of Cisco
  - b. 551.087 (business prospects/economic development)
    - i. A discussion took place regarding Project Gallagher.The Board reconvened in Open Session at 4:43pm.
8. A discussion took place regarding action approving Resolution 2022.10.11.01.C4ADC terminating an existing commercial lease agreement and approving a new commercial lease agreement by and between the City of Cisco and the Cisco 4A Development Corporation. Nichols made a motion to approve the resolution as presented. Followed by a second from King, motion carried.



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9. A discussion took place regarding action approving Resolution 2022.10.11.02.C4ADC authorizing a performance agreement and commercial lease by and between the Cisco 4A Development Corporation and BHxCO, a Texas Limited Liability Company. King made a motion to approve the resolution as presented. Followed by a second from Whetstone, motion carried.
10. King made a motion to adjourn; followed by a second from Whetstone, the motion carried and the meeting adjourned at 4:45pm.

Attest:

  
Secretary/Treasurer