



Economic Development Corporation

Thursday, October 16, 2025, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 1 hr 25 min

1. Call to Order

2. Roll Call and Excused Absences

3. Invocation/Moment of Silence

4. Pledge of Allegiance

5. Citizens to be Heard

This is the only time during the Cibolo Economic Development Corporation Meeting that a citizen can address the corporation. It is the opportunity for visitors and guests to address the CEDC on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. The CEDC may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the CEDC may present any factual response to items brought up by citizens. (Attorney General Opinion – JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the corporation as a body. Remarks may also be addressed to any individual member of the CEDC so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee including City staff. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. This meeting is livestreamed.

6. Consent Agenda

(All items listed below are considered to be routine and non-controversial by the corporation and will be approved by one motion. There will be no separate discussion of these items unless a corporation member requests, in which case the item will be removed from the consent agenda.)

6.A. Approval of the minutes of the Regular Economic Development Corporation Meeting scheduled on August 21, 2025

6.B. Approval of Reimbursement to the City of Cibolo General Fund for staff time working on Cibolo Economic Development Corporation projects for August & September 2025

6.C. Approval of Financial and Sales Tax Reports for July & August 2025

7. Discussion/Action

7.A. Recognition of new staff member

- 7.B. Discussion and possible action regarding request by former property owner of property generally located at approximately 590 W FM78. (C. Hardin & D. Wrenn)
- 7.C. Discussion/Action to the amend the Economic Development for Growth & Enhancement (EDGE) Grant maximum per fiscal year in limited circumstances. (C. Hardin)
- 7.D. Discussion/Action related to an application by Crust Pizza Co of Cibolo for the Economic Development for Growth and Enhancement Grant (EDGE Grant) in the amount not to exceed \$15,000 for improvements to the site located at 813 Cibolo Valley Dr Suite 170 (C. Hardin & D. Campbell)
- 7.E. Discussion/Action related to an application by Zen Bubble for the Economic Development for Growth and Enhancement Grant (EDGE Grant) in the amount up to \$15,000 for improvements to the site located at 2451 FM1103 #137 (C. Hardin & Taundra Moore)
- 7.F. Discussion/Action related to an application by Top Tier Hair & Beauty Supply for the Economic Development for Growth and Enhancement Grant (EDGE Grant) in the amount up to \$15,000 for improvements to the site located at 2451 FM1103 #141 (C. Hardin & T. Marin)
- 7.G. Discussion/Action related to an application by Grampie's Pizzeria for the Economic Development for Growth and Enhancement Grant (EDGE Grant) in the amount up to \$15,000 for improvements to the site located at 121 Cibolo Commons Suite 101 (C. Hardin & A. Grafft)
- 7.H. Discussion/Action related to an application by Puppy Kisses Pawlor of Cibolo for the Economic Development for Growth and Enhancement Grant (EDGE Grant) in the amount not to exceed \$15,000 for improvements to the site located at 121 Cibolo Commons Suite 117 (C. Hardin & Shannon Jackson)
- 7.I. Discussion/Action related to marketing program and expenditures

8. Executive Session

The Cibolo Economic Development Corporation will convene in Executive Session as authorized by the Texas Gov't Code Chapter 551, Section 551.071, Consultation with Attorney, and 551.087, Economic Development to deliberate and seek legal advice regarding the following:

- 8.A. Project Freeze
- 8.B. Project Theo
- 8.C. Project Espresso Shot

9. Open Session

Reconvene into Regular Session and take/or give direction or action, if necessary, on items discussed in the Executive Session.

10. Items for Future Agendas

11. Set a Date and Time for the next Meeting

- 11.A. November 20, 2025, 6:30pm

12. Adjournment

This Notice of Meeting is posted and pursuant to the Texas Government Code 551.041 - .043 on the front bulletin board of the Cibolo Municipal Building, 200 South Main Streeet, Cibolo, Texas which is a place readily accessible to the public at all times and that said notice was posted on

Peggy Cimics, TRMC

City Secretary

Pursuant to Section 551.071, 551.072, 551.073, 551.074, 551.076, 551.077, 551.084 and 551.087 of the Texas Government Code, the City of Cibolo reserves the right to consult in closed session with the City Attorney regarding any item listed on this agenda. This agenda has been approved by the city's legal counsel and subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551. This has been added to the agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144.

A possible quorum of Council, committees, commissions, boards, and corporations may attend this meeting.

This facility is wheelchair accessible and accessible parking space is available. Request for accommodation or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary at (210) 566-6111. All cell phones must be turned off before entering the meeting.

I certify that the attached notice and agenda of items to be considered by the Economic Development Corporation was removed by me from the City Hall bulletin board on the ____day of _____2025.

Name and Title



Date Posted: October 9, 2025 12:31 pm