



Economic Development Corporation

Thursday, November 20, 2025, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 40 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 Corporate Meeting held on October 16, 2025.

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

6.C. Approval of Financial and Sales Tax Reports for September 2025

7. Discussion/Action

7.A. Discussion/Action for cancellation of the CEDC Regular meeting on December 18, 2025

7.B. Discussion/Action related to CEDC committee assignments

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 Theo

8.B. Project Freeze

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

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 Street, 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

Peggy Lewis

Date Posted: November 14, 2025 09:06 am



Economic Development Corporation Staff Report

A. Approval of the Minutes of the Regular Economic Development Corporate Meeting held on October 16, 2025.

Meeting	Agenda Group
Thursday, November 20, 2025, 6:30 PM	Consent Agenda Item: 6A.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[EDC Board Meeting Minutes 10-16-2025.pdf](#)



ECONOMIC DEVELOPMENT CORP

200 South Main Street, P.O. Box 826, Cibolo, Texas 78108
Phone: (210) 658-9900 Fax: (210) 658-1687
www.cibolotx.gov

Regular Call Meeting
Cibolo Economic Development Corporation
CIBOLO MUNICIPAL BUILDING
200 S. MAIN
October 16, 2025
6:30 P.M.

Minutes

1. Call to Order – The meeting was called to order by the President Mr. Mattingly at 6:32 p.m.
2. Roll Call and Excused Absences – Members Present: Mr. Mattingly, Ms. Qaiyyim, Mr. Ottman and Mr. Triesch; Members Absent: Mr. Hicks
3. Invocation – Moment of Silence – Mr. Mattingly ask for a Moment of Silence.
4. Pledge of Allegiance – All in attendance recited the Pledge of Allegiance.
5. Citizens to be Heard (limit remarks to 3 minutes)

This is the only time during the CEDC Board Meeting that a citizen can address the Board of Directors. It is the opportunity for visitors and guests to address the Board of Directors 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 Board of Directors may not debate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the Board of Directors 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 Board of Directors as a body. Remarks may also be addressed to any individual member of the Board of Directors 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. 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.

The following individuals spoke during this item: Ms. Titterington spoke in favor of the Grant Program for Zen Bubble, Top Tier Hair, and Grampie's Pizzeria. Ms. Moore from Zen Bubble spoke on the grant she applied for. Ms. Marin from Top Tier Hair spoke on her renovation project and the grant she applied for. Ms. Jackson from Puppy Kisses Pawlor spoke on the grant program that she had applied for.

6. Consent Agenda – Consent Items (General Items)

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

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

- B. Approval of Reimbursement to the City of Cibolo General Fund for staff time working on Cibolo Economic Development Corporation projects for July & August 2025.
- C. Approval of Financial and Sales Tax Reports for July & August 2025.

Mr. Ottman made the motion to approve the consent agenda. The motion was seconded by Mr. Triesch. For: All; Against: None. The motion carried 4 to 0.

7. Discussion/Action

- A. Recognition of new staff member.

Mr. Luke Kelly was introduced as the newest employee in the Economic Development Department. Mr. Kelly spoke on his background and experience.

- B. Discussion and possible action regarding request by former property owner of property generally located at approximately 590 W FM 78.

Mr. Triesch made the to allow the former property owner of property located at approximately 590 W FM 78 to go into the home (Red Brick Home) to retrieve the Flagpole and Countertop. A staff member will need to be present when this occurs. The motion was seconded by Ms. Qaiyyim. For: All; Against: None. The motion carried 4 to 0.

- C. Discussion/Action to the amend the Economic Development for Growth & Enhancement (EDGE) Grant maximum per fiscal year in limited circumstances.

Ms. Qaiyyim made the motion to approve amending the Economic Development for Growth & Enhancement (EDGE) Grant maximum per fiscal year in limited circumstances with striking out or business establishment in Section 7 D. The motion was seconded by Mr. Ottman. For: All; Against: None. The motion carried 4 to 0.

- 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.

Mr. Triesch made the motion to approve grant application for Crust Pizza not to exceed \$15,000, provided paid invoices are submitted and verified The motion was seconded by Ms. Qaiyyim. For: All; Against: None. The motion carried 4 to 0.

- 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 improvement to the site located at 2451 FM 1103 #137.

Ms. Qaiyyim made the motion to approve the application from Zen Bubble for on-site improvements not to exceed \$15,000, provided paid invoices are submitted and verified. The motion was seconded by Mr. Triesch. For: All; Against: None. The motion carried 4 to 0.

- 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 FM 1103 #141.

Ms. Qaiyyim made the motion to approve the application from Top Tier Hair & Beauty Supply for on-site improvement with removing the chairs and not to exceed \$15,000, provided paid invoices are submitted and verified. The motion was seconded by Mr. Triesch. For: All; Against: None. The motion carried 4 to 0.

- 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.

Mr. Triesch made the motion to approve the application from Grampie's Pizzeria for on-site improvements not to exceed \$15,000, provided paid invoices are submitted and verified. The motion was seconded by Ms. Qaiyyim. For: All; Against: None. The motion carried 4 to 0.

- 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 up to \$15,000 for improvements to the site located at 121 Cibolo Commons Suite 117.

Mr. Triesch made the motion to approve the application from Puppy Kisses Pawlor for on-site improvements not to exceed \$15,000, provided paid invoices are submitted and verified. The motion was seconded by Ms. Qaiyyim. For: All; Against: None. The motion carried 4 to 0.

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:

- a. Project Freeze
- b. Project Theo
- c. Project Espresso Shot

The EDC went into Executive Session to discuss the above items at 7:48 p.m.

9. Open Session

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

The EDC reconvened into Regular Session at 8:41 p.m. No action was taken.

10. Items for Future Agendas - Subcommittees

11. Set a Date and Time for the next Meeting – November 20, 2025 at 6:30 p.m.

12. Adjournment – Motion made by Mr. Ottman and seconded by Mr. Triesch to adjourn at 8:44 p.m. For: All; Against: None. Motion carried 4 to 0.

PASSED AND APPROVED THIS 20th DAY OF NOVEMBER 2025.

Marcus Mattingly
President, EDC



Economic Development Corporation Staff Report

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

Meeting	Agenda Group
Thursday, November 20, 2025, 6:30 PM	Consent Agenda Item: 6B.
From	
Clancy Hardin, Economic Development Manager	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[EDC Reimbursement Items October 2025.pdf](#)

ff Time Spent on CEDC Items

October 1 - 31 2025

Staff	Hours	Tasks	Costs
Clancy Hardin	35		\$ 2,097.90
Economic Development Manager		RFI Research + Submittals PO + Invoice Processing Incentives compliance Old Town plan bi weekly meetings BRE Visits/Meetings Regional Job Fair Prep EDC Board Meeting Prep & Attendance RFI meetings & Site Visits TEDC Annual Conference Marketing vendor research Commissioners Court - Manufacturing Proclamation	
Luke Killion	20		\$950.20
Economic Development Specialist		Regional Job Fair prep + attendance Commissioners Court - Manufacturing Proclamation On - Site Gringo's Utility Reloacte Impact DashBoard / Training Demo Civic Serve / Training Demo SATX Regional Partners Meeting Project meetings & site visits Chamber Monthly Luncheons Schertz - Cibolo - Selma BRE Regional Meeting Live Oak, TX - In-Person Aisin Tour and info session - In-Person Meeting with Derek Wren at EDC Property - In-Person Lunch with GEVC & Cibolo ED staff Bank Visits Relationship Building - In-Person Meet & Greet - City of Cibolo & SA Business Jornal TEDC Annual Conference Old Town Cibolo Trick or Treat Block Party Cibolo Fest	
Rick Vasquez	15	Project meetings & site visits	\$ 95.09
Director Planning & Economic Development		CEDC Meeting prep and attendance	
Leili Samuelson	5.5		\$261.03
Procurement Manager		EDC procurement: Foot Traffic tool, Flat Five Marketing, Neon Cloud Po Processing/ EDC Staff emails	
Peggy Cimics	4.5	Minutes Agendas	\$394.16
City Secretary			
Jessica Donoho	5	July & August EDC Reports	\$307.70
Accounting Manager			
Total			\$4,106.08



Economic Development Corporation Staff Report

C. Approval of Financial and Sales Tax Reports for September 2025

Meeting	Agenda Group
Thursday, November 20, 2025, 6:30 PM	Consent Agenda Item: 6C.
From	
Clancy Hardin, Economic Development Manager	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[EDC Revenue Expense Report-20250930- preliminary.pdf](#)



Economic Development Corporation

Revenue and Expense Report

September 30, 2025- Preliminary

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-SEPTEMBER

FISCAL YEAR 2025

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>ECONOMIC DEVELOPMENT CORPORATION</u>							
	Beginning Fund Balance (Unaudited)	1,916,159	2,719,652		2,719,652		
	Sales Tax	1,340,000	1,340,000	227,200	1,358,802	(18,802)	101.4%
	Interest Transfers and Misc	80,000	80,000	11,457	127,638	(47,638)	159.5%
	Revenue Subtotal	1,420,000	1,420,000	238,656	1,486,440	(66,440)	104.7%
80551	Salaries and Benefits	-	-	-	-	-	
80552	Services, Utilities & Training	279,608	439,608	26,225	208,878	230,730	47.5%
80553	General Supplies and Repairs	21,550	21,550	25	6,331	15,219	29.4%
80554	Capital and NonCapital	7,000	7,000	-	5,475	1,525	78.2%
80555	Other Expenses	115,500	575,500	-	29,883	545,617	5.2%
80558	Transfers	155,275	155,275	4,266	158,316	(3,041)	102.0%
80559	Debt Service	318,655	318,655	-	318,655	0	100.0%
	Expenditure Subtotal	897,588	1,517,588	30,516	727,538	790,050	47.9%
	Net Change	522,412	(97,588)	208,140	758,902	(856,490)	
9/30/2025	ECONOMIC DEVELOPMENT FUND (Unaudited)	2,438,571	2,622,064		3,478,554		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-SEPTEMBER

FISCAL YEAR 2025

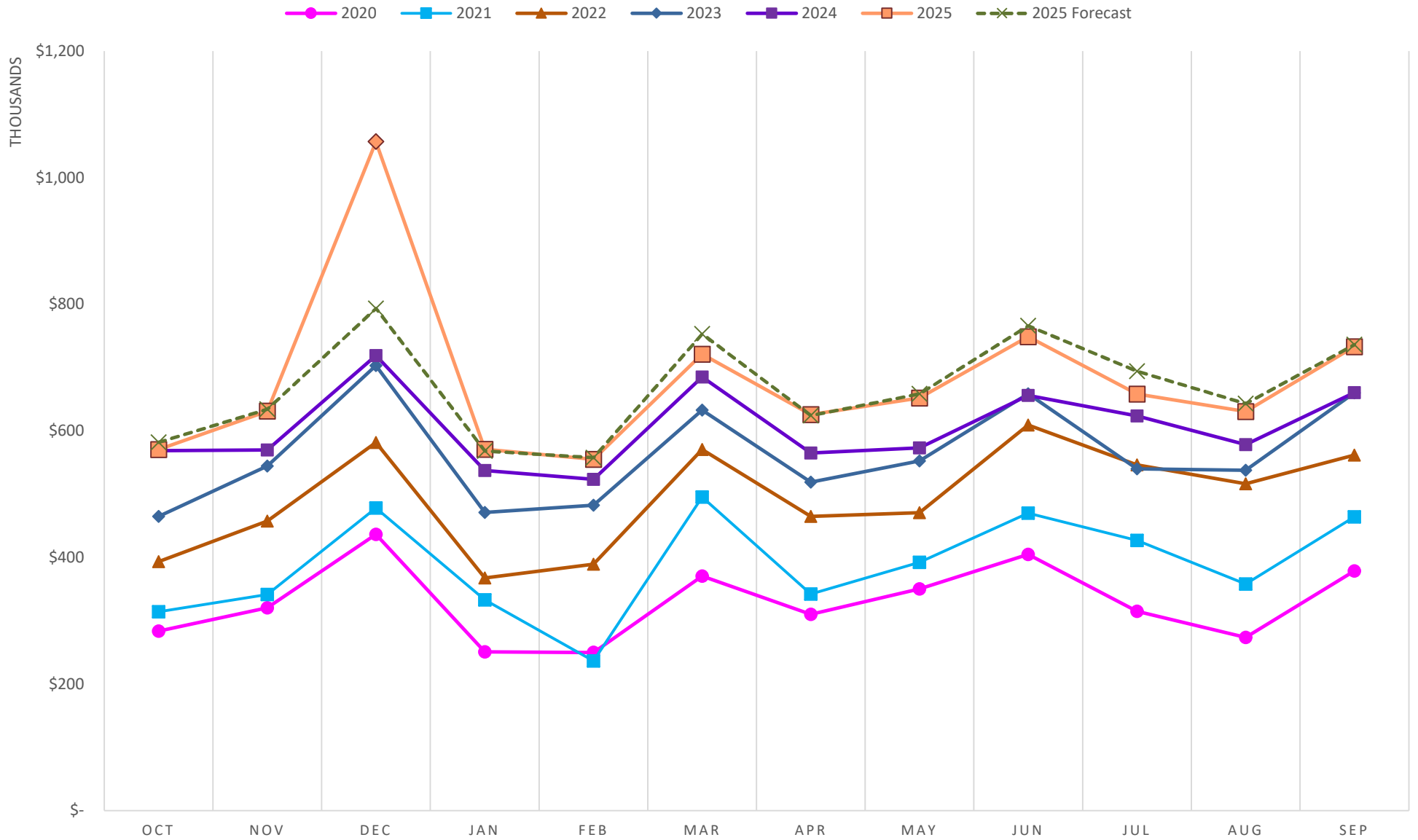
Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>ECONOMIC DEVELOPMENT FUND</u>							
805-30200-000-000-0000	SALES TAX	1,340,000	1,340,000	227,200	1,358,802	(18,802)	101.4%
	Subtotal	1,340,000	1,340,000	227,200	1,358,802	(18,802)	101.4%
805-35100-000-000-0000	INTEREST	80,000	80,000	11,457	127,638	(47,638)	159.5%
	Subtotal	80,000	80,000	11,457	127,638	(47,638)	159.5%
	Revenue Subtotal	1,420,000	1,420,000	238,656	1,486,440	(66,440)	104.7%
805-52600-760-000-0000	IT MAINTENANCE CONTRACTS	25,000	41,250	656	32,785	8,465	79.5%
805-52610-760-000-0000	CONTRACT SERVICES	1,250	1,250	-	400	850	32.0%
805-52620-760-000-0000	PUBLICATIONS	-	-	-	-	-	-
805-52625-760-000-0000	ADVERTISING, MARKETING & PROMO	60,000	60,000	-	25,689	34,311	42.8%
805-52630-760-000-0000	CONFERENCE/TRAVEL/TRAINING	20,000	20,000	4,495	11,469	8,531	57.3%
805-52635-760-000-0000	DUES, FEES AND LICENSES	18,250	18,250	-	10,228	8,022	56.0%
805-52650-760-000-0000	GENERAL LIABILITY INSURANCE	5,108	5,108	434	5,200	(92)	101.8%
805-52680-760-000-0000	LEGAL SERVICES	75,000	58,750	1,580	14,181	44,569	24.1%
805-52750-760-000-0000	PROFESSIONAL STUDIES	-	160,000	19,024	94,284	65,716	58.9%
805-52710-760-000-0000	PROFESSIONAL SERVICE	75,000	75,000	38	14,643	60,358	19.5%
805-52820-760-000-0000	TELECOMMUNICATIONS	-	-	-	-	-	-
	Subtotal	279,608	439,608	26,225	208,878	230,730	47.5%
805-53090-760-000-0000	UNIFORM AND CLOTHING	1,050	1,050	-	99	951	9.4%
805-53210-760-000-0000	OFFICE SUPPLIES	250	250	-	121	130	48.2%
805-53215-760-000-0000	PRINTING	2,000	2,000	-	282	1,718	14.1%
805-53230-760-000-0000	OTHER SUPPLIES	500	500	-	-	500	0.0%
805-53240-760-000-0000	POSTAGE	250	250	-	-	250	0.0%
805-53277-760-000-0000	RENTAL	1,000	1,000	-	941	59	94.1%
805-53280-760-000-0000	MINOR TOOLS AND EQUIPMENT	-	-	-	-	-	-
805-53455-760-000-0000	VEHICLE FUEL	200	200	-	-	200	0.0%
805-53470-760-000-0000	VEHICLE REPAIR	500	500	-	-	500	0.0%
805-53750-760-000-0000	SPECIAL EVENTS EXPEN	10,500	10,500	-	2,545	7,955	24.2%
805-53610-760-000-0000	MEETING EXPENSE	5,300	5,300	25	2,344	2,956	44.2%
	Subtotal	21,550	21,550	25	6,331	15,219	29.4%
805-54900-760-000-0000	NON CAPITAL OUTLAY < \$9,999	7,000	7,000	-	5,475	1,525	78.2%
805-54910-760-000-0000	CAPITAL OUTLAY	-	-	-	-	-	-
805-54925-760-000-0000	LAND PURCHASE	-	-	-	-	-	-
	Subtotal	7,000	7,000	-	5,475	1,525	78.2%
805-55735-760-000-0000	TRANSFER TO GENERAL/ADMIN	-	-	-	-	-	-
805-55785-760-000-0000	RAILROAD LAND LEASE	7,000	7,000	-	6,764	236	96.6%
805-55800-760-000-0000	ECONOMIC DEVELOPMENT GRANTS	108,500	568,500	-	23,119	545,382	4.1%
805-55910-760-000-0000	2008 CO-SALES TAX NOTES	-	-	-	-	-	-
805-58101-000-000-0000	TRANSFER TO GENERAL	-	-	-	-	-	-
805-58101-760-000-0000	TRANSFER TO GENERAL	40,000	40,000	4,266	43,757	(3,757)	109.4%
805-58301-760-000-0000	TRANSF TO CAPI/T REPLACEMENT	-	-	-	-	-	-
805-58302-760-000-0000	TRANSFER TO FLEET REPLACEMENT	-	-	-	-	-	-
805-58403-760-000-0000	TRANSFER TO DEBT SER	115,275	115,275	-	108,638	6,638	94.2%
805-58500-760-000-0000	TRANSFER TO Dev SVCS	-	-	-	5,922	(5,922)	-
805-59212-760-000-0000	2021 CEDC SALES TAX	252,000	252,000	-	252,000	-	100.0%
805-59213-760-000-0000	2021 CEDC SALES TAX	66,655	66,655	-	66,655	0	100.0%
805-59999-760-000-0000	CONTINGENCY	-	-	-	-	-	-
	Subtotal	589,430	1,049,430	4,266	506,854	542,576	48.3%
Dept number: 760	ECONOMIC DEVELOPMENT FUND	897,588	1,517,588	30,516	727,538	790,050	47.9%
	Expenditure Subtotal	897,588	1,517,588	30,516	727,538	790,050	47.9%
Fund number: 805	ECONOMIC DEVELOPMENT FUND	522,412	(97,588)	208,140	758,902	(856,490)	-777.7%

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 24	FY 25 9/30/2025	TOTAL PROJECT TO DATE
<u>2021 EDC REVENUE BONDS</u>		4	5	6
	BEGINNING FUND BALANCE	-	418,686	-
870-35100-000-000-0000	INTEREST	46,722	18,879	65,601
870-35350-000-000-0000	BOND PROCEEDS	4,125,000	-	4,125,000
	TOTAL REVENUES	4,171,722	18,879	4,190,601
870-52710-000-000-0000	PROFESSIONAL SERVICES	55,474	12,399	67,874
870-54900-000-000-0000	NON-CAPITAL OUTLAY	1,268	-	1,268
870-54925-000-000-0000	LAND ACQUISITION	3,595,144	-	3,595,144
870-55005-000-000-0000	BOND ISSUANCE COST	101,150	-	101,150
	TOTAL EXPENDITURES	3,753,036	12,399	3,765,436
Fund number: 870	2021 EDC REVENUE BONDS	418,686	6,479	425,165
	ENDING FUND BALANCE	418,686	425,165	425,165

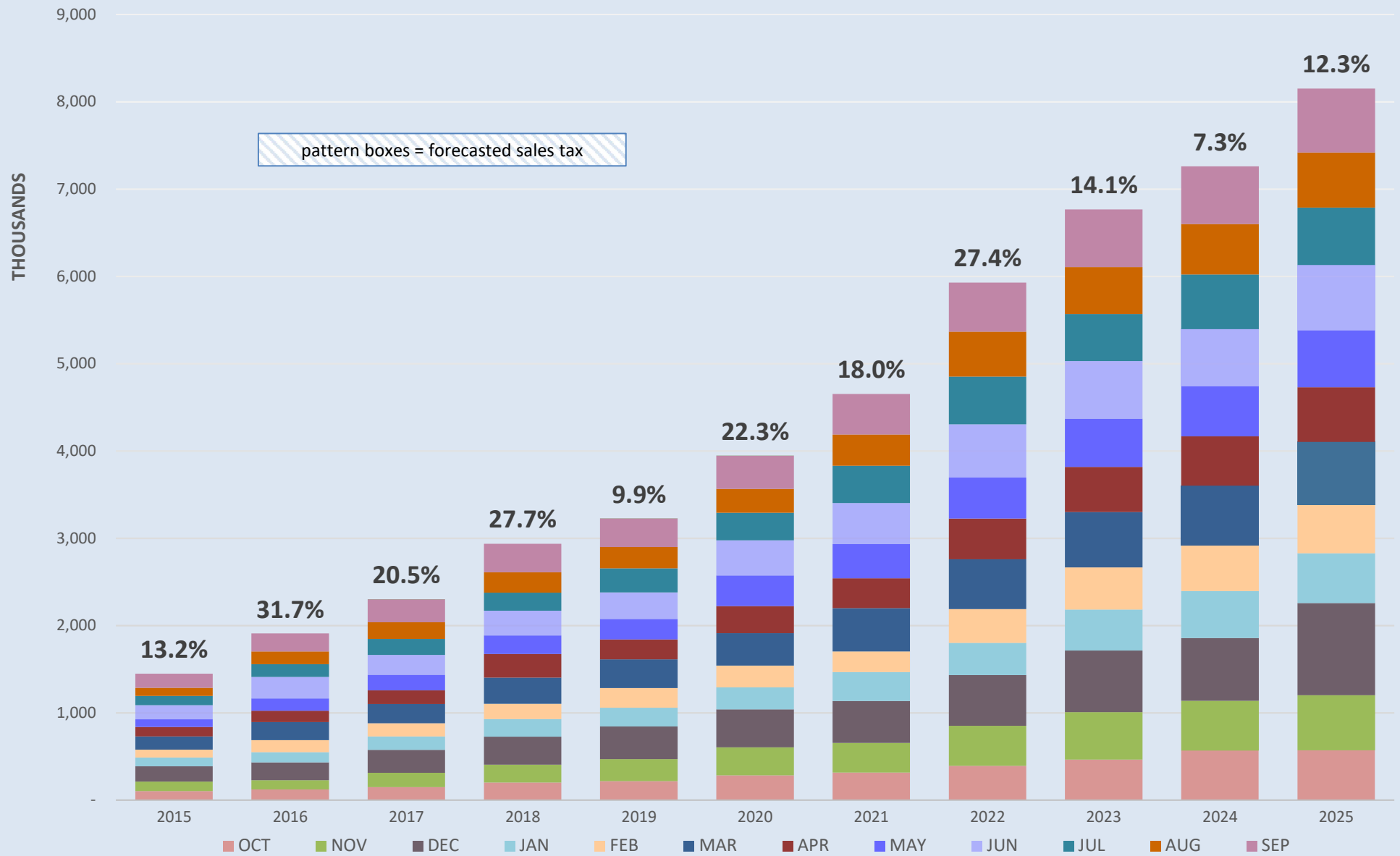
Outstanding Encumbrances:

Remaining funds	425,165
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MONTHLY SALES TAX HISTORY BY FISCAL YEAR YTD DATA, FORECAST AND LAST FIVE YEARS



SALES TAX GROWTH - FORECAST, AND LAST TEN YEARS





Raw Check Register - September 2025

Check Date: 09/01/2025-09/30/2025

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
9/2/2025	74564	DAVIDSON TROILO REAM & GARZA	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Legal Svcs for EDC	1,869.50	
9/2/2025	74610	RONALD DALE HENRY JR	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Big Grant	15,000.00	
9/2/2025	74616	TEXAS ECONOMIC DEVELOPMENT CC	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Sales Tax Workshop - Derek Ottman	225.00	
9/2/2025	74616	TEXAS ECONOMIC DEVELOPMENT CC	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Sales Tax Workshop - Justin Triesch	225.00	
9/2/2025	74616	TEXAS ECONOMIC DEVELOPMENT CC	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Sales Tax Workshop - Kenderlynn Christophe	225.00	
9/2/2025	74616	TEXAS ECONOMIC DEVELOPMENT CC	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Sales Tax Workshop - Patricia Qaiyyim	225.00	
9/2/2025	74616	TEXAS ECONOMIC DEVELOPMENT CC	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Sales Tax Workshop - Marcus Mattingly	225.00	
9/2/2025	74616	TEXAS ECONOMIC DEVELOPMENT CC	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Sales Tax Workshop - Cody Hicks	225.00	
9/8/2025	74641	ESRI	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	ArcGIS Sept - Oct	210.00	
9/15/2025	74689	CIVICSERVE, INC	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Annual Fee - EDC	16,250.00	
9/15/2025	74757	THE CHAMBER	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Clancy, Patricia, Rick	25.00	
9/15/2025	74761	WILMINGTON TRUST	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	150117-000 CIBOLO EDC TRB SERIES 2021	400.00	
9/22/2025	74773	COLLIERS ENGINEERING & DESIGN	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Cibolo Project Freeze	11,905.00	
9/22/2025	74791	LIONHEART PLACES LLC	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	137-001 Cibolo Downtown Plan	17,182.17	
9/22/2025	74814	CITIBANK	ECONOMIC DEVELOPMENT FUND	NO DEPARTMENT	August Pcard Statement 9/3/25	0.07	
9/29/2025	74867	LIANE A. GARRETT	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	BIG Dry Erase Check	95.00	



Economic Development Corporation Staff Report

A. Discussion/Action for cancellation of the CEDC Regular meeting on December 18, 2025

Meeting	Agenda Group
Thursday, November 20, 2025, 6:30 PM	Discussion/Action Item: 7A.
From	
Clancy Hardin, Economic Development Manager	

BACKGROUND:

Historically the CEDC Board does not meet in December. This agenda item is to officially cancel what would be the next regularly scheduled CEDC Board meeting. Should a need arise for a special called meeting the City Secretary office will coordinate.

STAFF RECOMMENDATION:

Staff recommends cancellation of the December 18, 2025 regular meeting

FINANCIAL IMPACT:

N/A

MOTION(S):

"I motion to approve the cancellation of the Cibolo Economic Development Corporation's December 18, 2025 regular meeting"



Economic Development Corporation Staff Report

B. Discussion/Action related to CEDC committee assignments

Meeting	Agenda Group
Thursday, November 20, 2025, 6:30 PM	Discussion/Action Item: 7B.
From	
Clancy Hardin, Economic Development Manager	

BACKGROUND:

Due to changes in the board composition, President Marcus Mattingly requested this item be brought before the board. Current committees are below:

- Small Business- has not met since launch of EDGE grant
- Red Ball Cafe (has not met)
- Mural (has not met)

New CEDC board members will likely be sworn in at the January 2026 meeting.

STAFF RECOMMENDATION:

Staff recommends CEDC Directors consider if any committees need to be sunset and which subcommittees they would like to serve on (max 3 members) and bring back the item during the January/February regular meeting after new members sworn in to give new members an opportunity to serve.

FINANCIAL IMPACT:

N/A

MOTION(S):

Example is if a committee needs to be sunset "I motion to sunset XXXX committee"