



**MINUTES OF REGULAR MEETING  
FOR MUNICIPAL DEVELOPMENT DISTRICT  
THURSDAY, DECEMBER 14, 2023, AT 6:00 P.M.  
LOCATION: 1401 FM 424, CROSS ROADS, TEXAS 76227**

Call to Order – **6:00 P.M.**

1. Roll Call: **President Steve Zuczek; Members Paula Paus, Ruben Coronado, and Ron King.**
2. Citizen Input for Items both ON and NOT on the Agenda.  
**None.**
3. Updates:
  - a. Review of Financials
  - b. Local Development Update
  - c. US 380 Update**Town Administrator Kristi Gilbert gave the updates.**
4. Discuss and consider approval of the October 12, 2023, Meeting Minutes.  
**Motion to approve the October Meeting Minutes made by Paus;  
Second by King;  
Passed unanimously.**
5. Discuss and consider activities related to business retention action items, including a participation agreement for a mutual access between Rustic Furniture and Sonic.

**Phil Moreno, owner of Rustic Furniture, spoke in favor of a mutual access between Rustic Furniture and Sonic.**

**Motion to direct staff to work with adjacent property owners on an agreement;  
Motion made by Coronado;  
Second by Paus;  
Passed unanimously.**

**EXECUTIVE SESSION – 6:14 P.M. to 7:25 P.M.**

6. The Municipal Development District will convene into Executive Session pursuant to the following:
  - a. Texas Government Code, Section 551.087 - Deliberation Regarding Economic Development Negotiations; to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect.

- a. Project Alpha
- b. Project Bravo
- c. Project Charlie

7. Take action as may be necessary or appropriate on matters discussed in Executive Session.

**Motion to fund a consultant for Project Alpha, not to exceed \$85,000.00;**

**Motion made by Coronado;**

**Second by Paus;**

**Passed unanimously.**

8. Request for future agenda items.

**None.**

9. Adjourn – **7:27 P.M.**

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Steve Zuczek, MDD President

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Donna Butler, Town Secretary