NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, November 2, 2016 – noon

A quorum of the Marble Falls City Council may be present

Notice is hereby given that a **Regular Meeting** of the Marble Falls Economic Development Corporation, a non-profit 4B Corporation, will be held at **noon** on **Wednesday, October 5, 2016** in the **City Hall Council Chambers** located at 800 Third Street, Marble Falls, Texas at which time the following subjects will be discussed:

1. CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.

2. CITIZENS COMMENTS. *This is an opportunity for citizens to address the Board concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Board. The President may place a time limit on all comments. Any deliberation of an issue raised during Citizen Comments is limited to a proposal to place it on the agenda for a later meeting.*

3. PRESENTATIONS AND UPDATES

4. BUSINESS DEVELOPMENT COORDINATOR'S REPORT. ***Midge Dockery, Business Development Coordinator***

- Real Estate Activity
- Business Visits

5. EXECUTIVE DIRECTOR'S REPORT. ***Christian Fletcher, Executive Director***

- Marketing
- Website Activity
- Programs Update

6. CONSENT AGENDA. *The items listed are considered to be routine and non-controversial by the Board and will be approved by one motion. There will be no separate discussion of these items unless a Board Member so requests, in which case the item will be removed from the Consent Agenda prior to a motion and vote. The item will be considered in its normal sequence on the Regular Agenda.*

(a) Approval of the minutes of the October 5, 2016 regular meeting. ***Christina McDonald, Secretary***

7. **REGULAR AGENDA**. *The Board will individually consider and possibly take action on any or all of the following items:*

(a) Conduct Public Hearing on a project to promote new and expanded business development in the City of Marble Falls by providing financing for a hotel and adjacent full-service conference center, restaurant and bar under authority of Section 505.158 of the Texas Local Government Code.

(b) Discussion and Action on Community Leverage Funding for Downtown Lighting Initiative.

8. **EXECUTIVE SESSION**

Close Open Session and Convene Executive Session pursuant to §551.087 (*Economic Development*), §551.071 (*Private Consultation between the Board and its Attorne*y), §551.072, and (*Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property)* of the Open Meetings Act. *Tex. Gov't Code,* Council will meet in Executive Session to discuss the following:

- Economic Development Prospects
- Hotel/Conference Center Development
- Business & Technology Park Real Estate

9. **RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.**

10. **FUTURE AGENDA REVIEW.**

11. **ADJOURNMENT.**

*"The Marble Falls Economic Development Corporation reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matter*s listed on the agenda, *as authorized by the Texas Government Code including, but not limited to, Sections: 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Code including, but not limited to, Section 321.3022 (Sales Tax Information)."*

In compliance with the Americans with Disabilities Act, the City of Marble Falls will provide for reasonable accommodations for persons attending Economic Development Meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Ms. Christina McDonald, City Secretary, at (830) 693-3615.

Certificate of Posting

I, Christina McDonald, City Secretary for the City of Marble Falls, Texas, do certify that this Notice of Meeting was posted at City Hall, in a place readily accessible to the general public at all times, on the 25th day of October, 2016 at 3:00 pm and remained so posted for at least 72 continuous hours proceeding the scheduled time of said meeting.

/s/ Christina McDonald
Christina McDonald, TRMC
EDC Secretary

The agenda is also posted on the City's website www.marblefallstx.gov and the EDC's website www.marblefallseconomy.com.

STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS

On this the 5th day of October 2016 the Marble Falls Economic Development Corporation of the City of Marble Falls convened in regular session at noon at the regular meeting place in City Hall, with notice of meeting giving time, place, date, and subject having been posted as described in Chapter 551 of the Texas Government Code.

PRESENT:	Steve Reitz	President
	Mark Hodges	Vice President
	Jane Marie Hurst	Director (arrived at 12:50 pm)
	Mark Mayfield	Director
	Judy Miller	Director
	John Packer	Director
	Lindsay Plante	Director
ABSENT:	None	
STAFF:	Christian Fletcher	Executive Director
	Midge Dockery	Business Development Coordinator
	Monte Akers	EDC Attorney
	Christina McDonald	EDC/City Secretary
	Mike Hodge	City Manager
	Caleb Kraenzel	Assistant City Manager
	Margie Cardenas	Director of Finance/EDC Treasurer

VISITORS: Glynis Smith (The Highlander), Tessa Schmidtzinsky (PEC), Joe Don Dockery (Burnet County Commissioner Precinct 4)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the meeting to order at noon and announced the presence of a quorum.

2. **CITIZENS COMMENTS.** There were no citizen comments.

3. **PRESENTATIONS AND UPDATES.** There were no presentations or updates.

4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator gave a report on real estate activity, business visits and the recent Governor's Small Business Forum.

5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director provided the board a report on marketing, website activity, professional development and programs.

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6. **CONSENT AGENDA**.

(a) **Approval of the minutes of the September 7, 2016 regular meeting.** Director Mayfield made a motion to approve the minutes of the September 7 regular meeting. The motion was seconded by Director Packer and carried by a vote of 6-0.

7. **REGULAR AGENDA**.

(a) **Consider and take action on extending due diligence period for Novak Cobalt and third-party vendors, as addressed in the Predevelopment Agreement dated March 7, 2016.** Mr. Fletcher presented the item to the board for their consideration. Director Mayfield made a motion to approve the extension of the due diligence period until December 31, 2016. Director Miller seconded the motion. The motion carried by a unanimous vote (6-0).

(b) **Update on High Demand Job Training Program Grant Application.** Executive Director Fletcher provided the board with an update on the High Demand Job Training Program Grant application.

8. **EXECUTIVE SESSION**

Close Open Session and Convene Executive Session pursuant to §551.087 (*Economic Development*), §551.071 (*Private Consultation between the Board and its Attorney*), §551.072, and (*Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property)* of the Open Meetings Act. *Tex. Gov't Code,* Council will meet in Executive Session to discuss the following:

- **Economic Development Prospects**
- **Hotel/Conference Center Development**

12:20 pm Convened to Executive Session
12:50 pm Director Hurst arrived
1:00 pm Returned to Open Session

9. **RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.** No action was taken.

10. **FUTURE AGENDA REVIEW.** Mr. Fletcher reminded the board of the special meeting on October 18 at 5:30 pm.

11. **ADJOURNMENT.** There being no further business to address, Vice President Hodges made a motion to adjourn. The motion was seconded by Director Miller and the meeting was adjourned at 1:03 pm.

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Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

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MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo

November 2, 2016

Agenda Item: **8**
Prepared By: **Christina McDonald, Secretary**
Department: **Administration**
Submitted By: **EDC Board**

AGENDA CAPTION

EXECUTIVE SESSION

Close Open Session and Convene Executive Session pursuant to §551.087 (*Economic Development*), §551.071 (*Private Consultation between the Board and its Attorne*y), §551.072, and (*Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property)* of the Open Meetings Act. *Tex. Gov't Code,* Council will meet in Executive Session to discuss the following:

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CERTIFICATION:

I hereby certify that I have reviewed the proposed topic for the Executive Session described herein and in my opinion, the Texas Open Meetings Act authorizes the Marble Falls Economic Development Corporation to meet in Executive Session and to deliberate regarding the subject matter contained in this cover memo.

Signed this _____ day of _____, 2016.

_____
EDC Attorney