Marble Falls
ECONOMIC DEVELOPMENT CORPORATION

NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, December 7, 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, December 7, 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**
   - Update from the City of Marble Falls. ***Mike Hodge, City Manager***

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 November 2, 2016 regular meeting. ***Christina McDonald, Secretary***

(b) Approval of the 4th Quarterly Investment Report for the period July 1, 2016 through September 30, 2016 and the Annual Investment Report for Fiscal Year 2015/16. ***Margie Cardenas, Treasurer/Finance Director***

(c) Approval of amendments to the Marble Falls Economic Development Corporation Investment Policy and Strategy. ***Margie Cardenas, Treasurer/Finance Director***

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

(a) Discussion and Action on the sale of property (4.92 acre parcel Phase III) located in the Business & Technology Park to Sawmill Partners, LLC.

(b) Discussion and Action on amendments to the Memorandum of Ground Lease and Performance Agreement with Novak Cobalt Partners, LLC.

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
- 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 matters 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 2nd day of December, 2016 at 2:30 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 2nd day of November 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
	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	Asst. City Manager
	Margie Cardenas	Director of Finance/EDC Treasurer

VISITORS: Mary Ann Raesener (Mayor City of Meadowlakes)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the meeting to order at noon.

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 an update on real estate activity and business visits.

5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director gave an update on marketing, website activity and programs.

6. **CONSENT AGENDA.**

(a) **Approval of the minutes of the October 5, 2016 regular meeting.** Director Packer made a motion to approve the consent agenda. Director Miller seconded the motion. The motion carried by a vote of 7-0.

7. **REGULAR AGENDA.**

(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.** President Reitz opened the public hearing. There was no discussion. President Reitz closed the public hearing. No action was taken.

(b) **Discussion and Action on Community Leverage Funding for Downtown Lighting Initiative.** After some discussion Director Packer made a motion to approve the proposal in the amount of $18,295 contingent upon legal amendments to the contract as stated by Director Hurst and to seek support from downtown businesses in the amount of $5,000, with the shortfall funded by the City of Marble Falls and the Marble Falls EDC equally. Director Hurst seconded the motion. The motion carried by a unanimous vote (7-0).

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**
- **Business & Technology Park Real Estate**

12:35 pm convened to Executive Session
1:20 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.** The next regular meeting is scheduled for December 7.

11. **ADJOURNMENT.** There being no further business to discuss, Director Miller made a motion to adjourn. Director Packer seconded the motion. The motion carried by a vote of 7-0. The meeting was adjourned at 1:25 pm.

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Steve Reitz, President

ATTEST:

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Christina McDonald, EDC Secretary

DRAFT

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
December 7, 2016

Agenda Item: 7
Prepared By: Christina McDonald, Secretary
Department: EDC

AGENDA CAPTION

EXECUTIVE SESSION

Close Open Session and Convene Executive Session pursuant to §551.087 (*Economic Development*) and pursuant to §551.071 (*Private Consultation between the Board and its Attorney*), and pursuant to §551.072 (*Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property)* of the Open Meetings Act, he Marble Falls Economic Development Corporation Board will meet in Executive Session to discuss the following:

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

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