



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, January 4, 2023 – 12:00 pm**

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 **12:00 pm** on **January 4, 2023** 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**
 - Quarterly Update from the City of Marble Falls. *Mike Hodge, City Manager*
- 4. BUSINESS DEVELOPMENT COORDINATOR’S REPORT**
 - None
- 5. EXECUTIVE DIRECTOR’S REPORT.** *Christian Fletcher, Executive Director*
 - Programs Update
 - Marketing Update
 - Prospect Activity
 - Financial Update
 - Phase 1b & 1c Updates
- 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 December 7, 2022 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:*

- None

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*), and §551.072 (*Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property*), of the Open Meetings Act. Tex. Gov't Code, the Economic Development Corporation will meet in Executive Session to discuss the following:

- Economic Development Prospects
- Ophelia Hotel and Conference Center
- Business & Technology Park Property Letter of Intent
- Consultation with the Board's attorney regarding EDC grant programs

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 meeting. 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 29th day of December at Noon and remained so posted for at least 72 continuous hours proceeding the scheduled time of said meeting.



Christina McDonald,
EDC Secretary

STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS

On this 7th day of December 2022 the Marble Falls Economic Development Corporation convened in regular session at 11:00 am in the City Hall Council Chambers, 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 Mayfield	Vice President
Judy Miller	Director
Ryan Nash	Director
John Packer	Director
Lindsay Plante	Director
Richard Westerman	Director

ABSENT: None

STAFF:

Christian Fletcher	Executive Director
Midge Dockery	Business Development Coordinator
Christina McDonald	Secretary/City Secretary
Jeff Lazenby	Treasurer/Director of Finance
Patty Akers	Attorney
Mike Hodge	City Manager
Erin Burks	Downtown and Marketing Manager

VISITORS: Nathan Bush (Daily Trib), Fay Crider (Workforce Network, Inc.), Larry Stahl (St. John's Catholic Church), LeAnn Johnson (TX Dental Association)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the meeting to order at 11:00 am 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 provided a report on real estate activity, business visits, programs and marketing.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director provided updates to the board on prospects, the EDC's financials and professional development.

6. **CONSENT AGENDA.**

- (a) **Approval of the minutes of the November 2, 2022 regular meeting.** Director Miller made a motion to approve the consent agenda. The motion was seconded by Director Packer and carried by a unanimous vote (7-0).

7. **REGULAR AGENDA.**

- (a) **Discussion and Action on a Community Leverage application for the Texas Mission of Mercy project in February 2023.** TX Dental Association representative LeAnn Johnson addressed the board regarding the request. Vice President Mayfield made a motion to approve the Community Leverage award in the amount of \$10,000 for the project. Director Packer seconded the motion. The motion carried by a vote of 7-0.
- (b) **Discussion and Action on a Community Leverage application for the Getting Ahead in a “Just Getting-By” World program beginning in January 2023.** Larry Stahl addressed the board. Director Packer made a motion to grant the request in the amount of \$8,000. Director Plante seconded the motion. The motion carried by a vote of 7-0.
- (c) **Discussion and Action on a Proposal from Worley Tree Service for site clearing on Phase 1b of the Parks Master Plan.** Christian Fletcher, EDC Executive Director addressed the board. Director Packer made a motion to award the proposal in the amount of \$24,500 to Worley Tree Service for site clearing on phase 1b. Director Westerman seconded the motion. The motion carried by a vote of 7-0.
- (d) **Discussion and Action on Change Order #2 to the Stantec Professional Services Agreement for Phase 1b of the Parks Master Plan in the amount of \$34,680.** EDC Executive Director Christian Fletcher presented the item. Director Westerman made a motion to approve Change Order #2 with Stantec Professional Services in the amount of \$34,680 for phase 1b of the Parks Master Plan. Vice President Mayfield seconded the motion. The motion carried by a unanimous vote (7-0).
- (e) **Discussion and Action on a Proposal from Stantec Consulting Services Inc. for Geotechnical and Civil Engineering Services related to the Backbone Creek Pedestrian Bridge.** Discussion only. No action was taken.

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*), and §551.072 (*Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property*), of the Open Meetings Act. Tex. Gov’t Code, the Economic Development Corporation will meet in Executive Session to discuss the following:

- Economic Development Prospects
- Ophelia Hotel and Conference Center

11:55 pm The Board convened to Executive Session

12:34 pm the Board 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 draft agenda for the January 3, 2023 meeting was reviewed.

11. **ADJOURNMENT.** There being no further business to discuss, Director Plante made a motion to adjourn. The motion was seconded by Director Nash. The meeting was adjourned at 12:35 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION

Agenda Item Cover Memo

January 4, 2023

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

AGENDA CAPTION

EXECUTIVE SESSION

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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 _____, 2022.

EDC Attorney