



**NOTICE OF MEETING  
OF THE  
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION  
Wednesday, January 26, 2022 - Noon**

A quorum of the Marble Falls City Council may be present

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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 **January 26, 2022** 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
  - Programs Update
  - Marketing Update
- 5. EXECUTIVE DIRECTOR'S REPORT.** *Christian Fletcher, Executive Director*
  - Prospect Activity
  - Financial Update
  - Downtown Hotel/Conference Center 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 January 5, 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:*

(a) Discussion and Action on Retail Market Analysis Update by The Retail Coach.

(b) Discussion and Action on Phase 1b design elements.

(c) Discussion and Action on Professional Services Agreement Change Order #1, related to bridge lighting services.

(d) Discussion on FY 2021-2022 mid-year budget amendments.

**8. EXECUTIVE SESSION**

**Close Open Session and Convene Executive Session** pursuant to §551.087 (*Economic Development*), 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. *Tex. Gov't Code*, the Economic Development Corporation will meet in Executive Session to discuss the following:

- Economic Development Prospects

**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 19th day of January 2022 at 2:30 pm and remained so posted for at least 72 continuous hours proceeding the scheduled time of said meeting.

*Christina McDonald*

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Christina McDonald,  
EDC Secretary

STATE OF TEXAS  
COUNTY OF BURNET  
CITY OF MARBLE FALLS

On this the 5<sup>th</sup> day of January 2022 the Marble Falls Economic Development Corporation convened in regular session at Noon 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  
Ryan Nash Director  
John Packer Director  
Lindsay Plante Director

**ABSENT:** Judy Miller Director  
Richard Westerman Director

**STAFF:** Christian Fletcher Executive Director  
Midge Dockery EDC Business Development Coordinator  
Erin Burks Downtown and Marketing Manager  
Mike Hodge City Manager  
Caleb Kraenzel Assistant City Manager

**VISITORS:** Fay Crider and Gail Davalos (Workforce Network, Inc.) and Brigid Cooley (Daily Trib)

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**
  - **Downtown Update.** Erin Burks, Downtown and Marketing Manager provided the update.
  - **Workforce Development Update.** Fay Crider and Gail Davalos, Workforce Network, Inc. updated the board.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator presented the reports on real estate activity, business visits, programs and marketing.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director provided reports on prospect activity, the EDC's financials and phase 1b development.

**6. CONSENT AGENDA.**

(a) **Approval of the minutes of the December 1, 2021 regular meeting.** Director Packer made a motion to approve the consent agenda. The motion was seconded by Director Plante and carried by a vote of 5-0.

**7. REGULAR AGENDA.**

(a) **Discussion and Action on request for funding from Workforce Network, Inc.** Executive Director Fletcher described the value that Workforce Network, Inc. bring to the EDC and recommended funding at the requested level. After a few questions and answers about the suggested term and plans for the funding, Director Packer made a motion to approve \$20,000 annually for Workforce Networks, Inc. operations for a term of three (3) years. Vice President Mayfield seconded the motion. The motion carried by a unanimous vote (5-0).

**8. EXECUTIVE SESSION**

**Close Open Session and Convene Executive Session pursuant to §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**

12:48 pm The Board convened to Executive Session

1:11 pm The Board reconvened 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 February regular meeting was rescheduled to January 26.

**11. ADJOURNMENT.** There being no further business to discuss, Director Nash made a motion to adjourn. The motion was seconded by Director Plante. The meeting was adjourned at 1:18 pm.

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**Steve Reitz, President**

**ATTEST:**

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**Christina McDonald, EDC Secretary**

**MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION**  
**Agenda Item Cover Memo**  
**January 26, 2022**

**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*), 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. *Tex. Gov't Code*, the Economic Development Corporation 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 \_\_\_\_\_, 2022.

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EDC Attorney