



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, February 6, 2019 – 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 **February 6, 2019** 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*
 - Website Activity
 - Prospect Activity
 - Financial 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 2, 2019 regular meeting. *Christina McDonald, Secretary*

(b) Approval of the 1st Quarterly Investment Report for the period October 1, 2018 through December 31, 2018. *Margie Cardenas, Director of Finance*

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

(a) Public Hearing, Discussion and Action on the addition of two projects to the Marble Falls EDC's Project List: 1) Workforce Development Initiatives, including, but not limited to provision of funds for job training and support through the High Demand Job Training Grant Program administered by the Texas Workforce Commission; and 2) projects that enhance Community Development Initiatives through the arts.

(b) Discussion and Action on a Retail Market Analysis Update and Recruitment Strategy. *Aaron Farmer, The Retail Coach*

(c) Discussion and Action on a Demolition Contract for properties located at 108 Buena Vista and 112 Buena Vista.

(d) Discussion and Action on Resolution 2019-R-02 approving the conveyance of property located at 108 Buena Vista and 112 Buena Vista owned by the Marble Falls Economic Development Corporation to the City of Marble Falls for the purpose of utilizing such land for public park and open space.

(e) Discussion and Action on a Community Leverage Application from the City of Marble Falls for the Freenotes Harmony Park.

(f) Discussion and Action on a Cleaning Contract for services at the Frank Fickett Center.

(g) Discussion on 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*, Council will meet in Executive Session to discuss the following:

- Economic Development Prospects
- Hotel/Conference Center
- Acquisition of Property to extend the Park System

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 31st day of January, 2019 at 11:30 am and remained so posted for at least 72 continuous hours proceeding the scheduled time of said meeting.

/s/ Christina McDonald

Christina McDonald
EDC Secretary

**STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS**

On this the 2nd day of January 2019 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 Mayfield	Vice President
Judy Miller	Director
Ryan Nash	Director
Lindsay Plante	Director

ABSENT:

John Packer	Director
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STAFF:

Christian Fletcher	Executive Director
Midge Dockery	Business Development Coordinator
Doug Montgomery	Attorney
Christina McDonald	EDC/City Secretary
Mike Hodge	City Manager
Caleb Kraenzel	Assistant City Manager
James Kennedy	Public Works Director

VISITORS: Connie Swinney (The Highlander), Jared Fields (Picayune), Jane Marie Hurst, Kelly Green (President Greenmark Marble Falls Mfg., LLC)

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.** President Reitz recognized outgoing board member Jane Marie Hurst for her many years of service on the board.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator gave reports on real estate activity, business visits, program and marketing.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director gave reports on website and prospect activity and updates on finances and 2018 prospects.

6. **CONSENT AGENDA.**

(a) **Approval of the minutes of the December 5, 2018 regular meeting.** Made a motion to approve the consent agenda. Seconded the motion. The motion carried by a unanimous vote (5-0).

7. **REGULAR AGENDA.**

(a) **Discussion and Action on an Option Agreement for property in the Business & Technology Park between the Marble Falls EDC and Greenmark Marble Falls Mfg. LLC.** Christian Fletcher addressed the board. Vice President Mayfield made a motion to approve the Option Agreement with the option period ending on December 31, 2019 and revising Section VII of the agreement to reflect a Right of First Refusal effective January 1, 2020 for a period of six months. Director Nash seconded the motion. The motion carried by a vote of 5-0.

(b) **Discussion regarding EDC Project List.** Christian Fletcher led the discussion. No action was taken. Public hearing on new projects will be advertised and held on February 6, 2019

8. **EXECUTIVE SESSION**

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12:42 pm convened to Executive Session

1:40 pm returned to Open Session

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

Vice President Mayfield made a motion to authorize the EDC Executive Director to negotiate with the property owners regarding the acquisition of property to extend the park system. Director Nash seconded the motion. The motion carried by a unanimous vote (5-0).

10. **FUTURE AGENDA REVIEW.** The next regular meeting is February 6, 2019.

11. **ADJOURNMENT.** There being no further business to discuss, Director Nash made a motion to adjourn. Director Miller seconded the motion. The meeting was adjourned at 1:43 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

DRAFT

RESOLUTION NO. 2019-R-02

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION APPROVING THE CONVEYANCE OF CERTAIN TRACTS OF LAND OWNED BY THE CORPORATION TO THE CITY OF MARBLE FALLS FOR THE PURPOSE OF UTILIZING SUCH LAND FOR PUBLIC PARK AND OPEN SPACE PURPOSES IN CONNECTION WITH AN AUTHORIZED PROJECT OF THE MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION,

WHEREAS, the Marble Falls Economic Development Corporation (“MFEDC”) is a Type B Economic Development Corporation; and

WHEREAS, the MFEDC is the owner of tracts of land located at 108 Buena Vista Drive and 112 Buena Vista Drive (“the Property”) in the City of Marble Falls; and

WHEREAS, consistent with Sec. 505.152, Texas Local Government Code, the MFEDC has heretofore issued notice, held hearings, and adopted as an authorized project of the MFEDC “Projects related to acquisition of property, improvements, facilities, equipment, and facilities for recreational and community facilities, including public parks, athletics, sports, and convention, tourist, entertainment, or open space facilities;” and

WHEREAS, it is the desire of the Board of Directors of the MFEDC (“the Board”) to convey the Property to the City of Marble Falls as part of said project in order that the City may utilize the Property for public park and open spaces purposes; and

WHEREAS, the Board finds that the projects are fully authorized by Ch. 505, Texas Local Government Code; and

WHEREAS, the action authorized by this Resolution is in furtherance of the public interest, for the good government, peace, order, trade and commerce of the City and necessary and proper for carrying out the authority granted by law to the City and the MFEDC;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARBLE FALLS, TEXAS, that:

1. The Board hereby finds that the statements set forth above in the recitals of this Resolution are true and correct, and the Board hereby incorporates such recitals as a part of this Resolution.

2. The Board authorizes the conveyance, subject to acceptance by the City Council of the City of Marble Falls, of the following tracts of land currently owned by the MFEDC to the City of Marble Falls, Texas for the purposes stated above:
 - a. That one certain tract of land located at 108 Buena Vista Drive in the City of Marble Falls, Texas and more particularly described as Lots 7 and 8 in the Dodson Mallory Addition in the City of Marble Falls, Burnet County, Texas.
 - b. That one certain tract of land located at 112 Buena Vista Drive in the City of Marble Falls, Texas and more particularly described as Lot 11 and ½ of 10 in the Dodson Mallory Addition in the City of Marble Falls, Burnet County, Texas.
3. This Resolution shall take effect immediately from and after its adoption.
4. This Resolution is read and adopted at meetings that were open to the public and notice of the time, place and purpose of said meetings was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

ADOPTED AND APPROVED on this, the 6th day of February, 2019.

**MARBLE FALLS ECONOMIC
DEVELOPMENT CORPORATION**

Steve Reitz, President
Board of Directors

ATTEST:

Christina McDonald, Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
February 6, 2019

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 _____, 2019.

EDC Attorney