



**NOTICE OF MEETING  
OF THE  
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION  
Wednesday, February 5, 2020 – 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 **February 5, 2020** 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**
  - Presentation of Community Leverage check to Numinous Coffee Roasters, LLC.
  - 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
  - Programs Update
  - Marketing Update
5. **EXECUTIVE DIRECTOR'S REPORT.** *Christian Fletcher, Executive Director*
  - 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 8, 2020 regular meeting. *Christina McDonald, Secretary*
- (b) Approval of the appointment of Baron Sauls City Director of Finance as the EDC's Treasurer.
- (c) Approval of the 4<sup>th</sup> Quarter Investment Report for the period July 1, 2019 through September 30, 2019. *Baron Sauls, Director of Finance*

**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 a sales contract between the EDC and Greenmark Marble Falls Mfg. LLC for the purchase of Lot 8B, Block B, Section 3B, Marble Falls Industrial Park, City of Marble Falls, Burnet County, Texas.
- (b) Discussion and Action on a sales contract between the EDC and Rio Rojo Holdings, LLC for the purchase of for Lot 8F, Block B, Section 3B, Marble Falls Industrial Park, City of Marble Falls, Burnet County, Texas.
- (c) Discussion and Action on authorizing staff to solicit Requests for Qualifications for engineering and design services for Phase 1b of the Parks Improvement Plan.
- (d) Discussion and Action on a proposal from GRAM Traffic Counting for updated vehicle counts and turning movements.
- (e) Discussion and Action on a Funding Agreement with the City of Marble Falls for the acquisition of property for future park use.
- (f) Discussion on FY 19/20 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
- Hotel/Conference Center

**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 30th day of January, 2020 at 10:00 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 8<sup>th</sup> day of January 2020 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.

<b><u>PRESENT:</u></b>	Steve Reitz	President
	William (Dee) Haddock	Director
	Judy Miller	Director
	Ryan Nash	Director
	John Packer	Director
	Lindsay Plant	Director
<b><u>ABSENT:</u></b>	Mark Mayfield	Vice President
<b><u>STAFF:</u></b>	Christian Fletcher	Executive Director
	Midge Dockery	Business Development Coordinator
	Christina McDonald	EDC Secretary/City Secretary
	Monte Akers	EDC Attorney
	Mike Hodge	City Manager
	Caleb Kraenzel	Assistant City Manager
	Baron Sauls	Director of Finance
	Erin Burks	Downtown Coordinator
	Lacey Dingman	Director of Parks and Recreation

**VISITORS:** Alex Copeland (The Tribune), Bob Clifton

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 reports on real estate activity, business visits, and an update on programs and marketing.

5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director gave a report on prospect activity and provided a financial update.
6. **CONSENT AGENDA.**
- (a) **Approval of the minutes of the December 4, 2019 regular meeting.** Director Haddock made a motion to approve the consent agenda. Director Miller seconded the motion. The motion carried by a vote of 6-0.
7. **REGULAR AGENDA.**
- (a) **Discussion and Action on amendments to the contract with Greenmark Marble Falls Mfg., LLC.** Executive Director Christian Fletcher addressed the board regarding the proposed amendments to the contract with Greenmark Marble Falls Mfg., LLC. Director Packer made a motion to approve the amendments to the contract as presented. Director Haddock seconded the motion. The motion carried by a unanimous vote (6-0).
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
  - Hotel/Conference Center
- 12:20 pm Convened to Executive Session  
1:09 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 February 5, 2020.
11. **ADJOURNMENT.** There being no further business to discuss, Director Haddock made a motion to adjourn. Director Packer seconded the motion. The meeting was adjourned at 1:10 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**  
**February 5, 2020**

**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 \_\_\_\_\_, 2020.

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EDC Attorney