



**NOTICE OF MEETING
OF THE
TIRZ No. 1 Board
Tuesday, February 28, 2023 – 12:00 pm Noon**

Notice is hereby given that a meeting of the Tax Increment Reinvestment Zone (TIRZ) No. 1 Board of the City of Marble Falls, Texas will be held February 28, 2023 at 12:00 pm Noon 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.** *Kyle Stripling, Chair*
2. **Recognition of Outgoing Director Dave Plante.** *Kyle Stripling, Chair*
3. **Administration of Oath of Office.** *Christina McDonald, City Secretary*
4. **Approval of the minutes of the January 24, 2023 meeting.** *Christina McDonald, City Secretary*
5. **Downtown Economic Update.** *Erin Burks, Downtown and Marketing Manager*
6. **Discussion and Update from the Downtown Parking Committee.** *Erin Burks, Downtown and Marketing Manager*
7. **Discussion on the TIRZ Budget for Fiscal Year 2022/2023.** *Jeff Lazenby, Director of Finance*
8. **Update on Proposed Projects, including the Capital Improvement Plan and the Downtown Master Plan Projects.** *Erin Burks, Downtown and Marketing Manager*
9. **Executive Session. Close Open Session and Convene Executive Session** pursuant to §551.071 (Private Consultation between the Council and its Attorney), of the Open Meetings Act. Tex. Gov't Code, the board will meet in Executive Session to discuss the following:
 - Discussion with City Attorney regarding legal authority and options available for the City to participate in public private partnerships, financing options and possible exchange of real property.

10. **Reconvene into Open Session for possible action resulting from the items discussed in Executive Session.**
11. **Discussion and Possible Action on updated TIRZ Financing Plan.** *Christian Fletcher, EDC Executive Director*
12. **Announcements and future agenda items.**
13. **Adjournment.**

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 23rd day of February 2023 at 9:00 am and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Christina McDonald

Christina McDonald, TRMC
City Secretary

In compliance with the Americans with Disabilities Act, the City of Marble Falls will provide for reasonable accommodations for persons attending Open 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.

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

On this the 24th day of January, 2023 the Tax Increment Reinvestment Zone Board #1 convened 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: Kyle Stripling (Chair), Joe Don Dockery, Teresa Carosella, Mitch McManus, Rebecca Nunnally, Lori Brix, Matt Cochran and David Plante

ABSENT: Tony Plumlee (Vice-Chair)

STAFF: Mike Hodge (City Manager), Caleb Kraenzel (Assistant City Manager), Christian Fletcher (EDC Director), Midge Dockery (EDC Business Development Coordinator), Erin Burks (Downtown and Marketing Manager), Jeff Lazenby (Director of Finance), Lacey Dingman (Director of Parks and Recreation)

VISITORS: Nathan Bush (Daily Tribu)

- 1. Call to Order.** Chair Stripling called the meeting to order at Noon.
- 2. Approval of the minutes of the November 29, 2022 meeting.** Director Nunnally made a motion to approve the minutes. The motion was seconded by Director Dockery and carried by a vote of 7-0.
- 3. Downtown Economic Update.** Erin Burks, Downtown and Marketing Manager provided the update.
- 4. Discussion and Possible Action on the updated TIRZ Financing Plan, including the City Hall Project.** Christian Fletcher, EDC Executive Director presented the updated financing plan. No action was taken.
- 5. Discussion regarding Downtown Parking.** Erin Burks, Downtown and Marketing Manager led the discussion. No action was taken. A SubCommittee consisting of Directors Nunnally, Cochran and McManus will research and provide an updated at the next meeting.
- 6. Discussion and Possible Action regarding PayGo Projects.** Erin Burks, Downtown and Marketing Manager presented the projects to the board. Director Nunnally made a motion to approve the PayGo Projects as presented. The motion was seconded by Director Dockery and carried by a unanimous vote (7-0).

7. **Announcements and future agenda items.** The following items were requested to be discussed at the February meeting: City Hall Project (ES), Downtown Parking Update, and Downtown Economic and Project Update.
8. **Adjournment.** There being no further business to discuss, the meeting was adjourned at 1:57 pm.

Kyle Stripling, Chair

ATTEST:

Christina McDonald, City Secretary

DRAFT



City of Marble Falls, Texas
TIRZ Board No. 1 Executive Session Cover Memo
February 28, 2023

Agenda Item: Executive Session
Prepared By: Christina McDonald, City Secretary
Department: Administration

AGENDA CAPTION

Executive Session. Close Open Session and Convene Executive Session pursuant to §551.071 (Private Consultation between the Council and its Attorney), of the Open Meetings Act. Tex. Gov't Code, the board will meet in Executive Session to discuss the following:

- Discussion with City Attorney regarding legal authority and options available for the City to participate in public private partnerships, financing options and possible exchange of real property.

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 TIRZ Board No. 1 to meet in Executive Session and to deliberate regarding the subject matter contained in this cover memo.

Signed this _____ day of _____, 2023.

City Attorney