



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, March 1, 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 **March 1, 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**
 - None
- 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
 - Project 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 February 6, 2023 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 Agreement between the MFEDC and GRAM Traffic Counting for data collection services.

(b) Discussion and Possible Action on design services for Johnson Park retaining wall.

(c) Discussion and Action on Community Leverage funding request for Music on Main.

(d) Discussion on facility needs for Workforce Network, Inc. training programs.

(e) Discussion and Action on FY 2022-2023 mid-year budget amendments.

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

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 22nd day of February at 11:15 am and remained so posted for at least 72 continuous hours proceeding the scheduled time of said meeting.

Christina McDonald

Christina McDonald,
EDC Secretary

STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS

On this the 6th day of February 2023 the Marble Falls Economic Development Corporation convened in regular session and for the annual meeting 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
Judy Miller	Director
Ryan Nash	Director
John Packer	Director
Lindsay Plante	Director
Richard Westerman	Director

ABSENT: None

STAFF:

Christian Fletcher	Executive Director
Midge Dockery	EDC Business Development Coordinator
Christina McDonald	Secretary/City Secretary
Patty Akers	City Attorney
Mike Hodge	City Manager
Caleb Kraenzel	Assistant City Manager
Lacey Dingman	Director of Parks and Recreation
Erin Burks	Downtown and Marketing Manager
Jeff Prato	City Engineer
Russell Sander	Fire Chief

VISITORS: Aaron Farmer (Retail Coach), Nathan Bush (Daily Trib), Scott Streit (First Capital Bank), Patrice Streit (Fiesta Winery)

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.** Erin Burks, Downtown and Marketing Manager provided an update on Downtown.

4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator provided 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 projects.
6. **CONSENT AGENDA.**
 - (a) **Approval of the minutes of the January 4, 2023 regular meeting.** Director Westerman made a motion to approve the minutes as presented. Director Packer seconded the motion. The motion carried by a vote of 7-0.
7. **REGULAR AGENDA.**
 - (a) **Presentation, Discussion, and Action on the annual contract with The Retail Coach for retail market analysis services.** Aaron Farmer (Retail Coach) addressed the board. Director Packer made a motion to approve the agreement as presented. The motion was seconded by Director Miller and carried by a unanimous vote (7-0).
 - (b) **Discussion and Action on Sales Contract between the MFEDC and BPS 60 for approximately 60 acres in the Business & Technology Park.** Executive Director Fletcher addressed the Board. Director Nash motioned to approve the sales contract between the MFEDC and BPS 60 for the purchase of approximately 60 acres in the Business & Technology Park. Director Westerman seconded the motion. The motion carried by a vote of 7-0.
 - (c) **Discussion and Action on Change Order #3 to the Stantec Professional Services Agreement for Phase 1b of the Parks Master Plan.** Executive Director Fletcher addressed the board. Director Packer made a motion to approve change order #3 with Stantec. Director Westerman seconded the motion. The motion carried by a unanimous vote (7-0).
 - (d) **Discussion on FY 2022-2023 mid-year budget amendments.** Executive Director Fletcher presented the proposed budget amendments to the board. 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

12:41 pm The EDC Board convened to Executive Session (Note: Vice President Mayfield left at 1:47 pm)

2:12 m The EDC 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. Items for the March meeting were 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 2:14 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
March 1, 2023

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*), §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:

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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 _____, 2023.

EDC Attorney