



**NOTICE OF MEETING  
OF THE  
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION  
Wednesday, March 3, 2021**

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 March 3, 2021** at the Lakeside Pavilion located at 307 Buena Vista Drive, 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**
  - Update on City Business. *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 February 3, 2021 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 on design for Phase 1b of the City's Park Improvement Plan.

(b) Discussion and Possible Action on COVID-19 emergency loan program.

(c) Discussion and Action 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*, the Economic Development Corporation will meet in Executive Session to discuss the following:

- Hotel/Conference Center
- Economic Development Prospects

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

**10. FUTURE AGENDA REVIEW**

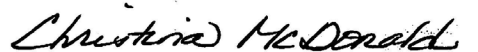
**11. ADJOURNMENT**

*"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 26<sup>th</sup> day of February, 2021 at 2:30 pm and remained so posted for at least 72 continuous hours proceeding the scheduled time of said meeting.



Christina McDonald,

EDC Secretary

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

On this the 3<sup>rd</sup> day of February 2021 the Marble Falls Economic Development Corporation convened in regular session at Noon at the Lakeside Pavilion, 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
John Packer	Director
Lindsay Plante	Director
Ryan Nash	Director

**ABSENT:** William (Dee)Haddock Director

**STAFF:**

Christian Fletcher	Executive Director
Midge Dockery	EDC Business Development Coordinator
Monte Akers	EDC Attorney
Christina McDonald	EDC Secretary/City Secretary
Mike Hodge	City Manager
Caleb Kraenzel	Assistant City Manager
Erin Burks	Downtown Coordinator
Kacey Paul	City Engineer

**VISITORS:** Mayor Pro-Tem Westerman, Aaron Farmer (The Retail Coach), Alex Copeland (Daily Trib), Gail Davalos and Fay Crider (Workforce Network, Inc.)

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**
  - 2020 Economic Excellence Recognition from the Texas Economic Development Council was announced to the board.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator did not provide a report.
5. **EXECUTIVE DIRECTOR'S REPORT.** No report was given.

**6. CONSENT AGENDA.**

- (a) **Approval of the minutes of the January 6, 2021 regular meeting.** Director Packer made a motion to approve the consent agenda. The motion was seconded by Director Miller and was approved by a vote of 6-0.

**7. REGULAR AGENDA.**

- (a) **Presentation, Discussion, and Action on design, proposals, and concepts for Phase 1b of the City's Park Improvement Plan.** Doucette Associates gave a Zoom presentation. After some discussion, Vice President Mayfield made a motion to authorize the expenditure of an amount not to exceed \$30,000 for structural assessments and geo tech work. Director Packer seconded the motion. The motion carried by a unanimous vote (6-0).
- (b) **Discussion and Action on Retail Market Analysis Update by The Retail Coach.** Aaron Farmer, Retail Coach addressed the board. Director Packer made a motion to approve the expenditure of an amount up to \$10,000 for Phases 1-5 of the retail market analysis and recruitment plan.

**1:37 pm President Reitz left the meeting**

- (c) **Discussion and Action on High Demand Job Training Grant Application.** Fay Crider (Workforce Network, Inc.) was present. Director Nash made a motion to approve the expenditure of \$51,890. Director Packer seconded the motion. The motion carried by a vote of 5-0.
- (d) **Discussion and Action on Sales Contract between the MFEDC and Greenmark Marble Falls Mfg., LLC for additional property in the Business & Technology Park.** Director Packer made a motion to approve the sale in the amount of \$30,000 with minor changes as discussed. Director Nash seconded the motion. The motion carried by a vote of 5-0.
- (e) **Discussion and Action on Sales Contract between the MFEDC and H3 Fab, LLC for additional property in the Business & Technology Park.** Director Packer made a motion to approve the sale in the amount of \$30,000. Director Miller seconded the motion. The motion carried by a vote of 5-0.
- (f) **Discussion on Mid-Year Budget Amendments.** Executive Director Christian Fletcher presented proposed mid-year budget amendments for the boards review. No action was taken.

**1:55 pm Board convened to Executive Session**

**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:

- Hotel/Conference Center
- Economic Development Prospects

2:09 pm 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.** It was noted that the next regular meeting is scheduled for March 3 at the Lakeside Pavilion.

**11. ADJOURNMENT.** There being no further business to discuss, Director Plante made a motion to adjourn. Director Miller seconded the motion and the meeting was adjourned at 2:12 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**  
**March 3, 2021**

**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 \_\_\_\_\_, 2021.

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EDC Attorney