



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, March 4, 2020 – 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 March 4, 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**
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 5, 2020 regular meeting and the February 18, 2020 special 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 a sales contract between the Marble Falls EDC and P6 Properties, LLC for the purchase of six acres of property located in the Business & Technology Park, to be known as Lot 10B, Block C, Section 3B, Marble Falls Industrial Park.
- (b) Discussion and Action on a sales contract between the Marble Falls EDC and Project Wahoo for the purchase of 10 acres of property located in the Business & Technology Park, comprised of Lot 4, Block C, Section 3A and a tract to be known as Lot 10A, Block C, Section 3B, Marble Falls Industrial Park.
- (c) Discussion and Action on a paving contract for work at the Frank Fickett Center.
- (d) Discussion and Action on mid-year FY 19/20 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 26th day of February, 2020 at 3:00 pm 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 5th day of February 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.

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

VISITORS: Alex Copeland (The Tribune), Alex Payson (Numinous), Becca Schafer (Becca Events and Catering/Numinous), Karen Moore and Pam Duckworth (Value Bank Texas)

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**
 - **Presentation of Community Leverage check to Numinous Coffee Roasters, LLC.** Alex Payson accepted the Community Leverage check.
 - **Update from the City of Marble Falls.** Mike Hodge, City Manager gave the update.

4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator gave the report regarding real estate activity, business visits and an update on programs and marketing.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director provided the executive director's report on prospect activity and a financial update.
6. **CONSENT AGENDA.**

- (a) **Approval of the minutes of the January 8, 2020 regular meeting.**
- (b) **Approval of the appointment of Baron Sauls City Director of Finance as the EDC's Treasurer.**
- (c) **Approval of the 4th Quarter Investment Report for the period July 1, 2019 through September 30, 2019.**

Director Haddock made a motion to approve the consent agenda. Director Packer seconded the motion. The consent agenda was approved by a unanimous vote (5-0).

7. **REGULAR AGENDA.**

- (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.** Executive Director Fletcher addressed the board. Director Packer made a motion to approve the sales contract for the purchase of Lot 8B, Block B, Section 3B, Marble Falls Industrial Park as presented. Director Haddock seconded the motion. The motion carried by a vote of 5-0.
- (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.** Executive Director Fletcher addressed the board. Vice President Mayfield made a motion to approve the sales contract for the purchase of Lot 8F, Block B, Section 3B, Marble Falls Industrial Park as presented. Director Haddock seconded the motion. The motion carried by a vote of 5-0.
- (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.** Executive Director Fletcher addressed the board. Director Haddock made a motion to authorize staff to proceed with soliciting Requests for Qualifications for engineering and design services for Phase 1b of the Parks Improvement Plan. Director Packer seconded the motion. The motion carried by a vote of 5-0.

(d) Discussion and Action on a proposal from GRAM Traffic Counting for updated vehicle counts and turning movements. Executive Director Fletcher presented the proposal to the board. Director Packer made a motion to approve the proposal from GRAM Traffic Counting for updated vehicle counts and turning movements. Director Haddock seconded the motion. The motion carried by a unanimous vote (5-0).

(e) Discussion and Action on a Funding Agreement with the City of Marble Falls for the acquisition of property for future park use. Executive Director Fletcher addressed the board regarding the funding agreement. Director Haddock made a motion to approve the agreement as presented. Director Nash seconded the motion. The motion carried by a unanimous vote (5-0).

(f) Discussion on mid-year budget amendments. Christian Fletcher, Executive Director reviewed the proposed mid-year budget amendments with the board.

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

12:42 pm Convened to Executive Session

2:22 pm Returned to Open Session

Note: Director Haddock left the meeting at 2:19 pm prior to the board returning 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. A special meeting was scheduled for February 18, 2020 at Noon.

11. ADJOURNMENT. There being no further business to discuss, Vice-President Mayfield made a motion to adjourn. Director Packer seconded the motion. The meeting was adjourned at 2:26 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

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

On this the 18th day of February 2020 the Marble Falls Economic Development Corporation of the City of Marble Falls convened in special 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.

<u>PRESENT:</u>	Steve Reitz	President
	Mark Mayfield	Vice President
	William (Dee) Haddock	Director
	Ryan Nash	Director
	John Packer	Director
	Lindsay Plante	Director
<u>ABSENT:</u>	Judy Miller	Director
<u>STAFF:</u>	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
	James Kennedy	Director of Public Works
	Baron Sauls	Director of Finance
	Erin Burks	Downtown Coordinator
	Lacey Dingman	Director of Parks and Recreation
	Kacey Paul	City Engineer

VISITORS: Alex Copeland (The Tribune), Aaron Farmer (President The Retail Coach)

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 presentation or updates.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** No report was given.
5. **EXECUTIVE DIRECTOR'S REPORT.** No report was given.

6. **CONSENT AGENDA.** No action was taken.
7. **REGULAR AGENDA.**
- (a) **Discussion and Action on a proposal from The Retail Coach for market updates and strategic recruitment.** Aaron Farmer, President of The Retail Coach addressed the board. Vice President Mayfield made a motion to approve the proposal as presented. The motion was seconded by Director Haddock and carried by a unanimous vote (6-0).
- (b) **Discussion and Action on a construction plan for the 209 Main Plaza.** Executive Director Christian Fletcher gave the presentation on the proposed construction plan. Director Packer made a motion to approve the construction plan for the 209 Main Plaza in the amount of \$20,000. Director Haddock seconded the motion. The motion carried by a vote of 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:
- Hotel/Conference Center
- 12:19 pm Convened to Executive Session
1:00 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 approve the first amendment to the memorandum of understanding as discussion in executive session. Director Haddock seconded the motion. The motion carried by a vote of 6-0.
10. **FUTURE AGENDA REVIEW.** The next regular meeting is scheduled for March 4, 2020.
11. **ADJOURNMENT.** There being no further business to discuss, Director Haddock made a motion to adjourn. Director Nash seconded the motion. The meeting was adjourned at 1:05 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

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MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
March 4, 2020

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*), 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

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.

EDC Attorney