



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, March 6, 2019 – 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 6, 2019** 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**
 - Quarterly 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 February 6, 2019 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) Administration of Oath of Office to new board member William (Dee) Haddock. *Christina McDonald, City Secretary*

(b) Discussion and Action on a Sales Contract between the Marble Falls Economic Development Corporation and H3 Fab, LLC.

(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*, Council will meet in Executive Session to discuss the following:

- Economic Development Prospects
- Hotel/Conference Center
- Acquisition of Property to extend the Park System

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 28th day of February, 2019 at 2:30 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 6th day of February 2019 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.

PRESENT: Steve Reitz President
Mark Mayfield Vice President
John Packer Director
Lindsay Plante Director

ABSENT: Judy Miller Director
Ryan Nash Director

STAFF: Christian Fletcher Executive Director
Midge Dockery Business Development Coordinator
Margie Cardenas Director of Finance
Christina McDonald EDC/City Secretary
Mike Hodge City Manager
Caleb Kraenzel Assistant City Manager
Erin Burks Downtown Coordinator

VISITORS: Aaron Farmer and Kyle Cofer (The Retail Coach), Fay Crider (Workforce Network), Jared Fields (The Picayune), Brian and Nancy Dunnam (Buena Vista)

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 updates on real estate activity, business visits, programs and marketing.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director provided reports on website and prospect activity and a financial update.

6. **CONSENT AGENDA.**

(a) Approval of the minutes of the January 2, 2019 regular meeting.

(b) Approval of the 1st Quarterly Investment Report for the period October 1, 2018 through December 31, 2018.

Director Packer made a motion to approve the consent agenda. Director Plant seconded the motion. The motion carried by a vote of 4-0.

7. **REGULAR AGENDA.**

(a) **Public Hearing, Discussion and Action on the addition of two projects to the Marble Falls EDC's Project List: 1) Workforce Development Initiatives, including, but not limited to provision of funds for job training and support through the High Demand Job Training Grant Program administered by the Texas Workforce Commission; and 2) projects that enhance Community Development Initiatives through the arts.** Executive Director Fletcher addressed the board. President Reitz opened the public hearing. There being no comments, President Reitz closed the public hearing. Vice President Mayfield made a motion to approve the addition of the two projects as stated. Director Plante seconded the motion. The motion carried by a vote of 4-0.

(b) **Discussion and Action on a Retail Market Analysis Update and Recruitment Strategy.** Aaron Farmer, The Retail Coach provided an update. Vice President Mayfield made a motion to approve the analysis update and recruitment strategy as presented and in the amount of \$6,500. Director Packer seconded the motion. The motion carried by a vote of 4-0.

(c) **Discussion and Action on a Demolition Contract for properties located at 108 Buena Vista and 112 Buena Vista.** Executive Director Fletcher presented the bids for demolition to the board. After review of the bids, Director Packer made a motion to approve a demolition contract with Hansco for the demolition of the properties located at 108 and 112 Buena Vista in the City of Marble Falls in the amount of \$37,250.00. Director Plante seconded the motion. The motion carried by a vote of 4-0.

(d) **Discussion and Action on Resolution 2019-R-02 approving the conveyance of property located at 108 Buena Vista and 112 Buena Vista owned by the Marble Falls Economic Development Corporation to the City of Marble Falls for the purpose of utilizing such land for public park and open space.** Director Packer made a motion to act favorably on Resolution 2019-R-02. The motion was seconded by Vice President Mayfield and carried by a vote of 4-0.

- (e) **Discussion and Action on a Community Leverage Application from the City of Marble Falls for the Freenotes Harmony Park.** Christian Fletcher addressed the board, follow by a brief presentation by Downtown Coordinator Erin Burks. Director Packer made a motion to approve the application for an amount not to exceed \$20,000 for the Freenotes Harmony Park. Director Plante seconded the motion. The motion carried by a vote of 4-0.
- (f) **Discussion and Action on a Cleaning Contract for services at the Frank Fickett Center.** Executive Director Fletcher addressed the board. After some discussion, Director Plante made a motion to award the cleaning contract to Sativa's Services for the Frank Fickett Center in the amount of \$822.50 per month for a term of 12 months. Director Packer seconded the motion. The motion carried by a unanimous vote (4-0).
- (g) **Discussion on mid-year budget amendments.** Christian Fletcher discussed proposed budget amendments with the board. No action was taken.

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*, Council will meet in Executive Session to discuss the following:

- Economic Development Prospects
- Hotel/Conference Center
- Acquisition of Property to extend the Park System

12:40 pm the Board convened to Executive Session

1:35 pm the 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 stated that the next regular meeting will be March 6, 2019.
11. **ADJOURNMENT.** The meeting was adjourned at 1:40 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
March 6, 2019

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*, Council will meet in Executive Session to discuss the following:

- Economic Development Prospects
- Hotel/Conference Center
- Acquisition of Property to Extend the Park System

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 _____, 2019.

EDC Attorney