



**NOTICE OF MEETING  
OF THE  
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION  
Wednesday, April 3, 2019 – noon**

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 April 3, 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**
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 March 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:*

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 support the Downtown Master Plan

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 28<sup>th</sup> day of March, 2019 at 1:45 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 6<sup>th</sup> day of March 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
William (Dee) Haddock	Director
Ryan Nash	Director
John Packer	Director
Lindsay Plante	Director

**ABSENT:**

Judy Miller	Director
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**STAFF:**

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

**VISITORS:** Tom Mote, Andy Heard, Jeff Novak, and Eric Davis (Novak Cobalt Partners), Brett Hunley (H3 Fab, LLC.)

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**
  - **Quarterly update from the City of Marble Falls.** Mike Hodge, City Manager provided the update.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator gave reports on real estate activity, business visits, programs and marketing.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director updated the board on prospect activity and provided a financial update.

6. **CONSENT AGENDA.**

(a) **Approval of the minutes of the February 6, 2019 regular meeting.** Vice President Mayfield made a motion to approve the minutes with the correction noted. Director Nash seconded the motion which carried by a vote of 5-0.

7. **REGULAR AGENDA.**

(a) **Administration of Oath of Office to new board member William (Dee) Haddock.** City Secretary Christina McDonald administered the Oath of Office to new director William (Dee) Haddock.

(b) **Discussion and Action on a Sales Contract between the Marble Falls Economic Development Corporation and H3 Fab, LLC.** Executive Director Christian Fletcher addressed the board. Brett Hunley (H3 Fab, LLC.) was present. Director Packer made a motion to approve the sales contract as presented for the purchase of Lots 8C, Block C, Section 3B of the Marble Falls Industrial Park (Business & Technology Park) in the amount of \$60,000. Director Plante seconded the motion. The contract was approved by a unanimous vote (6-0).

(c) **Discussion and Action on mid-year budget amendments.** Executive Director Christian Fletcher reviewed the mid-year budget amendments with the board. Vice President Mayfield made a motion to approve the amendments as presented. Director Nash 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*, Council will meet in Executive Session to discuss the following:**

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

**12:26 pm EDC Board convened to Executive Session**

**2:10 pm 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.** The next regular meeting is scheduled for Wednesday, April 3, 2019 at Noon.

11. **ADJOURNMENT.** There being no further business to discuss, the meeting was adjourned at 2:11 pm.

\_\_\_\_\_  
Steve Reitz, President

ATTEST:

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Christina McDonald, EDC Secretary

DRAFT

**MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION**  
**Agenda Item Cover Memo**  
**April 3, 2019**

**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 \_\_\_\_\_, 2019.

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EDC Attorney