



**NOTICE OF MEETING  
OF THE  
TIRZ No. 1 Board  
Tuesday, April 4, 2023 – 12:00 Noon**

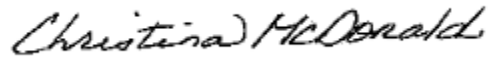
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Notice is hereby given that a meeting of the Tax Increment Reinvestment Zone (TIRZ) No. 1 Board of the City of Marble Falls, Texas will be held Tuesday, April 4, 2023 at 12:00 noon in the City Hall Council Chambers located at 800 Third Street, Marble Falls, Texas, at which time the following subjects will be discussed:

1. **Call to Order.** *Kyle Stripling, Chair*
2. **Administration of Oath of Office.** *Christina McDonald, City Secretary*
3. **Approval of the minutes of the February 28, 2023 meeting.** *Christina McDonald, City Secretary*
4. **Downtown Economic Update.** *Erin Burks, Downtown and Marketing Manager*
5. **Discussion on the TIRZ Budget for Fiscal Year 2022/2023.** *Jeff Lazenby, Director of Finance*
6. **Walking Audit Proposal.** *Erin Burks, Downtown and Marketing Manager*
7. **Marble Falls 2040: Comprehensive Plan Update.** *Kim Foutz, Director of Development Services*
8. **Announcements and future agenda items.**
9. **Adjournment.**

**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 31<sup>st</sup> day of March 2023 at 4:00 pm and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



Christina McDonald, TRMC  
City Secretary

*In compliance with the Americans with Disabilities Act, the City of Marble Falls will provide for reasonable accommodations for persons attending Open 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.*

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

On this the 28<sup>th</sup> day of February, 2023 the Tax Increment Reinvestment Zone Board #1 convened 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:** Kyle Stripling (Chair), Joe Don Dockery, Lori Brix, Teresa Carosella, Matt Cochran, Mitch McManus, and Rebecca Nunnally

**ABSENT:** Tony Plumlee (Vice-Chair)

**STAFF:** Mike Hodge (City Manager), Caleb Kraenzel (Assistant City Manager), Christina McDonald (City Secretary), Christian Fletcher (EDC Director), Midge Dockery (EDC Business Development Coordinator), Erin Burks (Downtown and Marketing Manager), Jeff Lazenby (Director of Finance), Lacey Dingman (Director of Parks and Recreation), James Kennedy (Director of Public Works), Russell Sander (Fire Chief), Richard Westerman (Mayor), Griff Morris (Councilmember)

**VISITORS:** Nathan Bush (Daily Trib), Dave Plante,

1. **Call to Order.** Kyle Stripling, Chair called the meeting to order.
2. **Recognition of Outgoing Director Dave Plante.** Kyle Stripling, Chair recognized former board member Dave Plante.
3. **Administration of Oath of Office.** No oath was administered.

**The board convened to Executive Session at 12:02 pm under agenda item 6 and returned to open session at 1:03 pm.**

4. **Approval of the minutes of the January 24, 2023 meeting.** Director Dockery motioned to approve the minutes with the correction noted. Director Cochran seconded the motion. The motion carried by a vote of 7-0.
5. **Downtown Economic Update.** Erin Burks, Downtown and Marketing Manager provided the update.
6. **Discussion and Update from the Downtown Parking Committee.** Erin Burks, Downtown and Marketing Manager provided the update.
7. **Discussion on the TIRZ Budget for Fiscal Year 2022/2023.** Jeff Lazenby, Director of Finance led the discussion on the TIRZ budget. No action was taken.

8. **Update on Proposed Projects, including the Capital Improvement Plan and the Downtown Master Plan Projects.** Erin Burks, Downtown and Marketing Manager provided the update.
9. **Executive Session. Close Open Session and Convene Executive Session** pursuant to §551.071 (Private Consultation between the Council and its Attorney), of the Open Meetings Act. Tex. Gov't Code, the board will meet in Executive Session to discuss the following:
  - Discussion with City Attorney regarding legal authority and options available for the City to participate in public-private partnerships, financing options, and possible exchange of real property.

**12:02 pm The Board convened to Executive Session**

**1:03 pm The Board returned to Open Session**

10. **Reconvene into Open Session for possible action resulting from the items discussed in Executive Session.** No action was taken.
11. **Discussion and Possible Action on updated TIRZ Financing Plan.** Christian Fletcher, EDC Executive Director provided the update. Director Dockery made a motion to adopt the financing plan as presented. Director Brix seconded the motion. After some discussion, Director Dockery amended his motion to approve the financing plan with a maximum expenditure of \$120,000 for the City Hall project. Director Brix seconded the motion. The motion carried by a unanimous vote (7-0).
12. **Announcements and future agenda items.** It was noted that the next meeting is scheduled for March 28 and that a request for expansion of the TIRZ will be on the agenda for the boards' consideration.
13. **Adjournment.** There being no further business to discuss, the meeting was adjourned at 1:55 pm.

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**Kyle Stripling, Chair**

**ATTEST:**

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**Christina McDonald, City Secretary**