



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, April 5, 2023 – 12:00 pm**

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 **12:00 pm** on **April 5, 2023** 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**
 - City Department 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
 - Project Updates
- 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 1, 2023 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:*

- None

8. **EXECUTIVE SESSION**

Close Open Session and Convene Executive Session pursuant to §551.087 (*Economic Development*), §551.071 (*Private Consultation between the Board and its Attorney*), and §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
- Ophelia Hotel and 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 meeting. 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 29th day of March at 1:30 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 1st day of March 2023 the Marble Falls Economic Development Corporation convened in regular session and for the annual meeting at Noon in the City Hall Council Chambers, 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
	Ryan Nash	Director
	John Packer	Director
	Lindsay Plante	Director
<u>ABSENT:</u>	Mark Mayfield	Vice President
	Judy Miller	Director
	Richard Westerman	Director
<u>STAFF:</u>	Christian Fletcher	Executive Director
	Midge Dockery	EDC Business Development Coordinator
	Christina McDonald	Secretary/City Secretary
	Patty Akers	City Attorney
	Mike Hodge	City Manager
	Caleb Kraenzel	Assistant City Manager
	Erin Burks	Downtown and Marketing Manager
	Jeff Lazenby	Treasurer/Director of Finance
	Russell Sander	Fire Chief

VISITORS: Nathan Bush (Daily Trib), Gail Davalos, Rochelle Morgan and Kelly Lofton (Workforce Network, Inc.), Patrice Streit (Fiesta Winery)

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.** There were no presentations or updates.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator provided reports on real estate activity and business visits and provided an update on marketing and programs.

5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director provided information to the board on prospect activity, the EDS's financials and projects.

6. **CONSENT AGENDA**

(a) **Approval of the minutes of the February 6, 2023 regular meeting.** Director Packer made a motion to approve the consent agenda. Director Plante seconded the motion. A vote of 4-0 approved the consent agenda.

7. **REGULAR AGENDA.**

(a) **Discussion and Action on Agreement between the MFEDC and GRAM Traffic Counting for data collection services.** Executive Director Christian Fletcher addressed the board. Director Packer made a motion to approve the agreement with GRAM Traffic Counting for data collection services for \$16,105.45. Director Plante seconded the motion. The motion carried by a vote of 4-0.

(b) **Discussion and Possible Action on design services for Johnson Park retaining wall.** Mr. Fletcher presented the proposal. Director Packer moved to approve the design services agreement with Seaux Pierce for the Johnson Park retaining wall. Director Plante seconded the motion which carried by a unanimous vote (4-0).

(c) **Discussion and Action on Community Leverage funding request for Music on Main.** The board considered a request for funding from Mitch McManus for Music on Main. Director Plante moved to award \$10,000 from the community leverage fund. The motion was seconded by Director Nash and carried by a vote of 4-0.

(d) **Discussion on facility needs for Workforce Network, Inc. training programs.** Gail Davalos, Rochelle Morgan and Kelly Lofton representatives from Workforce Network, Inc. were present the request for facility needs. No action was taken.

(e) **Discussion and Action on FY 2022-2023 mid-year budget amendments.** Executive Director Christian Fletcher presented the amendments. After some discussion, Director Nash made a motion to approve the FY 2022-2023 mid-year budget amendments as presented, including \$26,000 to Workforce Network, Inc. for facility needs. Director Packer seconded the motion. The motion carried by a vote of 4-0.

8. **EXECUTIVE SESSION**

Close Open Session and Convene Executive Session pursuant to §551.087 (Economic Development), §551.071 (Private Consultation between the Board and its Attorney), and §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
- Ophelia Hotel and Conference Center

12:47 pm The Board convened to Executive Session

1:33 pm The Board returned to Open Session

9. **RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.** No action taken.

10. **FUTURE AGENDA REVIEW.** It was noted that the next regular meeting of the MFEDC Board is scheduled for April 5, 2023.

11. **ADJOURNMENT.** There being no further business to discuss, Director Nash moved to adjourn the meeting. Director Packer seconded the motion. The meeting was adjourned at 1:34 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
April 5, 2023

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*), §551.071 (*Private Consultation between the Board and its Attorney*), and §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:

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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 _____, 2023.

EDC Attorney