



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, May 3, 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 **May 3, 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**
 - Downtown Update. *Erin Burks, Downtown and Marketing 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
 - 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 April 5, 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:*

(a) Discussion and Action on Community Leverage funding request from St. Frederick Mission Outreach for an African American Museum.

(b) Discussion on FY 2023-2024 Budget.

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 27th day of April at 9:00 am 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 5th day of April 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.

PRESENT:

Steve Reitz	President
Mark Mayfield	Vice President
Judy Miller	Director
Ryan Nash	Director
John Packer	Director
Lindsay Plante	Director
Richard Westerman	Director

ABSENT: None

STAFF:

Christian Fletcher	Executive Director
Midge Dockery	EDC Business Development Coordinator
Christina McDonald	Secretary/City Secretary
Patty Akers	City Attorney
Caleb Kraenzel	Deputy City Manager
Russell Sander	Assistant City Manager
Erin Burks	Downtown and Marketing Manager
Jeff Lazenby	Treasurer/Director of Finance

VISITORS: Joshua Guenter (Highland Lakes Association of Realtors)

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.** Kim Foutz, Jeff Prato, James Kennedy and Lacey Dingman provided updates on their departments followed by a City financial update presented by Deputy City Manager Caleb Kraenzel.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator, provided reports on real estate activity and business visits, and updates on programs and marketing.

5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director gave an update on prospect activity, the EDC's financials and projects.

6. **CONSENT AGENDA.**

(a) **Approval of the minutes of the March 1, 2023 regular meeting.** Director Westerman made a motion to approve the minutes as presented. Director Plante seconded the motion. The motion carried by a vote of 7-0.

7. **REGULAR AGENDA.** There were no regular agenda items for consideration.

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

1:12 pm The Board convened to Executive Session

2:23 pm Director Westerman left the meeting

2:38 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 noted that the next regular meeting is scheduled for May 3.

11. **ADJOURNMENT** There being no further business to discuss, Director Packer moved to adjourn the meeting. Director Miller seconded the motion. The meeting was adjourned at 2:39 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
May 3, 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