



**NOTICE OF MEETING  
OF THE  
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION  
Wednesday, May 4, 2022 - 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 **May 4, 2022** 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
  - Downtown Hotel/Conference Center Update
  - Phase 1b 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 April 6, 2022 regular meeting. *Christina McDonald, Secretary*

(b) Approval of a Memorandum of Understanding between Workforce Solutions Rural Capital Area and Marble Falls Economic Development Corporation. *Christian Fletcher, Executive Director*

**7. REGULAR AGENDA.** *The Board will individually consider and possibly take action on any or all of the following items:*

(a) Presentation on Traffic Count Data from April 2022. *Christian Fletcher, Executive Director*

(b) Discussion on FY 2022-2023 Budget. *Christian Fletcher, Executive Director*

**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*), pursuant to §551.072 (*Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property*), and Pursuant to §551.074 (*Deliberation Regarding the Appointment, Employment, Employment Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee or to Hear a Complaint or Charge Against an Officer or Employee*) 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
- Employment Evaluation, Executive Director

**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 29<sup>th</sup> day of April 2022 at 9:00 am and remained so posted for at least 72 continuous hours proceeding the scheduled time of said meeting.

*Christina McDonald*

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Christina McDonald,  
EDC Secretary

STATE OF TEXAS  
COUNTY OF BURNET  
CITY OF MARBLE FALLS

On this the 6<sup>th</sup> day of April 2022 the Marble Falls Economic Development Corporation convened in regular session 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.

<b><u>PRESENT:</u></b>	Steve Reitz	President
	Judy Miller	Director
	John Packer	Director
	Lindsay Plante	Director
	Richard Westerman	Director
<b><u>ABSENT:</u></b>	Mark Mayfield	Vice President
	Ryan Nash	Director
<b><u>STAFF:</u></b>	Christian Fletcher	Executive Director
	Midge Dockery	EDC Business Development Coordinator
	Patty Akers	Attorney
	Christina McDonald	Secretary/City Secretary
	Mike Hodge	City Manager
	Erin Burks	Downtown and Marketing Manager

**VISITORS:** Bridgid Cooley (Daily Trib)

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 updates on real estate activity, business visits, programs and marketing.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director gave updated on prospects, the EDC's financials, the downtown hotel and conference center and phase 1b development.
6. **CONSENT AGENDA.**

- (a) **Approval of the minutes of the March 2, 2022 regular meeting.** Director Westerman made a motion to approve the consent agenda. Director Miller seconded the motion. The consent agenda was approved by a vote of 5-0.

**7. REGULAR AGENDA.**

- (a) **Discussion and Action on Sales Contract between the MFEDC and Project Penguin for approximately 24 acres in the Business & Technology Park.** Christian addressed the board. Director Packer made a motion to approve the sales contract as presented. Director Westerman seconded the motion. The contract was approved by a vote of 5-0.

**Note: Director Westerman left the meeting at 12:24 pm.**

- (b) **Discussion and Action on Performance Agreement between the MFEDC and Project Penguin.** Christian addressed the board. Director Miller made a motion to approve the performance agreement. Director Packer seconded the motion. The contract was approved by a vote of 4-0.

- (c) **Discussion and Action on Design Services Proposal from Stantec for pedestrian bridge over Backbone Creek.** Christian addressed the board. Director Packer made a motion to approve the proposal and authorize staff to negotiate the best price and contract as discussed. Director Miller seconded the motion. The contract was approved by a vote of 4-0.

- (d) **Discussion and Action on Traffic Data Collection Proposal from GRAM Traffic Counting.** Christian addressed the board. Director Packer made a motion to approve the proposal with GRAM Traffic Counting in the amount of \$6,08710. Director Plante seconded the motion. The proposal was approved by a vote of 4-0.

**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*, the Economic Development Corporation will meet in Executive Session to discuss the following:**

- **Economic Development Prospects**

**12:50 pm the board convened to executive session**

**1:31 pm the board reconvened 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 4, 2022.

**11. ADJOURNMENT.** There being no further business to discuss, Director Packer made a motion to adjourn. Director Miller seconded the motion and the meeting was adjourned at 1:33 pm.

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**Steve Reitz, President**

**ATTEST:**

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**Christina McDonald, EDC Secretary**

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**MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION**  
**Agenda Item Cover Memo**  
**May 4, 2022**

**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 \_\_\_\_\_, 2022.

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EDC Attorney