



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, May 6, 2020 – noon**

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 **noon** on **May 6, 2020** at the Lakeside Pavilion located at 307 Buena Vista Drive, 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
 - Emergency Loan Program Update
 - Phase 1b Project Update
 - 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 14, 2020 regular meeting, the March 17, 2020 and March 26, 2020 joint special meetings and the April 7, 2020 special 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 feasibility period extension for Project Wahoo.

(b) Discussion on Fiscal Year 2020/2021 Budget.

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
- Hotel/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 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 1st day of May, 2020 at 1:00 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 4th day of March 2020 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 |
| Judy Miller | Director |
| Ryan Nash | Director |
| John Packer | Director |
| Lindsay Plante | Director |

ABSENT: None

STAFF:

| | |
|--------------------|----------------------------------|
| Christian Fletcher | Executive Director |
| Midge Dockery | Business Development Coordinator |
| Christina McDonald | EDC Secretary/City Secretary |
| Monte Akers | EDC Attorney |
| Mike Hodge | City Manager |
| Caleb Kraenzel | Assistant City Manager |
| Baron Sauls | Director of Finance |
| Erin Burks | Downtown Coordinator |
| Lacey Dingman | Director of Parks and Recreation |

VISITORS: Alex Copeland (The Tribune)

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

5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director presented the director's report, providing an update on prospect activity and the EDC's financials.

6. **CONSENT AGENDA.**

(a) Approval of the minutes of the February 5, 2020 regular meeting and the February 18, 2020 special meeting. Vice President Mayfield made a motion to approve the consent agenda. Director Haddock seconded the motion. The motion carried by a unanimous vote (7-0).

7. **REGULAR AGENDA.**

(a) **Discussion and Action on a sales contract between the Marble Falls EDC and P6 Properties, LLC for the purchase of six acres of property located in the Business & Technology Park, to be known as Lot 10B, Block C, Section 3B, Marble Falls Industrial Park.** Executive Director Fletcher addressed the board. Director Nash made a motion to approve the sales contract as presented. Director Miller seconded the motion. The motion carried by a vote of 7-0.

(b) **Discussion and Action on a sales contract between the Marble Falls EDC and Project Wahoo for the purchase of 10 acres of property located in the Business & Technology Park, comprised of Lot 4, Block C, Section 3A and a tract to be known as Lot 10A, Block C, Section 3B, Marble Falls Industrial Park.** Executive Director Fletcher addressed the board. Director Haddock made a motion to approve the sales contract as presented for the purchase of 10 acres in the Business & Technology Park. Director Packer seconded the motion. The motion carried by a vote of 7-0.

(c) **Discussion and Action on a paving contract for work at the Frank Fickett Center.** Executive Director Fletcher addressed the board. After review of estimates and discussion on the scope of work, Director Packer made a motion to continue action until the April 1, 2020 meeting. Director Haddock seconded the motion. The motion carried by a vote of 7-0.

(d) **Discussion and Action on mid-year FY 19/20 budget amendments.** Executive Director Fletcher addressed the board. Vice President Mayfield made a motion to approve the budget amendments as presented. Director Miller seconded the motion which carried by a vote of 7-0.

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
- Hotel/Conference Center

12:35 pm Board convened to Executives Session

1:13 pm 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.** Next regular meeting – April 1.

11. **ADJOURNMENT.** There being no further business to discuss, Director Haddock made a motion to adjourn. Director Nash seconded the motion. The meeting was adjourned at 1:15 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

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

On this the 17th day of March 2020 the Marble Falls Economic Development Corporation of the City of Marble Falls convened in special session with the Marble Falls City Council at 4:00 pm at the Lakeside Pavilion located at 307 Buena Vista Drive, 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 |
| Judy Miller | Director |
| Ryan Nash | Director |
| John Packer | Director |
| Lindsay Plante | Director |

ABSENT: None

STAFF:

| | |
|--------------------|----------------------------------|
| Christian Fletcher | Executive Director |
| Midge Dockery | Business Development Coordinator |
| Patty Akers | City Attorney |
| Mike Hodge | City Manager |
| Caleb Kraenzel | Assistant City Manager |

VISITORS: Representatives from Cooper Carry and affiliates

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the meeting to order at 4:02 pm.
2. **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*), §551.072, and (*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:
 - Discuss Hotel/Conference Center, negotiations regarding real property and consult with attorney re: legal authority and responsibilities

4:03 pm Convened to Executive Session. Note: Vice President Mayfield left the Executive Session at 4:55 pm.

4:58 pm Returned to Open Session

3. **RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.** No action was taken.
4. **ADJOURNMENT.** There being no further business to discuss, Director Nash made a motion to adjourn. The motion was seconded by Director Plante and the meeting was adjourned at 4:59 pm.

Steve Reitz, President

ATTEST:

Christina McDonald
EDC Secretary

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

On this the 26th day of March 2020 the Marble Falls Economic Development Corporation convened in joint special session with the Marble Falls City Council at 4:00 by telephone conference in accordance with the Order of the Office of the Governor issued March 16, 2020, in response to COVID-19, 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 |
| | Judy Miller | Director |
| | Ryan Nash | Director |
| | John Packer | Director |
| | Lindsay Plante | Director |
| ABSENT: | None | |
| COUNCIL PRESENT: | John Packer | Mayor |
| | Richard Westerman | Mayor Pro-Tem |
| | William (Dee) Haddock | Councilmember |
| | Craig Magerkurth | Councilmember |
| | Celia Merrill | Councilmember |
| | Reed Norman | Councilmember |
| | Dave Rhodes | Councilmember |
| STAFF: | Mike Hodge | City Manager |
| | Caleb Kraenzel | Assistant City Manager |
| | Christina McDonald | City Secretary |
| | Christian Fletcher | Executive Director |
| | Midge Dockery | EDC Business Development Coordinator |
| | Baron Sauls | Director of Finance |
| | Erin Burks | Downtown Coordinator |
| | Russell Sander | Fire Chief |
| | Mark Whitacre | Police Chief |
| | Patty Akers | City Attorney |
| | Monte Akers | EDC Attorney |

VISITORS: Connie Swinney (The Highlander), Alex Copeland (Daily Trib), Susan Patton (LCRA)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** Mayor Packer and President Reitz called the meeting to order at 4:20 pm and announced the presence of a quorum by roll call.
2. **DISCUSSION AND ACTION ON PROVIDING EDC SMALL BUSINESS LOANS IN CONNECTION WITH THE CORONAVIRUS PANDEMIC.** EDC Executive Director Christian Fletcher addressed the Council and EDC Board. After some discussion regarding the intent of the loan program, application process and applicant qualifications, the loan term and interest rates, EDC Director Packer made a motion to approve Phase 1 of the COVID-19 Loan Program authorizing up to \$100,000 at 0% interest for three years, instruct EDC staff to amend the loan application as discussed and assign the EDC Finance Committee with the task of reviewing and approving the loan applications. Director Mayfield seconded the motion. The motion carried by a vote of 7-0.

Councilmember Haddock made a motion to approve the COVID-19 EDC Loan Program as discussed. Councilmember Norman seconded the motion. The motion carried by a unanimous vote (7-0).

3. **ADJOURNMENT.** There being no further business to discuss, EDC Director Plante made a motion to adjourn the EDC Meeting. Director Miller seconded the motion. Councilmember Norman made a motion to adjourn the Council Meeting was seconded by Councilmember Rhodes. The joint special meeting was adjourned at 4:56 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

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

On this the 7th day of April 2020 the Marble Falls Economic Development Corporation convened in special session at 5:00 pm by telephone conference in accordance with the Order of the Office of the Governor issued March 16, 2020, in response to COVID-19, 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 |
| Judy Miller | Director |
| Ryan Nash | Director |
| John Packer | Director |
| Lindsay Plante | Director |

ABSENT: None

STAFF:

| | |
|--------------------|--------------------------------------|
| Mike Hodge | City Manager |
| Christina McDonald | City Secretary |
| Christian Fletcher | Executive Director |
| Midge Dockery | EDC Business Development Coordinator |
| Monte Akers | EDC Attorney |

VISITORS: Connie Swinney (The Highlander), Rene Rosales (Councilmember Elect Place 3)

- 1. Call to Order and Announce Quorum is Present.** President Reitz called the meeting to order at 5:01 pm and announced the presence of a quorum.
- 2. Discussion and Action authorizing the Board President to enter into an Economic Development Agreement between the City of Marble Falls, the Marble Falls Economic Development Corporation and R. Cockrell Enterprises LLC, providing financial support related to development costs associated with the Marble Falls Putters and Gutters location.** EDC Executive Director Christian Fletcher addressed the Board. Vice President Mayfield made a motion to approve the Economic Development Agreement between the City of Marble Falls, the Marble Falls Economic Development Corporation and R. Cockrell Enterprises LLC. Director Miller seconded the motion. The motion carried by a unanimous vote (7-0).

3. **Adjournment.** There being no further business to discuss, Director Haddock made a motion to adjourn. Director Miller seconded the motion. The special meeting was adjourned at 5:05 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

DRAFT

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
May 6, 2020

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*), §551.072, and (*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

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 _____, 2020.

EDC Attorney