



**NOTICE OF MEETING  
OF THE  
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION  
Wednesday, June 3, 2020 – noon**

A quorum of the Marble Falls City Council may be present

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Notice is hereby given that a **Regular Meeting and the Annual Meeting** of the Marble Falls Economic Development Corporation, a non-profit 4B Corporation, will be held at **noon on June 3, 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**
  - Administration of Oaths of Office. *Christina McDonald, City Secretary*
  - Update on City Business. *Mike Hodge, City 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
  - 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 May 6, 2020 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 selection of Officers pursuant to Section 4.02 of the EDC Bylaws.

(b) Discussion and Action on sales contract for Lots 8D and 8E, Block B, Section 3B of the Business & Technology Park, between the EDC and GFRH LLC.

(c) Discussion and Action on FY 2020-2021 Budget.

(d) Discussion and Action on 2<sup>nd</sup> Amendment to Memorandum of Understanding between the EDC, City of Marble Falls, and Phoenix Hospitality Group.

**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 28<sup>th</sup> day of May, 2020 at 5:00 pm and remained so posted for at least 72 continuous hours proceeding the scheduled time of said meeting.

*Christina McDonald*

Christina McDonald,  
EDC Secretary

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

On this the 6<sup>th</sup> day of May 2020 the Marble Falls Economic Development Corporation convened in regular session at Noon at the Lakeside Pavilion, 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                         |
| Caleb Kraenzel     | Assistant City Manager               |
| Christian Fletcher | Executive Director                   |
| Midge Dockery      | EDC Business Development Coordinator |
| Monte Akers        | EDC Attorney                         |
| Baron Sauls        | Director of Finance                  |
| Erin Burks         | Downtown Coordinator                 |

**VISITORS:** Alex Copeland (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 an update on real estate activity, business visits, programs and marketing.

5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director gave the update on prospect activity, the emergency loan program, Lakeside Park Phase 1b project and the EDC's financials.
6. **CONSENT 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.** Director Packer made a motion to approve the consent agenda. The motion was seconded by Director Haddock and carried by a unanimous vote (7-0).
7. **REGULAR AGENDA.**  
(a) **Discussion and Action on feasibility period extension for Project Wahoo.** Executive Director Fletcher addressed the board. Vice President Mayfield made a motion to approve a 60-day feasibility period extension for the project. Director Packer seconded the motion. The motion carried by a vote of 7-0  
  
(b) **Discussion on Fiscal Year 2020/2021 Budget.** Executive Fletcher reviewed the proposed FY 2020/2021 budget with the board. No action was taken.
8. **EXECUTIVE SESSION**  
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- Economic Development Prospects
  - Hotel/Conference Center
- 12:47 pm Convened to Executive Session  
1:02 pm 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.** The next regular meeting is scheduled for June 3, 2020.
11. **ADJOURNMENT.** There being no further business to discuss, Director Haddock made a motion to adjourn. Director Miller seconded the motion. The meeting was adjourned at 1:04 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**  
**June 3, 2020**

**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 \_\_\_\_\_, 2020.

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EDC Attorney