



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, July 1, 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 **July 1, 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**
 - Downtown Update. *Erin Burks, Downtown Coordinator*
- 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 June 3, 2020 regular meeting and annual 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 sales contract for Lot 8F, Block B, Section 3B of the Business & Technology Park, between the EDC and GFRH LLC.
- (b) Discussion and Action on paving contract at the Frank Fickett Center.
- (c) Discussion and Action on funding for natural gas infrastructure at South Main and Buena Vista.

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 26th day of June, 2020 at 10:30 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 3rd day of June 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
ABSENT:	Lindsay Plante	Director
STAFF:	Mike Hodge	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**
 - Administration of Oaths of Office.** Christina McDonald, City Secretary administered Oaths of Office to Directors, Nash, Mayfield and Packer.
 - Update on City Business.** Mike Hodge, City Manager gave an update on city business.
- 4. BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator provided the real estate activity report and an update on business visits, marketing and programs.

5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director gave the update on prospect activity, the EDC's financials and the parks phase 1b project.

6. **CONSENT AGENDA.**

(a) **Approval of the minutes of the May 6, 2020 regular meeting.** Director Haddock made a motion to approve the consent agenda. The motion was seconded by Director Nash and carried by a vote of 6-0.

7. **REGULAR AGENDA.**

(a) **Discussion and Action on selection of Officers pursuant to Section 4.02 of the EDC Bylaws.** Director Packer made a motion to appoint Steve Reitz President, Mark Mayfield Vice President, Christina McDonald Secretary and Baron Sauls Treasurer to serve for a term of one year. Director Miller seconded the motion. The motion carried by a unanimous vote (6-0).

(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.** Christian Fletcher, Executive Director addressed Council. Vice President Mayfield made a motion to approve the sales contract for 4.0 acres in the Business and Technology Park to be known as Lots 8D and 8E, Block B, Section 3B, Marble Falls Industrial Park with GFRH LLC. In the amount of \$120,000. Director Nash seconded the motion. The motion carried by a vote of 6-0.

(c) **Discussion and Action on FY 2020-2021 Budget.** Christian Fletcher, Executive Director addressed Council. After review of the proposed budget, Director Haddock made a motion to approve the FY 2020/2021 EDC Budget. The motion was seconded by Director Nash and carried by a vote of 6-0.

(d) **Discussion and Action on 2nd Amendment to Memorandum of Understanding between the EDC, City of Marble Falls, and Phoenix Hospitality Group.** After returning from Executive Session, Director Packer made a motion to approve the memorandum of understanding as presented. Director Haddock seconded the motion. The motion carried by a vote of 6-0.

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
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12:33 pm The Board convened to Executive Session

12:53 pm Returned to Open Session

9. **RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.** Action was taken on item 7(d) (See above motion).
10. **FUTURE AGENDA REVIEW.** It was stated that the next regular meeting will be held on Wednesday, July 1 at noon.
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 12:55 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
July 1, 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:

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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.

EDC Attorney