



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, July 3, 2019 – 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 3, 2019** 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
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 5, 2019 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 updating the agreements between the Marble Falls Economic Development Corporation and Novak Cobalt Partners.

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*, Council 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 27th day of June, 2019 at 4:00 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 6th day of June 2019 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:

Mark Mayfield	Vice President
William (Dee) Haddock	Director
Judy Miller	Director
Ryan Nash	Director
John Packer	Director
Lindsay Plante	Director

ABSENT:

Steve Reitz	President
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STAFF:

Christian Fletcher	Executive Director
Midge Dockery	Business Development Coordinator
Christina McDonald	EDC/City Secretary
Mike Hodge	City Manager
Caleb Kraenzel	Assistant City Manager
Erin Burks	Downtown Coordinator
Monte Akers	EDC Attorney

VISITORS: Steve Lackey (First Capital Bank), Tom Mote and Eric Davis (Cobalt RED), John Riewe (Northland Communications)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** Vice President Mayfield 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 Judy Miller and Lindsay Plante. It was noted that Steve Reitz would be administered the Oath prior to the July meeting.
 - **Downtown Update.** Erin Burks, Downtown Coordinator gave the update.
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 an update on prospects and the EDC's financial condition.

6. **CONSENT AGENDA.**

(a) **Approval of the minutes of the May 1, 2019 regular meeting.**

(b) **Approval of the 2nd Quarterly Investment Report for the period January 1, 2019 through March 31, 2019.**

Director Haddock made a motion to approve the consent agenda. Director Miller seconded the motion. The consent agenda was approved by a vote of 6-0.

7. **REGULAR AGENDA.**

(a) **Discussion and Action on a request from Greenmark Marble Falls Mfg., LLC to amend the sales contract to extend the date for closing.** Mr. Fletcher addressed the board. Director Packer made a motion to approve the sales contract amendment with Greenmark Marble Falls Mfg., LLC extending the closing date. Director Haddock seconded the motion. The motion carried by a vote of 6-0.

(b) **Discussion and Action on the selection of officers for the Corporation.** Director Packer made a motion to appoint the following as officers to the Corporation to serve for a term of one year: President – Steve Reitz; Vice-President – Mark Mayfield; Secretary – Christina McDonald; and Treasurer – Margie Cardenas. Director Haddock seconded the motion which carried by a unanimous vote (6-0).

(c) **Discussion and Action on appointments to the EDC Finance, Public Relations and Workforce/Education Committees.** Vice President Mayfield made a motion to appoint Mark Mayfield, John Packer and Steve Reitz to the Finance Committee, Ryan Nash, John Packer and Dee Haddock to the Workforce/Education Advisory Committee and Judy Miller, Ryan Nash and Lindsay Plante to the Public Relations Committee. Director Plante seconded the motion. The motion carried by a vote of 6-0.

(d) **Discussion and Action on designating authorized signers on the Marble Falls EDC's bank account.** Director Packer made a motion to designate Dee Haddock as an authorized signer and remove former Director Jane Marie Hurst. The motion was seconded by Director Miller and carried by a vote of 6-0.

(e) **Discussion and Action on FY 2019/2020 Draft Budget.** Executive Director Fletcher addressed the board. Director Haddock made a motion to approve the FY 2019/2020 draft budget as presented. Director Miller 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*, Council will meet in Executive Session to discuss the following:

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12:35 pm The Board convened to executive session.

1:34 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.** The next regular meeting is scheduled for July 3.

11. **ADJOURNMENT.** There being no further business to discuss, Director Packer made a motion to adjourn. The motion was seconded by Director Haddock and the meeting was adjourned at 1:36 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
July 3, 2019

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 _____, 2019.

EDC Attorney