



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, July 5, 2023 – 12:00 pm**

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 **12:00 pm** on **July 5, 2023** 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**
 - Quarterly Update from the City of Marble Falls. *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
 - Financial Update
 - Project Updates
- 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 7, 2023 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 a Lease Agreement between the MFEDC and One Day Academy.

(b) Discussion and Action on a Sales Contract between the MFEDC and Tri-Track Motors for property in the Business and Technology Park.

(c) Discussion and Possible Action on lighting design for the 281 bridges.

8. 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*), and §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
- Ophelia Hotel and 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 meeting. 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 29th day of June at 1:00 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 7th day of June 2023 the Marble Falls Economic Development Corporation convened in regular session and for the annual meeting 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.

<u>PRESENT:</u>	Steve Reitz	President
	Mark Mayfield	Vice President
	William (Dee) Haddock	Director
	Judy Miller	Director
	Ryan Nash	Director
	Lindsay Plante	Director
<u>ABSENT:</u>	John Packer	Director
<u>STAFF:</u>	Christian Fletcher	Executive Director
	Midge Dockery	EDC Business Development Coordinator
	Christina McDonald	Secretary/City Secretary
	Patty Akers	City Attorney
	Mike Hodge	City Manager
	Caleb Kraenzel	Deputy City Manager
	Russell Sander	Assistant City Manager
	Erin Burks	Downtown and Marketing Manager
	April Stevens	Marketing Coordinator
	Lacey Dingman	Parks and Recreation Director

VISITORS: Nathan Bush 9Daily 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 reports on real estate activity and business visits. Ms. Dockery also provided updates on program and marketing.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director presented reports on prospect activity the EDC's financials and projects.

6. CONSENT AGENDA.

(a) Approval of the minutes of the May 3, 2023 regular meeting. Director Miller made a motion to approve the consent agenda. Director Plante seconded the motion. The consent agenda was approved by a vote of 6-0.

7. REGULAR AGENDA.

(a) Administration of Oaths of Office. Christina McDonald, City Secretary administered Oaths of Office to Steve Reitz, Lindsay Plante, Judy Miller and Dee Haddock.

(b) Discussion and Action on selection of Officers pursuant to Section 4.02 of the EDC Bylaws. Director Miller moved to select Steve Reitz as President, Mark Mayfield as Vice President, Christina McDonald as Secretary and Jeff Lazenby as Treasurer. Director Nash seconded the motion. The motion carried by a unanimous vote (6-0).

(c) Discussion and Action on committee assignments. Vice President Mayfield made a motion to make no changes to committee assignments with the exception of appointing Dee Haddock to the Education/Workforce and Community Leverage Committees, replacing former Director Richard Westerman. Director Haddock seconded the motion. The motion carried by a vote of 6-0.

(d) Discussion and Action on construction services for the Johnson Park cap/retaining wall project. Executive Director Fletcher addressed the board. Director Nash made a motion to award the construction services contract to D&J Construction with the quarry block component to be determined by staff. The motion was seconded by Director Plante and carried by a vote of 6-0.

(e) Discussion and Action on a Sales Contract between the MFEDC and Innovation Park, LLC for a +/- 1.0-acre parcel in the Business & Technology Park. Executive Director Fletcher addressed the board. Vice President Mayfield made a motion to approve the contract as presented. The motion was seconded by Director Miller and carried by a vote of 6-0.

(f) Discussion and Action on Downtown Rooftop Perimeter Lighting Upgrade and Replacement Proposal. Executive Director Fletcher addressed the board. Director Nash made a motion to fund the project from the Downtown Construction Fund. The motion was seconded by Director Miller and carried by a vote of 6-0.

(g) Discussion and Action on FY 2023-2024 Budget. Executive Director Fletcher addressed the board. Vice President Mayfield made a motion to approve the budget as presented. The motion was seconded by Director Haddock and carried by a vote of 6-0.

8. 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*), and §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
- Ophelia Hotel and Conference Center

12:32 pm The EDC Board convened to Executive Session

Note: Director Haddock left the meeting at 1:30 pm

1:40 pm the EDC 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. It was noted that the next regular meeting is scheduled for July 5.

11. ADJOURNMENT. There being no further business to discuss, Director Plante moved to adjourn the meeting. Director Miller seconded the motion. The meeting was adjourned at 1:30 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
July 5, 2023

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*), and §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:

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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 _____, 2023.

EDC Attorney