



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, July 7, 2021**

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 7, 2021** 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**
 - 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
 - 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 2, 2021 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 sales contract between Crush Properties, LLC and the MFEDC for the purchase of Lot 10B, Block C, Section 3B, Marble Falls Industrial Park, City of Marble Falls, Burnet County, Texas.

(b) Discussion and Possible Action on professional engineering and architecture services proposal from Doucet & Associates for Phase 1B of the City's Parks Master Plan.

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 July, 2021 at 1:15 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 1st day of June 2021 the Marble Falls Economic Development Corporation convened in regular session and 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.

PRESENT:	Steve Reitz	President
	Mark Mayfield	Vice President
	Judy Miller	Director
	Lindsay Plante	Director
	Ryan Nash	Director
	Richard Westerman	Director
ABSENT:	John Packer	Director
STAFF:	Christian Fletcher	Executive Director
	Midge Dockery	EDC Business Development Coordinator
	Monte Akers	EDC Attorney
	Patty Akers	City Attorney
	Mike Hodge	City Manager
	Caleb Kraenzel	Assistant City Manager
	Erin Burks	Downtown Coordinator
	Jeff Lazenby	Director of Finance
	Lacey Dingman	Parks and Recreation Coordinator
	Glenn Hanson	Assistant Chief of Police

VISITORS: Brigid Cooley (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 the Oaths of Office to reappointed members Steve Reitz, Judy Miller and Lindsay Plante and new appointee Richard Westerman.
 - Update on City Business.** Mike Hodge, City Manager provided the update.

4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery provided an update on real estate activity, business visits, programs and marketing.

5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher gave an update o prospects, the EDC's financials and Phase 1b project.

6. **CONSENT AGENDA.**

(a) **Approval of the minutes of the May 5, 2021 regular meeting.** Director Miller made a motion to approve the consent agenda. Director Plante seconded the motion. The motion 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 Nash made a motion to appoint Steve Reitz President, Mark Mayfield Vice President, Christina McDonald City Secretary as Secretary and Jeff Lazenby City Director of Finance as Treasurer. Director Westerman seconded the motion. The motion carried by a vote of 6-0.

(b) **Discussion and Action on selection of an EDC attorney.** EDC Attorney Monte Akers stated his intent to retire at the end of June and recommended Patty Akers continue in his position as EDC Attorney. Vice President Mayfield made a motion to appoint Patty Akers EDC Attorney. The motion was seconded by Director Miller and carried by a vote of 6-0.

(c) **Discussion and Action on work/study initiative.** Executive Director Christian Fletcher addressed the board. After some discussion, Director Miller made a motion authorizing staff and the committee to continue to work on the work/study initiative. Director Nash seconded the motion. The motion carried by a unanimous vote (6-0).

(d) **Discussion and Action on FY 2021-2022 Budget.** Executive Director Christian Fletcher addressed the board. Director Nash made a motion to approve the FY 2021/2022 budget as presented. Director Plante 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**

- Hotel/Conference Center

12:42 pm The EDC Board convened to Executive Session

1:55 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.** The board was reminded that the next regular meeting is July 7, 2021.

11. **ADJOURNMENT.** There being no further business to discuss, Director Nash made a motion to adjourn. Director Westerman seconded the motion and the meeting was adjourned at 1:56 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
July 7, 2021

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 _____, 2021.

EDC Attorney