



**NOTICE OF MEETING  
OF THE  
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION  
Wednesday, August 2, 2023 – 12:00 pm**

A quorum of the Marble Falls City Council may be present

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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 **August 2, 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**
  - Downtown Update. *Erin Burks, Downtown and Marketing 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 July 5, 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 Tri-Track Motors for property in the Business & Technology Park.

(b) Discussion and Action on termination of a Sales Contract between the MFEDC and Innovation Park, LLC for a +/- 1.0-acre parcel in the Business & Technology Park.

(c) Discussion and Action on a Sales Contract between the MFEDC and Innovation Park, LLC for approximately 6 acres in the Business & Technology Park.

(d) Discussion and Action on Community Leverage funding request from Robert Linder for a Burnham Brothers Memorial.

**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*), §551.072 (*Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property*), and Pursuant to §551.074 (*Deliberation Regarding the Appointment, Employment, Employment Evaluation, Reassignment, Duties, discipline or Dismissal of a Public Officer or Employee or to Hear a Complaint or Charge Against an Officer or Employee*) 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
- Annual Evaluation: Christian Fletcher, Executive Director
- Annual Evaluation: Midge Dockery, Business Development Coordinator

**9. RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION**

**10. FUTURE AGENDA REVIEW**

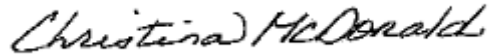
**11. ADJOURNMENT**

*"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 28th day of June at 4:00 pm and remained so posted for at least 72 continuous hours proceeding the scheduled time of said meeting.



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Christina McDonald,  
EDC Secretary

STATE OF TEXAS  
COUNTY OF BURNET  
CITY OF MARBLE FALLS

On this July 5 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.

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

**VISITORS:** Nathan Bush (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.** City Manager Mike Hodge provided an update on City business.
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 prospect activity, the EDC's financials, and projects.

**6. CONSENT AGENDA.**

**(a) Approval of the minutes of the June 7, 2023 regular meeting.** Director Plante made a motion to approve the consent agenda. Director Miller seconded the motion. The motion carried by a unanimous vote (4-0).

**7. REGULAR AGENDA.**

**(a) Discussion and Action on a Lease Agreement between the MFEDC and One Day Academy.** Executive Director Christian Fletcher presented the lease agreement. Vice President Mayfield motioned to approve the lease agreement between the MFEDC and One Day Academy as discussed. Director Plante seconded the motion. The motion carried by a vote of 4-0.

**(b) Discussion and Action on a Sales Contract between the MFEDC and Tri-Track Motors for property in the Business and Technology Park.** Executive Director Christian Fletcher presented the Sales Contract. Vice President Mayfield made a motion to continue the item until the August 2 regular EDC meeting. Director Plante seconded the motion. The motion carried by a vote of 4-0.

**(c) Discussion and Possible Action on lighting design for the 281 bridges.** Executive Director Christian Fletcher led the discussion on the lighting design for the Highway 281 bridges. Director Plante made a motion select option number two and authorize the Executive Director to explore installation costs for the project. The motion was seconded by Director Miller and carried by a unanimous vote (4-0).

**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

**12:52 pm The Board convened to Executive Session**

**1:42 pm The Board returned to Open Session**

**9. RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.**

Vice President Mayfield motioned to amend the EDC's FY 2023/2024 budget by providing up to half of the funding for the Downtown Master Plan. Director Miller seconded the motion. The motion passed by a vote of 4-0.

**10. FUTURE AGENDA REVIEW.** It was noted that the next regular meeting will be held on August 9.

**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 1:43 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**  
**August 2, 2023**

**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 \_\_\_\_\_, 2023.

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EDC Attorney