



**NOTICE OF MEETING  
OF THE  
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION  
Wednesday, August 3, 2022 - Noon**

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 **Noon** on **August 3, 2022** 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**
- 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
  - Downtown Hotel/Conference Center Update
  - Phase 1b and Phase 1c 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 July 6, 2022 regular 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 a Sales Contract between the MFEDC and 24 West Innovation Dev LLC for a +/- 24-acre parcel in the Business & Technology Park.

(b) Discussion and Action on an Economic Development Agreement between the MFEDC and the City of Marble Falls for implementation of a Tree Program.

**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*), 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
- Annual Evaluation: Christian Fletcher, Executive Director

**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 28<sup>th</sup> day of July 2022 at 3:00 pm and remained so posted for at least 72 continuous hours proceeding the scheduled time of said meeting.

*Christina McDonald*

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Christina McDonald,  
EDC Secretary

STATE OF TEXAS  
COUNTY OF BURNET  
CITY OF MARBLE FALLS

On this the 6<sup>th</sup> day of July 2022 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
	Ryan Nash	Director
	John Packer	Director
	Lindsay Plante	Director
<b><u>ABSENT:</u></b>	Richard Westerman	Director
<b><u>STAFF:</u></b>	Christian Fletcher	Executive Director
	Midge Dockery	EDC Business Development Coordinator
	Patty Akers	Attorney
	Christina McDonald	Secretary/City Secretary
	Mike Hodge	City Manager
	Caleb Kraenzel	Assistant City Manager
	Jeff Lazenby	Director of Finance
	Erin Burks	Downtown and Marketing Manager

**VISITORS:** Caey Moss (Moss Tex), Adam Mansuri and Chip Hesl (V&G Dynamic Machine)

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.** Erin Burks, Downtown and Marketing Manager provided an update on downtown business and activities.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator reported on real estate activity, business visits, programs and marketing.

5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director provided the Director's Report. Items reported on included prospect activity, EDC financial update and updates on the downtown hotel and conference center and phase 1b.

6. **CONSENT AGENDA.**

(a) **Approval of the minutes of the June 1, 2022 regular and annual meeting.** Director Nash made a motion to approve the consent agenda. The motion was seconded by Director Plante and carried by a vote of 4-0.

7. **REGULAR AGENDA.**

(a) **Administration of Oaths of Office.** Christina McDonald, City Secretary administered oaths of office to reappointed directors Mark Mayfield and Ryan Nash.

(b) **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 Secretary and Jeff Lazenby Treasurer. Director Plante seconded the motion. The motion carried by a unanimous vote (4-0).

(c) **Discussion and Action on Phase 1c Concept Plan.** Executive Director Christian Fletcher led the discussion. Director Mayfield made a motion to act favorably on the Phase 1C concept plan as presented. The motion was seconded by Director Nash and carried by a vote of 4-0.

(d) **Discussion and Action on Letter of Intent (LOI) from 24 West Innovation Dev LLC regarding a +/- 24 acre parcel in the Business & Technology Park.** Executive Director Christian Fletcher addressed the board. Director Nash made a motion to act favorably on the Letter of Intent from 24 West Innovation Dev LLC. The motion was seconded by Director Mayfield and carried by a vote of 4-0.

(e) **Discussion and Action on Architectural Review for Moss Industrial Park.** Executive Director Christian Fletcher presented the item. Director Nash made a motion to approve the architectural review for Moss Industrial Park as presented. The motion was seconded by Director Plante and carried by a vote of 4-0.

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

12:45 pm EDC Board convened to Executive Session

1:08 m 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 the next regular meeting is scheduled for August 3, 2022 at noon.

11. **ADJOURNMENT.** There being no further business to discuss, Director Nash made a motion to adjourn. The motion was seconded by Director Plante and the meeting was adjourned at 1:09 pm.

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Steve Reitz, President

ATTEST:

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Christina McDonald, EDC Secretary

**MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION**  
**Agenda Item Cover Memo**  
**August 3, 2022**

**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 \_\_\_\_\_, 2022.

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EDC Attorney