



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, August 5, 2020 – 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 **August 5, 2020** at the Lakeside Pavilion located at 307 Buena Vista Drive, 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
- 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 1, 2020 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 Community Leverage Program application from the Marble Falls/Lake LBJ Chamber of Commerce.

(b) Discussion and Action on 60-day extension to feasibility period and closing for P6 Properties on Lot 10B, Block C, Section 3B of the Business & Technology Park.

(c) Discussion and Action on updated FY 2020-2021 Budget.

(d) Discussion on Phase 1b conceptual designs.

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*), 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
- Hotel/Conference Center
- 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 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 31st day of July, 2020 at 10:00 am and remained so posted for at least 72 continuous hours proceeding the scheduled time of said meeting.



Christina McDonald,
EDC Secretary

**STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS**

On this the 1st day of July 2020 the Marble Falls Economic Development Corporation convened in regular session at Noon at the Lakeside Pavilion, 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
	William (Dee)Haddock	Director
	Judy Miller	Director
	Lindsay Plante	Director
ABSENT:	Mark Mayfield	Vice President
	Ryan Nash	Director
	John Packer	Director
STAFF:	Christian Fletcher	Executive Director
	Midge Dockery	EDC Business Development Coordinator
	Monte Akers	EDC Attorney
	Mike Hodge	City Manager
	Caleb Kraenzel	Assistant City Manager
	Christina McDonald	EDC Secretary/City Secretary
	Erin Burks	Downtown Coordinator

VISITORS: Rene Rosales (Councilmember)

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.** A downtown update was provided by Downtown Coordinator Erin Burks.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator provided an update on real estate activity, business visits, programs and marketing.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director gave the update on prospect activity, phase 1 b parks improvement and financials.

6. CONSENT AGENDA.

- (a) **Approval of the minutes of the June 3, 2020 regular meeting and annual meeting.** Director Haddock made a motion to approve the consent agenda which was seconded by Director Miller. The consent agenda was approved by a unanimous vote (4-0).

7. REGULAR AGENDA.

- (a) **Discussion and Action on sales contract for Lot 8F, Block B, Section 3B of the Business & Technology Park, between the EDC and GFRH LLC.** Christian Fletcher, Executive Director addressed the board. Director Haddock made a motion to approve the sales contract for the sale of Lot 8F, Block B, Section 3B between the EDC and GFRH, LLC. The motion was seconded by Director Plante and carried by a vote of 4-0.

- (b) **Discussion and Action on paving contract at the Frank Fickett Center.** Christian Fletcher, Executive Director addressed the board. Director Miller made a motion to proceed with the paving contract between the MFEDC and Luke's Paving for paving at the Frank Fickett Center in an amount not to exceed \$7,000. The motion was seconded by Director Haddock and carried by a vote of 4-0.

- (c) **Discussion and Action on funding for natural gas infrastructure at South Main and Buena Vista.** Christian Fletcher, Executive Director addressed the board. Director Haddock made a motion to authorize funding for natural gas infrastructure at South Main and Buena Vista in an amount not to exceed \$75,000. Director Miller seconded the motion which 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
- Hotel/Conference Center

12:40 pm The Board convened to Executive Session

1:12 pm 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 5, 2020.

11. ADJOURNMENT. The meeting was adjourned at 1:12 pm by a motion from Director Plante and seconded by Director Miller.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

DRAFT

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
August 5, 2020

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*), pursuant to §551.071 (*Private Consultation between the Board and its Attorney*), 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
- Hotel/Conference Center
- Annual Evaluation – Christian Fletcher, Executive Director

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 _____, 2020.

EDC Attorney