



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, September 1, 2021 – 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 September 1, 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**
 - Update on City Business. *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
- 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 August 3, 2021 special meeting and the August 4, 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 a Professional Services Agreement between the MFEDC and Stantec Consulting Services, Inc. for design and engineering services for Phase 1b of the City's Parks Master Plan.
- (b) Discussion and Action on a community leverage program grant request from the Marble Falls Parks and Recreation Department.
- (c) Discussion and Action on a Purchase Agreement between the MFEDC and Marble Falls Hotel Group, LLC for the Downtown Hotel and Conference Center Project.
- (d) Discussion and Action on a Conference Center Lease and Management Agreement between the MFEDC and Marble Falls Hotel Group, LLC for the Downtown Hotel and Conference Center Project.
- (e) Discussion and Action on a Performance Agreement between the MFEDC and Marble Falls Hotel Group, LLC for the Downtown Hotel and Conference Center Project.

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

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

10. FUTURE AGENDA REVIEW

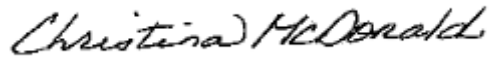
11. ADJOURNMENT

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 26th day of August, 2021 at 1:30 pm 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 3rd day of August 2021 the Marble Falls Economic Development Corporation convened in special session at 5:00 pm at 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
William (Dee)Haddock	Director
Judy Miller	Director
John Packer	Director
Lindsay Plante	Director
Ryan Nash	Director

ABSENT: None

STAFF:

Christian Fletcher	Executive Director
Midge Dockery	EDC Business Development Coordinator
Patty Akers	City Attorney
Christina McDonald	EDC Secretary/City Secretary
Mike Hodge	City Manager
Jeffrey Lazenby	Director of Finance
Erin Burks	Downtown Coordinator

VISITORS: Brigid Cooley (Daily Trib)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the meeting to order at 5:00 pm.
2. **CITIZENS COMMENTS.** There were no citizen comments.
3. **PRESENTATIONS AND UPDATES.** There were no presentations or updates.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** No report was provided.
5. **EXECUTIVE DIRECTOR'S REPORT.** The Executive Director did not provide a report.
6. **CONSENT AGENDA.** No items for consideration.
7. **REGULAR AGENDA.**

(a) **Presentation by SAMCO Capital, the EDC's financial advisor, pertaining to the issuance of Sales Tax Revenue Bonds, Taxable Series 2021 and providing the EDC Staff, Consultants and Attorneys authorization to proceed with the plan of finance for formal EDC Board approval on October 19, 2021.** Mark McLiney (Financial Advisor – SAMCO) gave the presentation. Director Packer made a motion to authorize staff to proceed with the plan of finance for formal EDC Board approval of issuance of Sales Tax Revenue Bonds, Taxable Series 2021. Director Miller seconded the motion. The motion carried by a unanimous vote (7-0).

8. **EXECUTIVE SESSION.** The EDC Board did not convene to Executive 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 will be held on August 4 at Noon.

11. **ADJOURNMENT.** There being no further business to discuss, Director Westerman made a motion to adjourn. Director Nash seconded the motion and the meeting was adjourned at 5:15 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

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

On this the 4th day of August 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
John Packer	Director
Lindsay Plante	Director
Ryan Nash	Director
Richard Westerman	Director

ABSENT: None

STAFF:

Christian Fletcher	Executive Director
Midge Dockery	EDC Business Development Coordinator
Christina McDonald	City Secretary
Patty Akers	City Attorney
Caleb Kraenzel	Assistant City Manager
Erin Burks	Downtown Coordinator
Jeff Lazenby	Director of Finance
Glenn Hanson	Assistant Chief of Police

VISITORS: There were no visitors present.

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the regular meeting to order at Noon.
2. **CITIZENS COMMENTS.** There were no citizen comments.
3. **PRESENTATIONS AND UPDATES.** There were no presentation or updates.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator provided reports on real estate activity and business visits and updates on marketing and programs.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director provided an update on prospect activity and the EDC's financials.

6. CONSENT AGENDA.

(a) **Approval of the minutes of the July 7, 2021 regular meeting.** Director Nash made a motion to approve the consent agenda. The motion was seconded by Director Westerman and carried by a vote of 7-0.

7. REGULAR AGENDA. There were no items on the regular agenda for consideration.

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, Executive Director

12:12 pm EDC Board convened to Executive Session

1:38 pm EDC Board returned to Open Session

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

Vice President Mayfield made a motion to meet with Executive Director Christian Fletcher to talk about terms discussed in Executive Session. The motion was seconded by Director Miller and carried by a vote of 7-0.

10. FUTURE AGENDA REVIEW. It was noted that the next regular meeting is scheduled for September 8.

11. ADJOURNMENT. There being no further business to discuss, Director Miller made a motion to adjourn. Director Plante seconded the motion and the meeting was adjourned at 1:40 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
September 1, 2021

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*), 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

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