



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, September 6, 2023 – 12:00 pm**

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 **12:00 pm** on **September 6, 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**
 - Update from Workforce Network, Inc. *Fay Crider and Gail Davalos*
- 4. BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** *Midge Dockery, Assistant Director*
 - 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 August 2, 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 Birth of Light Foundation for property in the Business & Technology Park.

(b) Discussion and Action on a Performance Agreement between the MFEDC and Marble Falls Hotel Group for the Ophelia Hotel & Conference Center.

(c) Discussion and Action on a Lease Agreement between the MFEDC and Marble Falls Hotel Group for the Ophelia Hotel & Conference Center.

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

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 1st day of September at 2:30 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 August 2, 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.

<u>PRESENT:</u>	Steve Reitz	President
	Mark Mayfield	Vice President
	Ryan Nash	Director
	John Packer	Director
<u>ABSENT:</u>	William (Dee) Haddock	Director
	Judy Miller	Director
	Lindsay Plante	Director
<u>STAFF:</u>	Christian Fletcher	Executive Director
	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
	Lacey Dingman	Director Parks and Recreation

VISITORS: Nathan Bush (Daily Trib), Robert Linder, Richard Westerman, Darlene Oostermeyer

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**
 - **Downtown Update.** Erin Burks, Downtown and Marketing Manager provided the update.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Christian Fletcher, Executive Director provided updates on real estate activity, business visits, programs and marketing.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director provided an update on prospect activity, the EDC's financials and projects.

6. **CONSENT AGENDA.** **Approval of the minutes of the July 5, 2023 regular meeting.** Director Nash made a motion to approve the consent agenda. The motion was seconded by Vice President Mayfield and carried by a unanimous vote (4-0).

7. **REGULAR AGENDA.**

(a) **Discussion and Action on a Lease Agreement between the MFEDC and Tri-Track Motors for property in the Business & Technology Park.** Executive Director Christian Fletcher addressed the board. Vice President Mayfield made a motion to continue the item until the September meeting. Director Packer seconded the motion. The motion carried by a vote of 4-0.

(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.** Executive Director Christian Fletcher addressed the board. Director Nash made a motion to terminate the Sales Contract between the MFEDC and Innovation Park, LLC as presented. Vice President Mayfield seconded the motion. The motion carried by a vote of 4-0.

(c) **Discussion and Action on a Sales Contract between the MFEDC and Innovation Park, LLC for approximately 6 acres in the Business & Technology Park.** Executive Director Christian Fletcher addressed the board. Vice President Mayfield made a motion to approve the Sales Contract between the MFEDC and Innovation Park, LLC for approximately 6 acres in the Business & Technology Park. Director Packer seconded the motion. The motion carried by a unanimous vote (4-0).

(d) **Discussion and Action on Community Leverage funding request from Robert Linder for a Burnham Brothers Memorial.** Robert Linder gave a presentation to the board. After some discussion, Director Packer made a motion to approve the Community Leverage funding request in an amount as determined by staff for a Burnham Brothers Memorial. Vice President Mayfield seconded the motion. The motion carried by a vote of 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*), §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

1:01 pm The Board convened to Executive Session

2:53 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 made a motion to promote Midge Dockery from Business Development Coordinator to Assistant Director. Director Nash seconded the motion. The motion passed by a vote of 4-0.
10. **FUTURE AGENDA REVIEW.** It was noted that the next meeting is scheduled for September 6.
11. **ADJOURNMENT.** There being no further business to discuss, Director Nash made a motion to adjourn. The motion was seconded by Director Packer and carried by a unanimous vote (4-0). The meeting was adjourned at 2:55 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
September 6, 2023

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*), §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:

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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.

EDC Attorney