



**NOTICE OF MEETING  
OF THE  
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION  
Wednesday, October 4, 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 **October 4, 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**
  - Quarterly Update from the City of Marble Falls. *Caleb Kraenzel, Deputy City Manager*
- 4. ASSISTANT DIRECTOR'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 September 6, 2023 regular meeting and the September 19, 2023 special 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 Brush Country Spirits, LLC for approximately 4.006 acres known as Lot 2, Block B in the Business & Technology Park.
- (b) Discussion and Action on bids for construction of a sidewalk and double rock wall benches at the 209 Main green space.

**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
- Discussion regarding the purchase of real property for economic development purposes

**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 29<sup>th</sup> day of September 2023 at 2:00 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 September 6, 2023 the Marble Falls Economic Development Corporation convened in regular session 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
	William (Dee) Haddock	Director
	Judy Miller	Director
	John Packer	Director
	Lindsay Plante	Director
<b><u>ABSENT:</u></b>	Mark Mayfield	Vice President
	Ryan Nash	Director
<b><u>STAFF:</u></b>	Christian Fletcher	Executive Director
	Midge Dockery	Assistant Director
	Josh Brockman-Wever	City Attorney
	Caleb Kraenzel	Deputy City Manager
	Russell Sander	Assistant City Manager
	Erin Burks	Downtown and Marketing Manager
	April Stevens	Marketing Coordinator
	Jeff Prato	City Engineer

**VISITORS:** Nathan Bush (Daily Trib), Gail Davalos, Fay Crider, Kelly Lofton, Allen Laughlin

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the meeting to order at 12:02 pm.
2. **CITIZENS COMMENTS.** There were no citizen comments.
3. **PRESENTATIONS AND UPDATES**
  - **Update from Workforce Network, Inc.** Gail Davalos provided the update.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Assistant Director provided reports on real estate activity, business visits, programs and marketing.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director provided updates on prospect activity, the EDC's financials, and projects.
6. **CONSENT AGENDA.**

- (a) **Approval of the minutes of the August 2, 2023 regular meeting.** Director Packer made a motion to approve the consent agenda. The motion was seconded by Director Haddock and carried by a vote of 5-0.

**7. REGULAR AGENDA.**

- (a) **Discussion and Action on a Lease Agreement between the MFEDC and Birth of Light Foundation for property in the Business & Technology Park.** Executive Director Christian Fletcher presented the lease agreement. Director Packer made a motion to approve the agreement as presented. Director Miller seconded the motion and the motion carried by a unanimous vote (5-0).

- (b) **Discussion and Action on a Performance Agreement between the MFEDC and Marble Falls Hotel Group for the Ophelia Hotel & Conference Center.** No action was taken.

- (c) **Discussion and Action on a Lease Agreement between the MFEDC and Marble Falls Hotel Group for the Ophelia Hotel & Conference Center.** No action was taken.

**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

12:45 pm the board convened to Executive Session

2:05 pm the board returned to Open Session

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

Director Packer made a motion to amend Executive Director Christian Fletcher's salary as discussed in Executive Session. Director Plante seconded the motion. The motion carried a vote of 4-0 as Director Haddock left at 1:45 pm.

**10. FUTURE AGENDA REVIEW.** Special meeting to be held on September 19.

**11. ADJOURNMENT.** There being no further business to discuss, Director Miller made a motion to adjourn. The motion was seconded by Director Plante and carried by a unanimous vote (4-0). The meeting was adjourned at 2:10 pm.

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**Steve Reitz, President**

**ATTEST:**

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**Christina McDonald, Secretary**

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STATE OF TEXAS  
COUNTY OF BURNET  
CITY OF MARBLE FALLS

On September 19, 2023 the Marble Falls Economic Development Corporation convened in special session at 5:00 pm 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
	William (Dee) Haddock	Director
	Judy Miller	Director
<b><u>ABSENT:</u></b>	Ryan Nash	Director
	John Packer	Director
	Lindsay Plante	Director
<b><u>STAFF:</u></b>	Christian Fletcher	Executive Director
	Midge Dockery	Assistant Director
	Patty Akers	City Attorney
	Christina McDonald	City Secretary
	Caleb Kraenzel	Deputy City Manager
	Russell Sander	Assistant City Manager
	James Kennedy	Director of Public Works
	Jeff Prato	City Engineer
	Erin Burks	Downtown and Marketing Manager

**VISITORS:** Nathan Bush (Daily Trib)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz acknowledged the presence of a quorum and 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. **ASSISTANT DIRECTOR'S REPORT.** No report was provided.
5. **EXECUTIVE DIRECTOR'S REPORT.** No report was provided.
6. **CONSENT AGENDA**

**(a) Approval of the First Amendment to the Johnson Park Cap Wall Project Contract.**

Director Haddock made a motion to approve the consent agenda. The motion was seconded by Director Miller and carried by a vote of 4-0.

**7. REGULAR AGENDA**

**(a) Discussion and Action on a Second Amendment to the Performance Agreement between the MFEDC and Marble Falls Hotel Group, LLC for the Ophelia Hotel & Conference Center.** Vice President Mayfield made a motion to continue item 7(a) until a special called meeting on October 3. Director Haddock seconded the motion. The motion carried by a unanimous vote (4-0).

**(b) Discussion and Action on an Amended Nonexclusive Conference Center Lease Agreement between the MFEDC and Marble Falls Hotel Group, LLC for the Ophelia Hotel & Conference Center.** Vice President Mayfield made a motion to continue item 7(b) until a special called meeting on October 3. Director Haddock seconded the motion. The motion carried by a unanimous vote (4-0).

**8. EXECUTIVE SESSION.** The 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 a special meeting will be held on October 3 at 5:00 pm and a regular meeting on October 4 at Noon.

**11. ADJOURNMENT** There being no further business to discuss, Director Haddock made a motion to adjourn. The motion was seconded by Director Miller and carried by a unanimous vote (4-0). The meeting was adjourned at 5:05 pm.

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Steve Reitz, President

ATTEST:

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Christina McDonald, Secretary



**MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION**  
**Agenda Item Cover Memo**  
**October 4, 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*), 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
- Discussion regarding the purchase of real property for economic development purposes

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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