



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, October 5, 2022 – 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 **October 5, 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**
 - Update from the City of Marble Falls. *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
 - Professional Development 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 September 7, 2022 regular meeting and the September 28, 2022 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) Presentation, Discussion, and Action on Phase 1b of the City's Parks Master Plan.

(b) Discussion and Action on Proposal for Housing Needs Analysis from Camoin Associates.

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

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 30th day of September 2022 at 12:30 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 7th day of September 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.

PRESENT:

| | |
|-------------------|----------------|
| Steve Reitz | President |
| Mark Mayfield | Vice President |
| Judy Miller | Director |
| Ryan Nash | Director |
| John Packer | Director |
| Lindsay Plante | Director |
| Richard Westerman | Director |

ABSENT: None

STAFF:

| | |
|--------------------|--------------------------------------|
| Christian Fletcher | Executive Director |
| Midge Dockery | EDC Business Development Coordinator |
| Patty Akers | Attorney |
| Mike Hodge | City Manager |
| Caleb Kraenzel | Assistant City Manager |
| Jeff Lazenby | Director of Finance |
| Erin Burks | Downtown and Marketing Manager |
| Lacey Dingman | Director of Parks and Recreation |

VISITORS: Nate Bush (Daily Trib), Celia Merrill (Texas Tech)

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.** There were no presentations or updates.
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 a report on prospect activity, the EDC's financials and updated the board on phase 1b and 1c.

6. CONSENT AGENDA.

(a) Approval of the minutes of the August 3, 2022 regular meeting.

Director Westerman made a motion to approve the consent agenda. The motion was seconded by Director Miller and carried by a vote of 7-0.

7. REGULAR AGENDA.

(a) Discussion and Action on a Sales Contract between the MFEDC and Rock Vista Properties, LLC for a +/- 1.867-acre parcel in the Business & Technology Park.

Executive Director Fletcher addressed the board. Vice President Mayfield made a motion to approve the sales contract as presented. Director Westerman seconded the motion. The contract was approved by a vote of 7-0.

(b) Discussion and Action on a Memorandum of Understanding between the MFEDC and Burnet County for the use of the Frank Fickett Center as a polling location.

Executive Director Fletcher addressed the board. Director Packer made a motion to approve the Memorandum of Understanding. The motion was seconded by Director Miller and carried by a unanimous vote (7-0).

(c) Discussion and Action on a Community Leverage application for Downtown projects.

Executive Director Fletcher addressed the board. Vice President Mayfield made a motion to fund the projects in the amount of \$78,000 of the \$88,000 requested. Director Westerman seconded the motion. The motion carried by a vote of 7-0.

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*), 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

12:37 pm The Board convened to Executive Session

1:37 pm The 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. Housing Needs assessment will be discussed at a future meeting.

11. ADJOURNMENT. here being no further business to discuss, Director Westerman made a motion to adjourn. The motion was seconded by Director Miller and the meeting was adjourned at 1:39 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

DRAFT

STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS

On this the 28th day of September 2022 the Marble Falls Economic Development Corporation convened in special 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.

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|------------------------|--------------------|--------------------------------------|
| <u>PRESENT:</u> | Steve Reitz | President |
| | Mark Mayfield | Vice President |
| | Ryan Nash | Director |
| | John Packer | Director |
| | Lindsay Plante | Director |
| | Richard Westerman | Director |
| <u>ABSENT:</u> | Judy Miller | Director |
| <u>STAFF:</u> | Christian Fletcher | Executive Director |
| | Midge Dockery | EDC Business Development Coordinator |
| | Christina McDonald | City Secretary/EDC Secretary |
| | Patty Akers | Attorney |
| | Mike Hodge | City Manager |
| | Caleb Kraenzel | Assistant City Manager |
| | Erin Burks | Downtown and Marketing Manager |

VISITORS: None

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.** There were no presentations or updates.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** No report was provided.
5. **EXECUTIVE DIRECTOR'S REPORT.** No report was provided.
6. **CONSENT AGENDA.** There were no items to consider.
7. **REGULAR AGENDA.** There were no items to consider.

8. EXECUTIVE SESSION

CLOSE OPEN SESSION AND CONVENE EXECUTIVE SESSION) Pursuant to §551.071 (*Private Consultation between the Council and its Attorney*) and Pursuant to §551.087 (*Deliberation Regarding Economic Development Negotiations*) of the Open Meetings Act. Tex. Gov't Code, Council will meet in Executive Session to discuss the following:

- Ophelia Hotel & Conference Center

12:01 pm - The Board convened to Executive Session

1:45 pm - The 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. No review of future agendas.

11. ADJOURNMENT. There being no further business to discuss, Director Westerman made a motion to adjourn. The motion was seconded by Vice President Mayfield and the meeting was adjourned at 1:46 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
October 5, 2022

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 §551.071 (*Private Consultation between the Council and its Attorney*) and Pursuant to §551.087 (*Deliberation Regarding Economic Development Negotiations*) of the Open Meetings Act. *Tex. Gov't Code*, Council will meet in Executive Session to discuss the following:

- Ophelia Hotel & Conference Center

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.

EDC Attorney