



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, October 6, 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 **October 6, 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 Downtown Activities. *Erin Burks, Downtown and Marketing 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
 - Phase 1b 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 1, 2021 regular meeting and the September 27, 2021 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 Innovation Park, LLC for Lot 10B, Block C, Section 3B of the Marble Falls Industrial Park.

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 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 1st day of October, 2021 at 9:00 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 September 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:	Mark Mayfield	Vice President
	Judy Miller	Director
	John Packer	Director
	Lindsay Plante	Director
	Ryan Nash	Director
	Richard Westerman	Director
ABSENT:	Steve Reitz	President
STAFF:	Christian Fletcher	Executive Director
	Midge Dockery	EDC Business Development Coordinator
	Christina McDonald	City Secretary
	Patty Akers	City Attorney
	Mike Hodge	City Manager
	Caleb Kraenzel	Assistant City Manager
	Erin Burks	Downtown Coordinator
	Jeff Lazenby	Director of Finance
	Scott Bush	Parks and Recreation Superintendent
	Daulton Mobley	Recreation Coordinator
	Kacey Paul	City Engineer

VISITORS: Mitzi Birdsong (Realtor -Keller Williams), Bridgid Cooley (Daily Trib), Bryan Walker (Councilmember)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** Vice President Mayfield called the meeting to order at 12:01 pm and announced the presence of a quorum.
2. **CITIZENS COMMENTS.** There were no citizen comments.
3. **PRESENTATIONS AND UPDATES.** City Manager Mike Hodge provided an update on city business.

4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator gave a report on real estate activity and business visits and provided updates on programs and marketing.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director provided a report on prospect activity and an update on the EDC's financials.
6. **CONSENT AGENDA.**
 - (a) **Approval of the minutes of the August 3, 2021 special meeting and the August 4, 2021 regular meeting.** Director Westerman made a motion to approve the consent agenda. The motion was seconded by Director Plante and carried by a vote of 6-0.
7. **REGULAR AGENDA.**
 - (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.** Executive Director Fletcher addressed the board. No action was taken.
 - (b) **Discussion and Action on a community leverage program grant request from the Marble Falls Parks and Recreation Department.** Executive Director Fletcher addressed the board. Director Packer made a motion to approve the request in the amount of \$53,481.00. Director Westerman seconded the motion which carried by a vote of 6-0.

Vice President Mayfield opened items 7(c), 7(d) and 7(e) and then convened to Executive Session at 12:51 pm.

The Board returned to open session at 1:57 pm.
 - (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.** No action was taken.
 - (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.** No action was taken.
 - (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.** No action was taken.

The Board convened to Executive Session at 12:51 pm.

The Board returned to open session at 1:57 pm.

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. No action was taken.

10. FUTURE AGENDA REVIEW. It was noted the next regular meeting is October 6, 2021.

11. ADJOURNMENT. There being no further business to discuss, Director Packer made a motion to adjourn. Director Miller seconded the motion and the meeting was adjourned at 2:00 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

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

On this the 27th day of September 2021 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.

<u>PRESENT:</u>	Steve Reitz	President
	Mark Mayfield	Vice President
	John Packer	Director
	Lindsay Plante	Director
	Ryan Nash	Director
	Richard Westerman	Director

<u>ABSENT:</u>	Judy Miller	Director
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<u>STAFF:</u>	Christian Fletcher	Executive Director
	Midge Dockery	EDC Business Development Coordinator
	Christina McDonald	City Secretary
	Patty Akers	City Attorney
	Mike Hodge	City Manager
	Caleb Kraenzel	Assistant City Manager
	Erin Burks	Downtown Coordinator
	Lacey Dingman	Parks and Recreation Director

VISITORS: Bridgid Cooley (Daily Trib)

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.** The Executive Director did not give a report.
6. **CONSENT AGENDA.**

(a) Approval of replacement contractor for improvements to the plaza at 209 Main.

Director Packer made a motion to approve the consent agenda. Director Westerman seconded the motion. The consent agenda was approved by a vote of 6-0.

7. REGULAR AGENDA.

- (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.** Director Westerman made a motion to approve the Professional Services Agreement as presented. Director Packer seconded the motion. The motion carried by a unanimous vote (6-0).

President Reitz opened agenda items 7(b), 7(c) and 7(d).

12:05 pm the Board convened to Executive Session

12:47 pm the Board returned to Open Session

- (b) **Discussion and Action on a Purchase Agreement and Repurchase Agreement between the MFEDC, Hawkins Family Partners, LP and Marble Falls Hotel Group, LLC for the Downtown Hotel and Conference Center Project.**
- (c) **Discussion and Action on a Performance Agreement between the MFEDC, Hawkins Family Partners, LP and Marble Falls Hotel Group, LLC for the Downtown Hotel and Conference Center Project.**
- (d) **Discussion and Action on a Conference Center Nonexclusive Lease and Management Agreement between the MFEDC and Marble Falls Hotel Group, LLC for the Downtown Hotel and Conference Center Project.**

Director Packer made a motion to approve the Purchase Agreement and Repurchase Agreement and the Performance Agreement between the MFEDC, Hawkins Family Partners, LP and Marble Falls Hotel Group, LLC and the Conference Center Nonexclusive Lease and Management Agreement between the MFEDC and Marble Falls Hotel Group, LLC for the Downtown Hotel and Conference Center Project as discussed in Executive Session, including modifications discussed. Vice President Mayfield seconded the motion. The motion carried by a vote of 6-0.

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**

9. **RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.** See action on items 7(b), 7(c) and 7(d).
10. **FUTURE AGENDA REVIEW.** It was noted the next regular meeting is October 6, 2021.
1. **ADJOURNMENT.** There being no further business to discuss, Director Plante made a motion to adjourn. Director Packer seconded the motion and the meeting was adjourned at 1:00 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
October 6, 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