



**NOTICE OF MEETING  
OF THE  
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION  
Wednesday, October 7, 2020**

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 7, 2020** at the Lakeside Pavilion located at 307 Buena Vista Drive, 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 Business. *Erin Burks, Downtown Coordinator*
- 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 2, 2020 regular meeting and the September 15, 2020 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 contract for site clearing at Lot 5, Village at Lake Marble Falls.

(b) Discussion and Action on a sales contract between the EDC and P6 Properties, LLC for the purchase of Lot 10A, Block C, Section 3B, Marble Falls Industrial Park, City of Marble Falls, Burnet County, Texas.

**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
- Hotel/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 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 2<sup>nd</sup> day of October, 2020 at 3:30 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 the 2<sup>nd</sup> day of September 2020 the Marble Falls Economic Development Corporation convened in regular session at Noon at the Lakeside Pavilion, 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
Ryan Nash	Director
Judy Miller	Director
John Packer	Director
Lindsay Plante	Director

**ABSENT:** None

**STAFF:**

Christian Fletcher	Executive Director
Midge Dockery	EDC Business Development Coordinator
Monte Akers	EDC Attorney
Mike Hodge	City Manager
Caleb Kraenzel	Assistant City Manager
Christina McDonald	EDC Secretary/City Secretary
Erin Burks	Downtown Coordinator

**VISITORS:** Alex Copeland (Daily Trib)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the meeting to order at Noon.
2. **CITIZENS COMMENTS.** There were no citizen comments.
3. **PRESENTATIONS AND UPDATES.** City Manager Mike Hodge provided the update on city business followed by an update on the Thunder Rock Development by Assistant City Manager Caleb Kraenzel.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator gave reports on real estate activity, business visits, programs and marketing.

5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director provided the reports on prospect activity, financial and professional development updates and an update on Phase 1b.

6. **CONSENT AGENDA.**

(a) **Approval of the minutes of the August 5, 2020 regular meeting.** Director Haddock made a motion to approve the consent agenda which was seconded by Director Plante and carried by a vote of 7-0.

7. **REGULAR AGENDA.**

(a) **Discussion and Action on Sales Contract between the EDC and Sierra CIS, Inc. for 2.0 acres of unplatted property to augment Lot 9A, Block C of the Business & Technology Park.** Executive Director Christian Fletcher address the board. Vice President Mayfield made a motion to approve the sales contract between the EDC and Sierra CIS, Inc. with the amendments as discussed. Director Haddock seconded the motion. The motion carried by a vote of 7-0.

(b) **Discussion and Action on 60-day extension to feasibility period and closing for Project Wahoo on Lot 4, Block C, Section 3A and Lot 10A, Block C, Section 3B of the Business & Technology Park.** Executive Director Christian Fletcher address the board. Director Nash made a motion to approve the 60-day extension as presented. Director Miller seconded the motion. The motion carried by a unanimous vote (7-0).

(c) **Discussion and Action on Community Leverage Program application for Downtown projects including holiday programming, public art, and sound system infrastructure.** Director Nash made a motion to approve the Community Leverage Program Application. Director Miller 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*), 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**
- **Hotel/Conference Center**

**12:58 pm the EDC Board convened to Executive Session**

**Note that Vice President Mayfield left Executive Session and the meeting at 1:35 pm**

**1:50 pm the EDC 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.** It was noted that the next regular meeting is scheduled for October 7, 2020 at the Lakeside Pavilion.

11. **ADJOURNMENT** There being no further business to discuss, Director Haddock made a motion to adjourn. Director Nash seconded the motion. The meeting was adjourned at t 1:52 pm.

---

Steve Reitz, President

ATTEST:

---

Christina McDonald, EDC Secretary

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

On this the 15<sup>th</sup> day of September 2020 the Marble Falls Economic Development Corporation convened in special session at 5:00 pm at the Lakeside Pavilion, with notice of meeting giving time, place, date, and subject having been posted as described in Chapter 551 of the Texas Government Code.

<b>PRESENT:</b>	Steve Reitz	President
	William (Dee)Haddock	Director
	Ryan Nash	Director
	Judy Miller	Director
	John Packer	Director
	Lindsay Plante	Director
<b>ABSENT:</b>	Mark Mayfield	Vice President
<b>STAFF:</b>	Christian Fletcher	Executive Director
	Midge Dockery	EDC Business Development Coordinator
	Mike Hodge	City Manager
	Christina McDonald	EDC Secretary/City Secretary
	Baron Sauls	Treasurer/Director of Finance

**VISITORS:** Gregory Miller (Attorney Bickerstaff, Heath, Delgado, Acosta), Mark McLiney (Financial Advisor, SAMCO Capital Markets)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the special meeting to order 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.**
7. **REGULAR AGENDA.**

(a) **Discussion and Action on Resolution 2020-R-09 Authorizing the Issuance of \$2,530,000 “Marble Falls Economic Development Corporation, Sales Tax Revenue Refunding Bonds, Taxable Series 2020;” Pledging Certain “Pledged Revenues” of the Corporation, including “Gross Sales Tax Revenues,” to the Payment of the Principal and Interest on Such Bonds; Authorizing the Refunding of Certain Outstanding Obligations; and Enacting Other Procedures Provisions Relating to the Purposes of the Resolution.** Christian Fletcher, Executive Director addressed the board, followed by Mark McLiney (Financial Advisor SAMCO Capital Markets). Director Packer made a motion to approve Resolution 2020-R-09. The motion was seconded by Director Haddock and carried by a vote of 6-0.

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.**

11. **ADJOURNMENT.** There being no further business to discuss, Director Nash made a motion to adjourn. Director Haddock seconded the motion. The meeting was adjourned at 5:06 pm.

---

Steve Reitz, President

ATTEST:

---

Christina McDonald, EDC Secretary

**MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION**  
**Agenda Item Cover Memo**  
**October 7, 2020**

**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
- 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 \_\_\_\_\_, 2020.

---

EDC Attorney