



**NOTICE OF MEETING  
OF THE  
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION  
Wednesday, November 2, 2022 – Noon**

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 **Noon** on **November 2, 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**
  - Downtown Update. *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
  - 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 October 5, 2022 regular meeting and the October 26, 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) Discussion and Action on a Community Leverage application from Highland Lakes Creative Arts.

**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 28<sup>th</sup> day of December 2022 at 4:00 pm and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



Christina McDonald,  
EDC Secretary

STATE OF TEXAS  
COUNTY OF BURNET  
CITY OF MARBLE FALLS

On this the 5<sup>th</sup> day of October 2022 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
	Mark Mayfield	Vice President
	Ryan Nash	Director
	John Packer	Director
	Lindsay Plante	Director
	Richard Westerman	Director
<b><u>ABSENT:</u></b>	Judy Miller	Director
<b><u>STAFF:</u></b>	Christian Fletcher	Executive Director
	Midge Dockery	EDC Business Development Coordinator
	Patty Akers	Attorney
	Christina McDonald	Secretary/City Secretary
	Mike Hodge	City Manager
	Erin Burks	Downtown and Marketing Manager

**VISITORS:** Nate Bush (Daily Trib), Colt Yorek (Stantec)

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.** City Manager Mike Hodge provided an update from the City of Marble Falls.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator provided updates on real estate activity, business visits, programs and marketing.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director reported on prospect activity, the EDC's financials and provided an update on professional development.
6. **CONSENT AGENDA.**

(a) **Approval of the minutes of the September 7, 2022 regular meeting and the September 28, 2022 special meeting.** Director Westerman made a motion to approve the consent agenda. The motion was seconded by Director Plante and carried by a unanimous vote.

**7. REGULAR AGENDA.**

(a) **Presentation, Discussion, and Action on Phase 1b of the City's Parks Master Plan.** Colt Yorek (Stantec representative) gave the presentation and provided the update. No action was taken.

(b) **Discussion and Action on Proposal for Housing Needs Analysis from Camoin Associates.** Executive Director Christian Fletcher addressed the board. After some discussion, Vice President Mayfield made a motion to accept the proposal in the amount of \$22,000 for base data analysis and \$3,500 for in person site visits. Director Packer 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*), §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

12:51 pm The Board convened to Executives Session

1:54 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.** Executive Director Fletcher stated the next regular meeting is scheduled for Wednesday, November 2.

**11. ADJOURNMENT.** There being no further business to discuss, Director Nash made a motion to adjourn. The motion was seconded by Director Westerman and the meeting was adjourned at 1:55 pm.

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Steve Reitz, President

ATTEST:

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Christina McDonald, EDC Secretary

STATE OF TEXAS  
COUNTY OF BURNET  
CITY OF MARBLE FALLS

On this the 26<sup>th</sup> day of October 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.

<b><u>PRESENT:</u></b>	Steve Reitz	President
	Judy Miller	Director
	John Packer	Director
	Lindsay Plante	Director
	Richard Westerman	Director
<b><u>ABSENT:</u></b>	Mark Mayfield	Vice President
	Ryan Nash	Director
<b><u>STAFF:</u></b>	Christian Fletcher	Executive Director
	Christina McDonald	Secretary/City Secretary
	Patty Akers	Attorney
	Mike Hodge	City Manager

**VISITORS:** Kris Hawkins, Drew Hawkins and Anderson Price (Marble Falls Hotel Group)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the 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.** There were no consent agenda items.
7. **REGULAR AGENDA.** There were no regular agenda items.
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:

- Ophelia Hotel and Conference Center

12:01 pm The Board convened to Executive Session

1:23 pm the Board returned to Open Session

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

10. FUTURE AGENDA REVIEW. No items were reviewed.

11. ADJOURNMENT There being no further business to discuss, Director Packer made a motion to adjourn. The motion was seconded by Westerman and the meeting was adjourned at 1:24 pm.

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Steve Reitz, President

ATTEST:

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Christina McDonald, EDC Secretary

**MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION**

**Agenda Item Cover Memo**

**November 2, 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 §551.087 (*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:

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- Ophelia Hotel and Conference Center

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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 \_\_\_\_\_, 2022.

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EDC Attorney