



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, November 3, 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 **November 3, 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**
- 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
- 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 6, 2021 regular meeting and the October 19, 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 First Amendment to the Performance Agreement between the MFEDC and Marble Falls Hotel Group, LLC

(b) Discussion on Phase 1b conceptual designs

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 28th day of October, 2021 at 4:15 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 6th day of October 2021 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.

PRESENT:

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

ABSENT: Noe

STAFF:

Christian Fletcher	Executive Director
Midge Dockery	EDC Business Development Coordinator
Christina McDonald	City Secretary
Cynthia Kirchoff	Attorney
Erin Burks	Downtown Coordinator

VISITORS: Brigid 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.** Erin Burks, Downtown Coordinator provided the update on downtown business and activities.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator gave an update on real estate activity, business visits, programs and marketing.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director provided an update on prospect activity, the EDC's financials, professional development and the phase 1b project.

6. CONSENT AGENDA.

(a) **Approval of the minutes of the September 1, 2021 regular meeting and the September 27, 2021 special meeting.** Director Packer made a motion to approve the consent agenda. Director Nash seconded the motion. The motion carried by a unanimous vote (7-0).

7. REGULAR AGENDA.

(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.** Executive Director Fletcher addressed the board. Vice President Mayfield made a motion to approve the sales contract between the MFEDC and Innovation Park, LLC as presented. Director Plante 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**

12:28 pm The EDC Board convened to Executive Session

12:52 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 a special meeting is scheduled for October 19 at 5:00 pm and the next regular meeting is scheduled for November 3.

11. ADJOURNMENT. There being no further business to discuss, Director Plante made a motion to adjourn. The motion was seconded by Director Miller and the meeting was adjourned at 12:55 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

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

On this the 19th day of October 2021 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.

<u>PRESENT:</u>	Steve Reitz	President
	Mark Mayfield	Vice President
	Judy Miller	Director
	John Packer	Director
	Lindsay Plante	Director
	Richard Westerman	Director
<u>ABSENT:</u>	Ryan Nash	Director
<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
	Erin Burks	Downtown Coordinator
	Jeff Lazenby	Director of Finance

VISITORS: Bridgid Cooley (Daily Trib), Andrew Friedman (Financial Advisor SAMCO), Gregory Miller (Attorney Bickerstaff – Bond Counsel)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the special 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. **BUSINESS DEVELOPMENT COORDINATOR’S REPORT.** No report was given.
5. **EXECUTIVE DIRECTOR’S REPORT.** No report was provided.
6. **CONSENT AGENDA.** There were no consent agenda items to consider.
7. **REGULAR AGENDA.**

(a) **Discussion and Action on Resolution 2021-R-10 authorizing the issuance of “Marble Falls Economic Development Corporation, Sales Tax Revenue Bonds, Taxable Series 2021 and approving other matters related thereto.** Andrew Friedman addressed the board. Director Packer made a motion to approve Resolution 2021-R-10. Director Miller seconded the motion. The motion carried by a unanimous vote (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.** It was noted that the next regular meeting would be held on November 3 at Noon.
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 5:08pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
November 3, 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