



**NOTICE OF MEETING  
OF THE  
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION  
Wednesday, December 1, 2021 – 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 **December 1, 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 City Business. *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
  - 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 November 3, 2021 regular 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 Resolution 2021-R-12 authorizing the MFEDC Board President to execute all documents related to the Downtown Hotel & Conference Center Project.

**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 23<sup>rd</sup> day of November, 2021 at 12:15 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 3<sup>rd</sup> day of November 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
John Packer	Director (arrived at 12:25 pm)
Lindsay Plante	Director
Ryan Nash	Director
Richard Westerman	Director

**ABSENT:** Judy Miller

**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), Reed Norman (Councilmember)

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.** There were no presentations or updates.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator provided reports on real estate activity, business visits, programs and marketing.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director gave an update on prospect activity and the EDC's financials.
6. **CONSENT AGENDA.**

- (a) **Approval of the minutes of the October 6, 2021 regular meeting and the October 19, 2021 special meeting.**

Vice President Mayfield made a motion to approve the consent agenda. The motion was seconded by Director Westerman and carried by a unanimous vote (5-0).

**7. REGULAR AGENDA.**

- (a) **Discussion and Action on First Amendment to the Performance Agreement between the MFEDC and Marble Falls Hotel Group, LLC.** Executive Director Christian Fletcher addressed the board. Director Westerman made a motion to act favorably on the First Amendment to the Performance Agreement between the MFEDC and Marble Falls Hotel Group, LLC. Director Plante seconded the motion. The motion carried by a vote of (5-0).

- (b) **Discussion on Phase 1b conceptual designs.** Executive Director Christian Fletcher led the discussion. No action was taken.

**8. EXECUTIVE SESSION**

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- **Economic Development Prospects**

**1:22 pm the board convened to Executive Session**

**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.** Staff reminded the board that the next regular meeting is scheduled for December 8.

- 11. ADJOURNMENT.** There being no further business to discuss, Director XXXX made a motion to adjourn. The motion was seconded by Director XXXX. The meeting was adjourned at XXXX pm by a vote of 6-0.

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**Steve Reitz, President**

**ATTEST:**

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**Christina McDonald, EDC Secretary**

**DRAFT**

**MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION**  
**Agenda Item Cover Memo**  
**December 1, 2021**

**Agenda Item:** 8  
**Prepared By:** Christina McDonald, Secretary  
**Department:** Administration  
**Submitted By:** EDC Board

**AGENDA CAPTION**

**EXECUTIVE SESSION**

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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 \_\_\_\_\_, 2021.

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EDC Attorney