



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, June 2, 2021 – noon**

A quorum of the Marble Falls City Council may be present

Notice is hereby given that a **Regular Meeting and the Annual Meeting** of the Marble Falls Economic Development Corporation, a non-profit 4B Corporation, will be held at **noon on June 2, 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**
 - Administration of Oaths of Office. *Christina McDonald, City Secretary*
 - 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 Project 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 May 5, 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 selection of Officers pursuant to Section 4.02 of the EDC Bylaws.

(b) Discussion and Action on selection of an EDC attorney.

(c) Discussion and Action on work/study initiative.

(d) Discussion and Action on FY 2021-2022 Budget.

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 27th day of May, 2021 at 2:30 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 5th day of May 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 (Arrived at 12:13 pm)
William (Dee)Haddock	Director
Judy Miller	Director
John Packer	Director
Lindsay Plante	Director (Arrived at 12:17 pm)
Ryan Nash	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
Erin Burks	Downtown Coordinator
Jeff Lazenby	Director of Finance
Lacey Dingman	Parks and Recreation Coordinator
Kacey Paul	City Engineer

VISITORS: Brigid Cooley (Daily Trib)

- 1. CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the meeting to order at 12:03 pm 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.** Midge Dockery, Business Development Coordinator provided an update on real estate activity, business visits, programs and marketing.

5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director gave an update on prospect activity, the EDC's financial status and Phase 1b progress.

6. **CONSENT AGENDA.**

(a) **Approval of the minutes of the April 7, 2021 regular meeting.**

Director Miller made a motion to approve the consent agenda. The motion was seconded by Director Haddock and carried by a vote of 7-0.

7. **REGULAR AGENDA.**

(a) **Discussion on Strategic Priorities.** Executive Director Christian Fletcher led the discussion. No action was taken.

(b) **Discussion on FY 2021/2022 Budget.** Executive Director Christian Fletcher led the discussion. No action was taken.

12:33 pm The EDC convened to Executive Session

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
- Additional Property Acquisition

1:30 pm The EDC returned to Open Session

9. **RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.** No action as taken by the board.

10. **FUTURE AGENDA REVIEW.** It was stated that the next regular meeting is scheduled for June 2.

11. **ADJOURNMENT.** There being no further business to discuss, Director Haddock made a motion to adjourn. Director Miller seconded the motion and the meeting was adjourned at 1:32 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

DRAFT

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
June 2, 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:

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- 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