

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

On this the 3rd day of February 2021 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
	Judy Miller	Director
	John Packer	Director
	Lindsay Plante	Director
	Ryan Nash	Director
ABSENT:	William (Dee)Haddock	Director
STAFF:	Christian Fletcher	Executive Director
	Midge Dockery	EDC Business Development Coordinator
	Monte Akers	EDC Attorney
	Christina McDonald	EDC Secretary/City Secretary
	Mike Hodge	City Manager
	Caleb Kraenzel	Assistant City Manager
	Erin Burks	Downtown Coordinator
	Kacey Paul	City Engineer

VISITORS: Mayor Pro-Tem Westerman, Aaron Farmer (The Retail Coach), Alex Copeland (Daily Trib), Gail Davalos and Fay Crider (Workforce Network, Inc.)

- CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the meeting to order at Noon and announced the presence of a quorum.
- CITIZENS COMMENTS.** There were no citizen comments.
- PRESENTATIONS AND UPDATES**
 - 2020 Economic Excellence Recognition from the Texas Economic Development Council was announced to the board.
- BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator did not provide a report.
- EXECUTIVE DIRECTOR'S REPORT.** No report was given.

6. CONSENT AGENDA.

- (a) **Approval of the minutes of the January 6, 2021 regular meeting.** Director Packer made a motion to approve the consent agenda. The motion was seconded by Director Miller and was approved by a vote of 6-0.

7. REGULAR AGENDA.

- (a) **Presentation, Discussion, and Action on design, proposals, and concepts for Phase 1b of the City's Park Improvement Plan.** Doucette Associates gave a Zoom presentation. After some discussion, Vice President Mayfield made a motion to authorize the expenditure of an amount not to exceed \$30,000 for structural assessments and geo tech work. Director Packer seconded the motion. The motion carried by a unanimous vote (6-0).
- (b) **Discussion and Action on Retail Market Analysis Update by The Retail Coach.** Aaron Farmer, Retail Coach addressed the board. Director Packer made a motion to approve the expenditure of an amount up to \$10,000 for Phases 1-5 of the retail market analysis and recruitment plan. The motion was seconded by Director Miller and carried by a vote of 6-0.

1:37 pm President Reitz left the meeting

- (c) **Discussion and Action on High Demand Job Training Grant Application.** Fay Crider (Workforce Network, Inc.) was present. Director Nash made a motion to approve the expenditure of \$51,890. Director Packer seconded the motion. The motion carried by a vote of 5-0.
- (d) **Discussion and Action on Sales Contract between the MFEDC and Greenmark Marble Falls Mfg., LLC for additional property in the Business & Technology Park.** Director Packer made a motion to approve the sale in the amount of \$30,000 with minor changes as discussed. Director Nash seconded the motion. The motion carried by a vote of 5-0.
- (e) **Discussion and Action on Sales Contract between the MFEDC and H3 Fab, LLC for additional property in the Business & Technology Park.** Director Packer made a motion to approve the sale in the amount of \$30,000. Director Miller seconded the motion. The motion carried by a vote of 5-0.
- (f) **Discussion on Mid-Year Budget Amendments.** Executive Director Christian Fletcher presented proposed mid-year budget amendments for the boards review. No action was taken.

1:55 pm Board 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:

- Hotel/Conference Center
- Economic Development Prospects

2:09 pm Board returned to Open Session

9. **RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.** No action was taken.

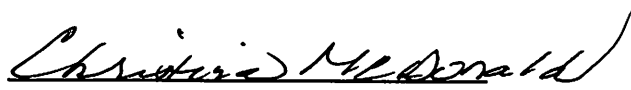
10. **FUTURE AGENDA REVIEW.** It was noted that the next regular meeting is scheduled for March 3 at the Lakeside Pavilion.

11. **ADJOURNMENT.** There being no further business to discuss, Director Plante made a motion to adjourn. Director Miller seconded the motion and the meeting was adjourned at 2:12 pm.



Steve Reitz, President

ATTEST:



Christina McDonald, EDC Secretary