

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

On this the 5<sup>th</sup> day of February 2020 the Marble Falls Economic Development Corporation of the City of Marble Falls convened in regular session at noon at the regular meeting place in City Hall, 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
	William (Dee) Haddock	Director
	Ryan Nash	Director
	John Packer	Director
<b><u>ABSENT:</u></b>	Judy Miller	Director
	Lindsay Plante	Director
<b><u>STAFF:</u></b>	Christian Fletcher	Executive Director
	Midge Dockery	Business Development Coordinator
	Christina McDonald	EDC Secretary/City Secretary
	Monte Akers	EDC Attorney
	Mike Hodge	City Manager
	Valerie Kreger	Director of Development Services
	Baron Sauls	Director of Finance
	Erin Burks	Downtown Coordinator
	Lacey Dingman	Director of Parks and Recreation

**VISITORS:** Alex Copeland (The Tribune), Alex Payson (Numinous), Becca Schafer (Becca Events and Catering/Numinous), Karen Moore and Pam Duckworth (Value Bank Texas)

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**
  - **Presentation of Community Leverage check to Numinous Coffee Roasters, LLC.** Alex Payson accepted the Community Leverage check.
  - **Update from the City of Marble Falls.** Mike Hodge, City Manager gave the update.

4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator gave the report regarding real estate activity, business visits and an update on programs and marketing.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director provided the executive director's report on prospect activity and a financial update.
6. **CONSENT AGENDA.**

- (a) Approval of the minutes of the January 8, 2020 regular meeting.
- (b) Approval of the appointment of Baron Sauls City Director of Finance as the EDC's Treasurer.
- (c) Approval of the 4<sup>th</sup> Quarter Investment Report for the period July 1, 2019 through September 30, 2019.

Director Haddock made a motion to approve the consent agenda. Director Packer seconded the motion. The consent agenda was approved by a unanimous vote (5-0).

7. **REGULAR AGENDA.**

- (a) Discussion and Action on a sales contract between the EDC and Greenmark Marble Falls Mfg. LLC for the purchase of Lot 8B, Block B, Section 3B, Marble Falls Industrial Park, City of Marble Falls, Burnet County, Texas. Executive Director Fletcher addressed the board. Director Packer made a motion to approve the sales contract for the purchase of Lot 8B, Block B, Section 3B, Marble Falls Industrial Park as presented. Director Haddock seconded the motion. The motion carried by a vote of 5-0.
- (b) Discussion and Action on a sales contract between the EDC and Rio Rojo Holdings, LLC for the purchase of for Lot 8F, Block B, Section 3B, Marble Falls Industrial Park, City of Marble Falls, Burnet County, Texas. Executive Director Fletcher addressed the board. Vice President Mayfield made a motion to approve the sales contract for the purchase of Lot 8F, Block B, Section 3B, Marble Falls Industrial Park as presented. Director Haddock seconded the motion. The motion carried by a vote of 5-0.
- (c) Discussion and Action on authorizing staff to solicit Requests for Qualifications for engineering and design services for Phase 1b of the Parks Improvement Plan. Executive Director Fletcher addressed the board. Director Haddock made a motion to authorize staff to proceed with soliciting Requests for Qualifications for engineering and design services for Phase 1b of the Parks Improvement Plan. Director Packer seconded the motion. The motion carried by a vote of 5-0.

(d) **Discussion and Action on a proposal from GRAM Traffic Counting for updated vehicle counts and turning movements.** Executive Director Fletcher presented the proposal to the board. Director Packer made a motion to approve the proposal from GRAM Traffic Counting for updated vehicle counts and turning movements. Director Haddock seconded the motion. The motion carried by a unanimous vote (5-0).

(e) **Discussion and Action on a Funding Agreement with the City of Marble Falls for the acquisition of property for future park use.** Executive Director Fletcher addressed the board regarding the funding agreement. Director Haddock made a motion to approve the agreement as presented. Director Nash seconded the motion. The motion carried by a unanimous vote (5-0).

(f) **Discussion on mid-year budget amendments.** Christian Fletcher, Executive Director reviewed the proposed mid-year budget amendments with the board.

**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**

**12:42 pm Convened to Executive Session**

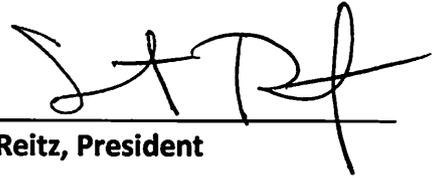
**2:22 pm Returned to Open Session**

**Note: Director Haddock left the meeting at 2:19 pm prior to the board returning to Open Session.**

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

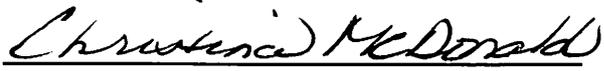
**10. FUTURE AGENDA REVIEW.** A special meeting was scheduled for February 18, 2020 at Noon.

**11. ADJOURNMENT.** There being no further business to discuss, Vice-President Mayfield made a motion to adjourn. Director Packer seconded the motion. The meeting was adjourned at 2:26 pm.



Steve Reitz, President

ATTEST:



Christina McDonald, EDC Secretary