

STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS

On this the 6th day of February 2023 the Marble Falls Economic Development Corporation convened in regular session and for the annual meeting 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.

<u>PRESENT:</u>	Steve Reitz	President
	Mark Mayfield	Vice President
	Judy Miller	Director
	Ryan Nash	Director
	John Packer	Director
	Lindsay Plante	Director
	Richard Westerman	Director

ABSENT: None

<u>STAFF:</u>	Christian Fletcher	Executive Director
	Midge Dockery	EDC Business Development Coordinator
	Christina McDonald	Secretary/City Secretary
	Patty Akers	City Attorney
	Mike Hodge	City Manager
	Caleb Kraenzel	Assistant City Manager
	Lacey Dingman	Director of Parks and Recreation
	Erin Burks	Downtown and Marketing Manager
	Jeff Prato	City Engineer
	Russell Sander	Fire Chief

VISITORS: Aaron Farmer (Retail Coach), Nathan Bush (Daily Trib), Scott Streit (First Capital Bank), Patrice Streit (Fiesta Winery)

- 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.** Erin Burks, Downtown and Marketing Manager provided an update on Downtown.

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 provided reports on prospect activity, the EDC's financials and projects.

6. **CONSENT AGENDA.**

(a) **Approval of the minutes of the January 4, 2023 regular meeting.** Director Westerman made a motion to approve the minutes as presented. Director Packer seconded the motion. The motion carried by a vote of 7-0.

7. **REGULAR AGENDA.**

(a) **Presentation, Discussion, and Action on the annual contract with The Retail Coach for retail market analysis services.** Aaron Farmer (Retail Coach) addressed the board. Director Packer made a motion to approve the agreement as presented. The motion was seconded by Director Miller and carried by a unanimous vote (7-0).

(b) **Discussion and Action on Sales Contract between the MFEDC and BPS 60 for approximately 60 acres in the Business & Technology Park.** Executive Director Fletcher addressed the Board. Director Nash motioned to approve the sales contract between the MFEDC and BPS 60 for the purchase of approximately 60 acres in the Business & Technology Park. Director Westerman seconded the motion. The motion carried by a vote of 7-0.

(c) **Discussion and Action on Change Order #3 to the Stantec Professional Services Agreement for Phase 1b of the Parks Master Plan.** Executive Director Fletcher addressed the board. Director Packer made a motion to approve change order #3 with Stantec. Director Westerman seconded the motion. The motion carried by a unanimous vote (7-0).

(d) **Discussion on FY 2022-2023 mid-year budget amendments.** Executive Director Fletcher presented the proposed budget amendments to the board. No action was taken.

8. **EXECUTIVE SESSION**

Close Open Session and Convene Executive Session pursuant to §551.087 (*Economic Development*), §551.071 (*Private Consultation between the Board and its Attorney*), and §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**

- Ophelia Hotel and Conference Center

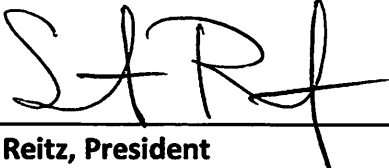
12:41 pm The EDC Board convened to Executive Session (Note: Vice President Mayfield left at 1:47 pm)

2:12 m 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.

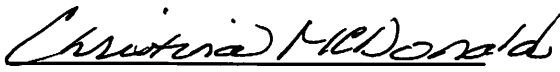
10. FUTURE AGENDA REVIEW. Items for the March meeting were reviewed.

11. ADJOURNMENT. There being no further business to discuss, Director Plante made a motion to adjourn. The motion was seconded by Director Nash. The meeting was adjourned at 2:14 pm.



Steve Reitz, President

ATTEST:



Christina McDonald, EDC Secretary