

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



On this the 28th day of February, 2023 the Tax Increment Reinvestment Zone Board #1 convened 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.

PRESENT: Kyle Stripling (Chair), Joe Don Dockery, Lori Brix, Teresa Carosella, Matt Cochran, Mitch McManus, and Rebecca Nunnally

ABSENT: Tony Plumlee (Vice-Chair)

STAFF: Mike Hodge (City Manager), Caleb Kraenzel (Assistant City Manager), Christina McDonald (City Secretary), Christian Fletcher (EDC Director), Midge Dockery (EDC Business Development Coordinator), Erin Burks (Downtown and Marketing Manager), Jeff Lazenby (Director of Finance), Lacey Dingman (Director of Parks and Recreation), James Kennedy (Director of Public Works), Russell Sander (Fire Chief), Richard Westerman (Mayor), Griff Morris (Councilmember)

VISITORS: Nathan Bush (Daily Trib), Dave Plante,

1. **Call to Order.** Kyle Stripling, Chair called the meeting to order.
2. **Recognition of Outgoing Director Dave Plante.** Kyle Stripling, Chair recognized former board member Dave Plante.
3. **Administration of Oath of Office.** No oath was administered.

The board convened to Executive Session at 12:02 pm under agenda item 6 and returned to open session at 1:03 pm.


4. **Approval of the minutes of the January 24, 2023 meeting.** Director Dockery motioned to approve the minutes with the correction noted. Director Cochran seconded the motion. The motion carried by a vote of 7-0.
5. **Downtown Economic Update.** Erin Burks, Downtown and Marketing Manager provided the update.
6. **Discussion and Update from the Downtown Parking Committee.** Erin Burks, Downtown and Marketing Manager provided the update.
7. **Discussion on the TIRZ Budget for Fiscal Year 2022/2023.** Jeff Lazenby, Director of Finance led the discussion on the TIRZ budget. No action was taken.

8. **Update on Proposed Projects, including the Capital Improvement Plan and the Downtown Master Plan Projects.** Erin Burks, Downtown and Marketing Manager provided the update.
9. **Executive Session. Close Open Session and Convene Executive Session** pursuant to §551.071 (Private Consultation between the Council and its Attorney), of the Open Meetings Act. Tex. Gov't Code, the board will meet in Executive Session to discuss the following:
 - Discussion with City Attorney regarding legal authority and options available for the City to participate in public-private partnerships, financing options, and possible exchange of real property.

12:02 pm The Board convened to Executive Session

1:03 pm The Board returned to Open Session

10. **Reconvene into Open Session for possible action resulting from the items discussed in Executive Session.** No action was taken.
11. **Discussion and Possible Action on updated TIRZ Financing Plan.** Christian Fletcher, EDC Executive Director provided the update. Director Dockery made a motion to adopt the financing plan as presented. Director Brix seconded the motion. After some discussion, Director Dockery amended his motion to approve the financing plan with a maximum expenditure of \$120,000 for the City Hall project. Director Brix seconded the motion. The motion carried by a unanimous vote (7-0).
12. **Announcements and future agenda items.** It was noted that the next meeting is scheduled for March 28 and that a request for expansion of the TIRZ will be on the agenda for the boards' consideration.
13. **Adjournment.** There being no further business to discuss, the meeting was adjourned at 1:55 pm.



Kyle Stripling, Chair

ATTEST:


Christina McDonald, City Secretary