



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, April 7, 2021**

A quorum of the Marble Falls City Council may be present

Notice is hereby given that a **Regular Meeting** of the Marble Falls Economic Development Corporation, a non-profit 4B Corporation, will be held at **noon** on **April 7, 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**
 - Downtown Update. *Erin Burks, Downtown Coordinator*
- 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
- 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 March 3, 2021 regular meeting and the March 24, 2021 special meeting. *Christina McDonald, Secretary*

(b) Approval of the appointment of Jeffrey Lazenby, Director of Finance for the City of Marble Falls, as the Marble Falls EDC's Treasurer.

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 designating authorized signers on the Marble Falls EDC's bank account.

(b) Discussion and Action on funding for improvements to the plaza at 209 Main.

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

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 1st day of April, 2021 at 8:00 am and remained so posted for at least 72 continuous hours proceeding the scheduled time of said meeting.



Christina McDonald, EDC Secretary

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

On this the 3rd day of March 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
William (Dee)Haddock	Director
Judy Miller	Director
John Packer	Director
Lindsay Plante	Director
Ryan Nash	Director

ABSENT: None

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

VISITORS: Brigid Cooley (Daily Trib)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the meeting to order at Noon and announced the presence of a quorum.
2. **CITIZENS COMMENTS.** There were no citizen comments.
3. **PRESENTATIONS AND UPDATES.** City Manager Mike Hodge provided an update on city business.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator gave updated on real estate activity, business visits, programs and marketing.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director provided the board updated on the EDC's financials and prospect activity.

6. CONSENT AGENDA.

(a) Approval of the minutes of the February 3, 2021 regular meeting.

Director Haddock made a motion to approve the consent agenda which was seconded by Director Miller. The motion carried by a unanimous vote (7-0).

7. REGULAR AGENDA.

(a) Discussion on design for Phase 1b of the City's Park Improvement Plan. Executive Director Christian Fletcher addressed the board. No action was taken.

(b) Discussion and Possible Action on COVID-19 emergency loan program. Executive Director Christian Fletcher addressed the board. After some discussion, Vice President Mayfield made a motion to forgive all COVID-19 emergency loans. Director Plante seconded the motion. The motion carried by a vote of 7-0.

(c) Discussion and Action on Mid-Year Budget Amendments. Executive Director Christian Fletcher reviewed proposed mid-year budget amendments with the board. Director Haddock made a motion to approve the amendments as submitted. Director Packer seconded the motion. The motion carried by a vote of 7-0.

1:00 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**

1:15 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 will be April 7.

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 1:17 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

DRAFT

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

On this the 24th day of March 2021 the Marble Falls Economic Development Corporation convened in special session at Noon at 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
William (Dee)Haddock	Director
John Packer	Director
Lindsay Plante	Director
Ryan Nash	Director

ABSENT: Judy Miller Director

STAFF:

Christian Fletcher	Executive Director
Midge Dockery	EDC Business Development Coordinator
Patty Akers	City Attorney
Christina McDonald	EDC Secretary/City Secretary
Mike Hodge	City Manager
Jeffrey Lazenby	Director of Finance
Erin Burks	Downtown Coordinator

VISITORS: Brigid Cooley (Daily Trib), Celia Merrill (Councilmember)

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.** There were no presentations or updates.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** No report was provided.
5. **EXECUTIVE DIRECTOR'S REPORT.** No report was provided.
6. **CONSENT AGENDA.**
7. **REGULAR AGENDA.**

(a) Discussion and Action on Agreement for Design Services with Phoenix Hospitality Group for the Downtown Hotel and Conference Center project. Christian Fletcher, Executive Director addressed the board. Director Packer made a motion to approve the agreement as presented. Director Haddock seconded the motion. The motion carried by a unanimous vote (6-0).

8. **EXECUTIVE SESSION.** The board did not convene to Executive Session.

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

10. **FUTURE AGENDA REVIEW**

11. **ADJOURNMENT.** There being no further business to discuss, Director Haddock made a motion to adjourn. Director Plante seconded the motion and the meeting was adjourned at 12:05 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
April 7, 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:

- Economic Development Prospects
- Hotel/Conference Center

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