



**NOTICE OF SPECIAL MEETING  
OF THE  
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION  
Monday, September 27, 2021**

A quorum of the Marble Falls City Council may be present

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Notice is hereby given that a **Special Meeting** of the Marble Falls Economic Development Corporation, a non-profit 4B Corporation, will be held at **Noon on September 27, 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**
- 4. BUSINESS DEVELOPMENT COORDINATOR'S REPORT.**
- 5. EXECUTIVE DIRECTOR'S REPORT.**
- 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 replacement contractor for improvements to the plaza at 209 Main.
- 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 a Professional Services Agreement between the MFEDC and Stantec Consulting Services, Inc. for design and engineering services for Phase 1b of the City's Parks Master Plan.

- (b) Discussion and Action on a Purchase Agreement and Repurchase Agreement between the MFEDC, Hawkins Family Partners, LP and Marble Falls Hotel Group, LLC for the Downtown Hotel and Conference Center Project.
- (c) Discussion and Action on a Performance Agreement between the MFEDC, Hawkins Family Partners, LP and Marble Falls Hotel Group, LLC for the Downtown Hotel and Conference Center Project.
- (d) Discussion and Action on a Conference Center Nonexclusive Lease and Management Agreement between the MFEDC and Marble Falls Hotel Group, LLC for the Downtown Hotel and Conference Center Project.

**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

**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 22<sup>nd</sup> day of September, 2021 at 4:00 pm and remained so posted for at least 72 continuous hours proceeding the scheduled time of said meeting.



Christina McDonald, EDC Secretary

**MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION**  
**Agenda Item Cover Memo**  
**September 27, 2021**

**Agenda Item:** 8  
**Prepared By:** Christina McDonald, Secretary  
**Department:** Administration  
**Submitted By:** EDC Board

**AGENDA CAPTION**

**EXECUTIVE SESSION**

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**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.

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EDC Attorney