



**NOTICE OF MEETING  
OF THE  
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION  
Wednesday, March 2, 2016 – noon**

A quorum of the Marble Falls City Council may be present

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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 **Wednesday, March 2, 2016** 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. **APPROVAL OF MINUTES**
  - February 3, 2016 regular meeting. *Christina McDonald, Secretary*
4. **PRESENTATIONS AND UPDATES**
  - Update on City Business. *Mike Hodge, City Manager*
  - Quarterly Investment Report. *Margie Cardenas, Finance Director*
5. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT**
  - Real Estate Activity
  - Business Visits
6. **EXECUTIVE DIRECTOR'S REPORT**
  - Marketing
  - Website Activity
  - Professional Development
7. **DISCUSSION AND ACTION ITEMS**
  - (a) Discussion and Action on Predevelopment Agreement with Novak Cobalt Partners, LLC. *Staff*
  - (b) Discussion and Action on mid-year budget amendments. *Staff*
  - (c) Discussion and Action on Community Leverage request from Highland Lakes Creative Arts. *Staff*
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, the Marble Falls Economic Development Corporation Board will meet in Executive Session to discuss the following:

- Economic Development Prospects
- Hotel/Conference Center Development

**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 25<sup>th</sup> day of February, 2016 at 10:00 am and remained so posted for at least 72 continuous hours proceeding the scheduled time of said meeting.

*/s/ Christina McDonald*

Christina McDonald, TRMC  
EDC Secretary

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

On this the 3<sup>rd</sup> day of February, 2016 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.

**PRESENT:**

|                  |                |
|------------------|----------------|
| Steve Reitz      | President      |
| Mark Hodges      | Vice President |
| Jane Marie Hurst | Director       |
| Mark Mayfield    | Director       |
| John Packer      | Director       |
| Lindsay Plante   | Director       |

**ABSENT:**

|             |          |
|-------------|----------|
| Judy Miller | Director |
|-------------|----------|

**STAFF:**

|                    |                                  |
|--------------------|----------------------------------|
| Christian Fletcher | Executive Director               |
| Midge Dockery      | Business Development Coordinator |
| Monte Akers        | EDC Attorney                     |
| Christina McDonald | EDC/City Secretary               |
| Mike Hodge         | City Manager                     |
| Robert Moss        | Parks and Recreation Director    |
| Margie Cardenas    | Director of Finance              |

**VISITORS:** Charles Watkins (Parks and Recreation Commissioner), Bill and Janie Rives, Erin Hinzmann, Carolyn Bates, Marta Stafford and Rachel Schmidt (Community Arts Project – Paint the Town), Tessa Schmidtzinsky (PEC)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the meeting to order and announced the presence of a quorum.
2. **CITIZENS COMMENTS.** There were no citizen comments.
3. **APPROVAL OF MINUTES.** Director Mayfield made a motion to approve the minutes of the January 6, 2016 regular meeting and January 19, 2016 joint workshop. Vice President Hodges seconded the motion. The motion carried by a vote of 7-0.
4. **PRESENTATIONS AND UPDATES**
  - Erin Hinzmann gave an update on the Community Arts Project. Paint the Town Board members Janie Rives and Carolyn Bates gave an update on the Paint the Town event.

5. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery gave an update on real estate activity and business visits.

6. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher gave an update on marketing, website activity and professional development.

7. **DISCUSSION AND ACTION ITEMS**

(a) **Discussion and Action on a request for funding for Parks Master Plan.** Robert Moss, Parks and Recreation Director requested funds from the EDC for the Parks Master Plan. Director Packer made a motion to approve funding in the amount of \$28,000 for the Parks Master Plan, removing the specificity of just the downtown area. Director Hurst seconded the motion. The motion carried by a vote of 6-0.

8. **EXECUTIVE SESSION**

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- **Economic Development Prospects**
- **Hotel/Conference Center Development**

**12:40 pm Convened to Executive Session**

**1:53 pm 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 regular meeting agenda were reviewed.

11. **ADJOURNMENT.** There being no further business to discuss, Director Hurst made a motion to adjourn. Director Packer seconded the motion. The motion carried by a vote of 6-0. The meeting was adjourned at 1:54 pm.

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**Steve Reitz, President**

**ATTEST:**

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**Christina McDonald, EDC Secretary**

**MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION**  
**Agenda Item Cover Memo**  
**March 2, 2016**

**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 \_\_\_\_\_, 2016.

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EDC Attorney