



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, April 6, 2016 – noon**

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 **Wednesday, April 6, 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**
 - March 2, 2016 regular meeting. *Christina McDonald, Secretary*
4. **PRESENTATIONS AND UPDATES**
5. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT**
 - Real Estate Activity
 - Business Visits
6. **EXECUTIVE DIRECTOR'S REPORT**
 - Marketing
 - Website Activity
7. **DISCUSSION AND ACTION ITEMS**
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 31st day of March 2016 at 3:00 pm 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 2nd day of March, 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.

<u>PRESENT:</u>	Steve Reitz	President
	Mark Hodges	Vice President
	Jane Marie Hurst	Director
	Mark Mayfield	Director
	Judy Miller	Director
	John Packer	Director
	Lindsay Plante	Director

ABSENT: None

<u>STAFF:</u>	Christian Fletcher	Executive Director
	Midge Dockery	Business Development Coordinator
	Monte Akers	EDC Attorney
	Christina McDonald	EDC/City Secretary
	Mike Hodge	City Manager
	Margie Cardenas	Director of Finance

VISITORS: Joe Don Dockery (Burnet County Commissioner), Judge James Oakley (Burnet County Judge)

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.** Commissioner Dockery stated that the next Household Hazardous Waste event will be held May 21 from 9am-1pm
3. **APPROVAL OF MINUTES.** Director Mayfield made a motion to approve the February 3, 2016 regular meeting minutes. The motion was seconded by Director Packer and carried by a unanimous vote.
4. **PRESENTATIONS AND UPDATES.** City Manager Mike Hodge gave an update on City business, followed by the EDC quarterly investment report presentation presented by Finance Director Margie Cardenas.

5. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery gave the board an update on real estate activity and business visits.
6. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher gave an updated on marketing, website activity and professional development.
7. **DISCUSSION AND ACTION ITEMS**

President Reitz moved to item 7(b) after stating the board would discuss item 7(a) in executive session prior to discussing in open session and taking action.

(a) **Discussion and Action on Predevelopment Agreement with Novak Cobalt Partners, LLC.** After convening to Executive Session, Director Mayfield made a motion to approve the predevelopment agreement with Novak Cobalt Partners, LLC subject to amendments discussed in executive session. Director Miller seconded the motion. The motion carried by a vote of 7-0.

(b) **Discussion and Action on mid-year budget amendments.** Executive Director Christian Fletcher presented the mid-year budget amendments. Director Mayfield made a motion to approve the budget amendments as presented. The motion was seconded by Director Hurst and carried by a unanimous vote (7-0).

(c) **Discussion and Action on Community Leverage request from Highland Lakes Creative Arts.** Mr. Fletcher stated that the Highland Lakes Creative Arts has requested \$10,000 from the Community Leverage Fund for the annual Paint the Town event. It was that the EDC Finance Committee met and is recommending funding in the amount of \$3,300. After some discussion, Director Hurst made a motion to fund the Highland Lakes Creative Arts \$3500 from the Community Leverage Fund. Director Packer seconded the motion. The motion carried by a vote of 7-0.

8. **EXECUTIVE SESSION**

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12:53 pm convened to Executive Session

1:50 pm returned to Open Session and returned to item 7(a) to take action.

9. **RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.** Action taken under item 7(a).
10. **FUTURE AGENDA REVIEW.** No discussion.
11. **ADJOURNMENT.** There being no further business to discuss, Vice President Hodges made a motion to adjourn. Director Packer seconded the motion and the meeting was adjourned at 1:52 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
April 6, 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.

EDC Attorney