



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, October 5, 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, October 5, 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. **PRESENTATIONS AND UPDATES**
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** *Midge Dockery, Business Development Coordinator*
 - Real Estate Activity
 - Business Visits
 - Governor's Small Business Forum
5. **EXECUTIVE DIRECTOR'S REPORT.** *Christian Fletcher, Executive Director*
 - Marketing
 - Website Activity
 - Programs Update
 - Professional Development
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 September 7, 2016 regular meeting. **Christina McDonald, Secretary**

7. REGULAR AGENDA. *The Board will individually consider and possibly take action on any or all of the following items:*

- (a) Consider and take action on extending due diligence period for Novak Cobalt and third-party vendors, as addressed in the Predevelopment Agreement dated March 7, 2016.

- (b) Update on High Demand Job Training Program Grant Application.

8. EXECUTIVE SESSION

Close Open Session and Convene Executive Session pursuant to §551.087 (*Economic Development*), §551.071 (*Private Consultation between the Board and its Attorney*), §551.072, and (*Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property*) of the Open Meetings Act. *Tex. Gov't Code*, Council 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 30th day of September, 2016 at 12:30 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

The agenda is also posted on the City's website www.marblefallstx.gov and the EDC's website www.marblefallseconomy.com

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

On this the 7th day of September 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/EDC Treasurer

VISITORS: Connie Swinney (KBey/Picayune), Eric Looper, Brian Harrison, Wes Livesay, and John Kemper (Baylor Scott & White), Tom Mote, Dick Reissig and Jeff Novak (Novak Cobalt Partners), Celia Merrill, Fay Crider and Gail Davalos (Mickey West Career Assets), Joe Don Dockery (Burnet County Commissioner Precinct 4), Billy Wall (Burnet County Commissioner Elect Precinct 3), Abe Santillan (Strong Electric)

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.** Commissioner Dockery introduced Commissioner Elect Precinct 3 Billy Wall.
3. **PRESENTATIONS AND UPDATES**
 - **Update from Baylor Scott & White.** Eric Looper, CEO gave the update.
 - **Check Presentation for Year Four of the Performance Agreement with Baylor Scott & White.** Baylor Scott & White representatives Eric Looper, Brian Harrison,

Wes Livesay and John Kemper were present to accept the performance agreement check.

- **City of Marble Falls Update.** Mike Hodge, City Manager provided the update.

4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator gave an update on business visits and real estate activity.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director gave reports and updates on marketing, website activity, programs and professional development.
6. **CONSENT AGENDA.**
 - (a) **Approval of the minutes of the August 3, 2016 regular meeting.**
 - (b) **Approval of the 3rd Quarterly Investment Report for the period April 1, 2016 through June 30, 2016.**

Director Packer made a motion to approve the consent agenda. Director Miller seconded the motion. The consent agenda was approved by a vote of 7-0.

7. **REGULAR AGENDA.**

President Reitz moved to item 7(c).

- (c) **Discussion and Action on High Demand Job Training Program Grant Application.**

After some discussion Director Packer made a motion to approve the grant application in an amount up to \$37,400 contingent upon the subcommittee's recommendation. Director Miller seconded the motion. The motion carried by a vote of 7-0.
- (a) **Discussion and Action on a Performance Agreement between the Marble Falls Economic Development Corporation and Novak Cobalt Partners.**
- (b) **Discussion and Action on a Lease Agreement between the Marble Falls Economic Development Corporation and Novak Cobalt Partner.**

President Reitz opened items 7(a) and 7(b) and stated the board would like to convene to Executive Session to discuss both items.

12:52 pm convened to Executive Session

1:31 pm returned to Open Session

Upon returning from Executive Session, Director Hurst made a motion to authorize President Reitz to execute the performance agreement and lease agreement between the Marble Falls Economic Development Corporation and Novak Cobalt Partners

contingent upon final review and approval of legal counsel and the EDC Executive Director no later than September 13, 2016. Director Packer seconded the motion. The motion carried by a unanimous vote (7-0).

8. **EXECUTIVE SESSION**

Close Open Session and Convene Executive Session pursuant to §551.087 (*Economic Development*), §551.071 (*Private Consultation between the Board and its Attorney*), §551.072, and (*Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property*) of the Open Meetings Act. *Tex. Gov't Code*, Council 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.** See action under items 7(a) and 7(b).

10. **FUTURE AGENDA REVIEW.** Items for the October regular agenda were reviewed as well as the September 20 special meeting with the Marble Falls City Council.

11. **ADJOURNMENT.** There being no further business to discuss, Director Hurst made a motion to adjourn. Vice President Hodges seconded the motion. The meeting was adjourned at 1:45 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION

Agenda Item Cover Memo

October 5, 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