



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, February 1, 2017 – 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, February 1, 2017** 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**
 - Administration of Oath of Office. ***Christina McDonald, City Secretary***
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***
 - Website Activity
 - 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 January 4, 2017 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) Discussion and Action on a Development Agreement between the Marble Falls Economic Development Corporation and Novak Cobalt Partners, LLC.
- (b) Discussion and Action on a Memorandum of Agreement between the Marble Falls Economic Development Corporation and Mickey West Career Assets.
- (c) Discussion regarding FY 2016-2017 budget amendments.

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

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 24th day of January, 2017 at 1:00 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

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 4th day of January, 2017 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 |
| Jane Marie Hurst | Director (arrived at 12:30 pm) |
| Mark Mayfield | Director |
| Judy Miller | Director |
| John Packer | Director |
| Lindsay Plante | Director |

ABSENT: None

STAFF:

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

VISITORS: Tom Mote and Jeff Novak (Novak Cobalt Partners), Aaron Farmer (The Retail Coach), Tessa Schmidtzinsky (Pedernales Electric Cooperative Community and Economic Development representative)

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. **PRESENTATIONS AND UPDATES.** There were no presentations or updates.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator gave a report on real estate activity and business visits.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director gave updates on marketing, website activity and programs.
6. **CONSENT AGENDA**

- (a) **Approval of the minutes of the December 20, 2016 special meeting.** Director Mayfield made a motion to approve the consent agenda. The motion was seconded by Director Miller and carried by a vote of 5-0.

7. REGULAR AGENDA

- (a) **Discussion and Action on election of a Vice President for the Corporation.** Director Packer made a motion to elect Mark Mayfield as Vice President to fill the unexpired term of former Director Mark Hodges. Director Miller seconded the motion. The motion carried by a unanimous vote (5-0).
- (b) **Discussion and Action on Retail Recruitment Strategy Proposal.** Aaron Farmer presented the retail recruitment strategy proposal to the board of directors. Director Mayfield made a motion to approve the proposal in the amount of \$12,000 to be paid from the recruitment budget line item. Director Packer seconded the motion. The motion carried by a vote of 5-0.

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- Hotel/Conference Center Development

12:22 pm Convened to Executive Session

2:10 pm Returned to Open Session

Note that Vice President Mayfield and Director Packer left the meeting during executive session and did not return.

9. **RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.** No action was taken.
10. **FUTURE AGENDA REVIEW.** There was no future agenda review.
11. **ADJOURNMENT.** There being no further business to discuss, Director Hurst made a motion to adjourn. Director Miller seconded the motion. The motion carried by a vote of 4-0. The meeting was adjourned at 2:10 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

DRAFT

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
February 1, 2017

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*), §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:

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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 _____, 2017.

EDC Attorney