



**NOTICE OF MEETING  
OF THE  
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION  
Wednesday, March 1, 2017 – 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 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**
  - City of Marble Falls update. ***Mike Hodge, City Manager***
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 February 1, 2017 regular meeting. **Christina McDonald, Secretary**
- (b) Approval of the 1<sup>st</sup> Quarterly Investment Report for the period October 1, 2016 through December 31, 2016. **Margie Cardenas, Finance Director**

**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 an amendment to the Sales Contract between the Marble Falls Economic Development Corporation and Sawmill Partners, LLC.
- (b) Discussion and Action on appointments to the EDC Finance, Public Relations, and Workforce/Education Committees.
- (c) Discussion and Action on designating authorized signers on the Marble Falls Economic Development Corporation's bank account.
- (d) Discussion and Action on 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 22<sup>nd</sup> day of February, 2017 at 1:30 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](http://www.marblefallstx.gov) and the EDC's website [www.marblefallseconomy.com](http://www.marblefallseconomy.com).*

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

On this the 1<sup>st</sup> day of February, 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.

<b><u>PRESENT:</u></b>	Steve Reitz	President
	Mark Mayfield	Director
	Judy Miller	Director
	Ryan Nash	Director
	John Packer	Director
<b><u>ABSENT:</u></b>	Jane Marie Hurst	Director
	Lindsay Plante	Director
<b><u>STAFF:</u></b>	Christian Fletcher	Executive Director
	Midge Dockery	Business Development Coordinator
	Patty Akers	Attorney
	Christina McDonald	EDC/City Secretary
	Caleb Kraenzel	Assistant City Manager
	Margie Cardenas	Director of Finance/EDC Treasurer

**VISITORS:** Tessa Schmidtzinsky (PEC), Celia Merrill

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the meeting to order at noon. A quorum was present.
2. **CITIZENS COMMENTS.** There were no citizen comments.
3. **PRESENTATIONS AND UPDATES**
  - **Administration of Oath of Office.** Christina McDonald, City Secretary administered the Oath of Office to Ryan Nash.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator gave updates on real estate activity, business visits and programs and marketing.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director gave an update on website activity and prospects. Mr. Fletcher also gave a financial update.

6. **CONSENT AGENDA.**

- (a) **Approval of the minutes of the January 4, 2017 regular meeting.** Director Miller made a motion to approve the consent agenda. Vice President Mayfield seconded the motion. The consent agenda was approved by a vote of 5-0.

7. **REGULAR AGENDA.**

President Reitz moved to item 7(b).

- (b) **Discussion and Action on a Memorandum of Agreement between the Marble Falls Economic Development Corporation and Mickey West Career Assets.** Celia Merrill was present representing Mickey West Career Assets. Executive Director Christian Fletcher addressed the board. Vice President Mayfield made a motion to approve the Memorandum of Agreement as presented. Director Miller seconded the motion. The motion carried by a vote of 5-0.
- (c) **Discussion regarding FY 2016-2017 budget amendments.** Executive Director Fletcher reviewed the proposed budget amendments with the board. It was noted that this item will be brought back to the board in March or April for approval.

**12:37 pm Convened to Executive Session**

**1:20 pm Returned to Open Session**

- (a) **Discussion and Action on a Development Agreement between the Marble Falls Economic Development Corporation and Novak Cobalt Partners, LLC.** After convening to executive session, Vice President Mayfield made a motion to approve the Development Agreement with the amendments as discussed in executive session. Director Miller seconded the motion. The agreement was approved by a unanimous vote (5-0).

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**

**12:37 pm Convened to Executive Session**

**1:20 pm Returned to Open Session**

9. **RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.** See item 7(a).
10. **FUTURE AGENDA REVIEW.** Items for the March agenda were
11. **ADJOURNMENT.** There being no further business to discuss, Vice President Mayfield made a motion to adjourn. Director Packer seconded the motion and the meeting was adjourned at 1:22 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 1, 2017**

**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 \_\_\_\_\_, 2017.

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EDC Attorney