



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, April 5, 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 **April, March 5, 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**
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 March 1, 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 award of contract for the extension of West Innovation Loop in the Marble Falls Business & Technology Park.

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
- Acquisition of property to expand the park system

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 March, 2017 at 2:15 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 1st day of March, 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.

<u>PRESENT:</u>	Steve Reitz	President
	Mark Mayfield	Vice President
	Judy Miller	Director
	Ryan Nash	Director
	John Packer	Director
	Lindsay Plante	Director
<u>ABSENT:</u>	Jane Marie Hurst	Director (arrived at 12:30 pm)
<u>STAFF:</u>	Christian Fletcher	Executive Director
	Midge Dockery	Business Development Coordinator
	Monte Akers	Attorney
	Christina McDonald	EDC/City Secretary
	Margie Cardenas	Director of Finance/EDC Treasurer
	Mike Hodge	City Manager
	Caleb Kraenzel	Assistant City Manager
	Eric Belaj	City Engineer

VISITORS: Brad Wilcox, Bob Clifton, Lynn Surls (Sawmill Partners LLC)

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.** There were no citizen comments.
3. **PRESENTATIONS AND UPDATES.** City Manager Mike Hodge gave an update on City business.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator gave reports on real estate activity, business visits, program and marketing.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director gave reports on website activity prospects. Mr. Fletcher also gave a financial update.

6. **CONSENT AGENDA.**

- (a) **Approval of the minutes of the February 1, 2017 regular meeting.**
- (b) **Approval of the 1st Quarterly Investment Report for the period October 1, 2016 through December 31, 2016.**

Director Miller made a motion to approve the consent agenda. The motion was seconded by Director Plante and carried by a unanimous vote (6-0).

7. **REGULAR AGENDA.**

- (a) **Discussion and Action on an amendment to the Sales Contract between the Marble Falls Economic Development Corporation and Sawmill Partners, LLC.** Vice President Mayfield made a motion to approve the amendment to the sales contract with Sawmill Partners, LLC, amending the feasibility period termination from 60 days to 90 days. Director Packer seconded the motion. The motion carried by a vote of 6-0.
- (b) **Discussion and Action on appointments to the EDC Finance, Public Relations, and Workforce/Education Committees.** Director Packer made a motion to removed Director Plante from the Workforce/Education Committee and appoint her to the Public Relations Committee and to appoint Director Nash to the Public Relations Committee. Director Miller seconded the motion. The motion carried by a vote of 6-0.
- (c) **Discussion and Action on designating authorized signers on the Marble Falls Economic Development Corporation's bank account.** Director Packer made a motion to remove former Board Vice President Mark Hodges and add new Director Ryan Nash as an authorized signer on the Marble Falls Economic Development Corporation's bank account. Vice President Mayfield seconded the motion. The motion carried by a unanimous (6-0) vote.
- (d) **Discussion and Action on FY 2016-2017 budget amendments.** Director Fletcher addressed the board. Director Packer made a motion to approve the proposed budget amendments as presented. Vice President Mayfield seconded the motion. The motion carried by a vote of 6-0.

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

12:36 pm Convened to Executive Session

1:40 pm Returned to Open Session

9. **RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.** Director Nash made a motion to direct staff and the consultants to proceed with the title exceptions curative work as discussed in Executive Session and authorize amendment of the lease with Novak Cobalt to extend deadlines for accomplishing that work. Vice President Mayfield seconded the motion. The motion carried by a unanimous vote (6- 0).
10. **FUTURE AGENDA REVIEW.** The next regular meeting is scheduled for April 5, 2017.
11. **ADJOURNMENT.** There being no further business to discuss, Director Nash made a motion to adjourn. Vice President Mayfield seconded the motion and 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
April 5, 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.

EDC Attorney