



**NOTICE OF MEETING  
OF THE  
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION  
Wednesday, June 6, 2018 – noon**

A quorum of the Marble Falls City Council may be present

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Notice is hereby given that a **Regular Meeting and Annual Meeting** of the Marble Falls Economic Development Corporation, a non-profit 4B Corporation, will be held at **noon on June 6, 2018** 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**
  - Quarterly update from the City of Marble Falls. **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 May 2, 2018 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 the submission of a High Demand Job Training Grant Application to the Texas Workforce Commission.
- (b) Discussion and Action on a Memorandum of Understanding between the Marble Falls EDC and Workforce Solutions Rural Capital Area.
- (c) Discussion and Action on a Memorandum of Agreement between the Marble Falls EDC and Workforce Network, Inc.
- (d) Discussion and Action on a Performance Agreement between the Marble Falls EDC and Project Bell.
- (e) Discussion and Action on the FY 2018/2019 Budget.

**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*, the EDC Board will meet in Executive Session to discuss the following:

- Acquisition of property to extend the Park System
- 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 1<sup>st</sup> day of June, 2018 at 10:00 am 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 2<sup>nd</sup> day of May 2018 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
Mark Mayfield	Vice President
Judy Miller	Director
Ryan Nash	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
Margie Cardenas	EDC Treasurer/Finance Director
Mike Hodge	City Manager
Mark Whitacre	Police Chief

**VISITORS:** None

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the meeting to order at noon.
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 provided updates on real estate activity, business visits, programs and marketing.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director gave updates on website and prospect activity and provided the financial status of the EDC.

6. **CONSENT AGENDA.**

- (a) Approval of the minutes of the April 4, 2018 regular meeting. Christina McDonald, Secretary
- (b) Approval of the 1<sup>st</sup> Quarterly Investment Report for the period October 1, 2017 through December 31, 2017. Margie Cardenas, Treasurer
- (c) Approval of the 2<sup>nd</sup> Quarterly Investment Report for the period January 2, 2018 through March 31, 2018. Margie Cardenas, Treasurer

Director Miller made a motion to approve the consent agenda which was seconded by Director Hurst and carried by a vote of 7-0.

7. **REGULAR AGENDA.**

- (a) Discussion and Action on the award of a contract for bank depository services for the period June 1, 2018 through May 31, 2021. Margie Cardenas, Treasurer addressed the board. Vice President Mayfield made a motion to accept the contract for bank depository services from Bancorp South (First State Bank Central TX). The motion was seconded by Director Packer and carried by a unanimous voter (7-0).
- (b) Discussion and Action on ground lease between the Marble Falls Economic Development Corporation and the City of Marble Falls. Executive Director Christian Fletcher addressed the board. After some discussion, Director Hurst made a motion to approve the draft ground lease as presented, contingent upon finalizing the agreement and the approval of the Marble Falls City Council. Director Packer seconded the motion which carried by a vote of 7-0.
- (c) Discussion and Action on an agreement between the Marble Falls Economic Development Corporation and the City of Marble Falls regarding the construction and improvement of public works. Executive Director Christian Fletcher addressed the board. After some discussion, Director Packer made a motion to approve the draft agreement regarding the construction and improvement of public works. Director Miller seconded the motion. The motion carried by a vote of 7-0.
- (d) Discussion regarding budget priorities for FY 2018-2019. Executive Director Fletcher led the discussion. No action was taken.

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*, the EDC Board will meet in Executive Session to discuss the following:

- Economic Development Prospects
- Hotel/Conference Center

1:07 pm Convened to Executive Session

1:46 pm Returned to Open Session

9. **RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.** No action was taken.
10. **FUTURE AGENDA REVIEW.** The Board will meet on June 6 and July 3.
11. **ADJOURNMENT.** There being no further business to discuss, Vice President Mayfield made a motion to adjourn. The motion was seconded by Director Hurst. The meeting was adjourned at 1:51 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**  
**June 6, 2018**

**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 \_\_\_\_\_, 2018.

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EDC Attorney