



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Tuesday, July 3, 2018 – 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 **July 3, 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**
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
 - Professional Development 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 June 6, 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) Administration of Oath of Office. *Christina McDonald, Secretary*

(b) Discussion and Action on the appointment of officers for the Corporation. *Christina McDonald, Secretary*

(c) Discussion and Action on the appointment of board members for the marketing, high education/workforce and finance committees.

(d) Discussion and Action on an Amendment of Contract for Sale between the Marble Falls EDC and Project Bell.

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 29th day of June, 2018 at 11:00 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 6th day of June 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
Mark Mayfield	Vice President
Judy Miller	Director
Ryan Nash	Director
Lindsay Plante	Director

ABSENT:

Jane Marie Hurst	Director
John Packer	Director

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
Caleb Kraenzel	Assistant City Manager
Ted Young	Assistant Police Chief

VISITORS: Alexandria Murrell (The Highlander), Donna and Robert Pahmiyer, Gail Davalos, Steve Lackey (First Capital Bank of Texas – Marble Falls)

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**
 - **Quarterly update from the City of Marble Falls.** Mike Hodge, City Manager provided the update.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator gave update on real estate activity, business visits, programs and marketing.

5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director provided an update on website and prospect activity and the financial status of the EDC.

6. **CONSENT AGENDA.**

(a) **Approval of the minutes of the May 2, 2018 regular meeting.** Director Miller made a motion to approve the consent agenda. The motion was seconded by Director Plante and carried by a unanimous vote (5-0).

7. **REGULAR AGENDA**

President Reitz opened items 7(a) through 7(c) for discussion. Gail Davalos was present. Executive Director Christian Fletcher addressed the board.

(a) **Discussion and Action on the submission of a High Demand Job Training Grant Application to the Texas Workforce Commission.** Director Plante made a motion to approve the submission of the grant application as presented. Director Nash seconded the motion. The motion carried by a vote of 5-0.

(b) **Discussion and Action on a Memorandum of Understanding between the Marble Falls EDC and Workforce Solutions Rural Capital Area.** Director Plante made a motion to approve the Memorandum of Understanding as presented. Director Nash seconded the motion. The motion carried by a vote of 5-0.

(c) **Discussion and Action on a Memorandum of Agreement between the Marble Falls EDC and Workforce Network, Inc.** Director Plante made a motion to approve the Memorandum of Agreement as presented. Director Nash seconded the motion. The motion carried by a vote of 5-0.

(d) **Discussion and Action on a Performance Agreement between the Marble Falls EDC and Project Bell.** Mr. Fletcher addressed the board. After some discussion, Vice President Mayfield made a motion to approve the Performance Agreement with Project Bell with the Project Bell Obligation of the creation of a minimum of 25 new, full-time jobs with a minimum annual salary of \$30,000, commencing in 2018-20189. Director Miller seconded the motion. The motion carried by a unanimous vote (5-0).

(e) **Discussion and Action on the FY 2018/2019 Budget.** Executive Director Christian Fletcher addressed the board. Vice President Mayfield made a motion to approve FY 2018/2029 budget as presented and discussed. Director Miller seconded the motion. The motion carried by a vote of 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*, 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

12:49 pm EDC Board convened to Executive Session

1:41 pm EDC Board 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 was reminded that the next regular meeting is scheduled for July 3, 2018 at noon.
11. **ADJOURNMENT.** There being no further business to discuss, Vice President Mayfield made a motion to adjourn. The motion was seconded by Director Mayfield. The meeting was adjourned at 1:44 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
July 3, 2018

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*), pursuant to §551.071 (*Private Consultation between the Board and its Attorney*), and pursuant to §551.072, (*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 _____, 2018.

EDC Attorney