



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, December 2, 2015 – 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, December 2, 2015** 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. **APPROVAL OF MINUTES**
 - October 28 and 30, 2015 special meeting and November 4, 2015 regular meeting. *Christina McDonald, Secretary*
4. **PRESENTATIONS AND UPDATES**
 - Update on City business. *Mike Hodge, City Manager*
 - Presentation of Quarterly Investment Report. *Margie Cardenas, Finance Director/Treasurer*
5. **DIRECTOR'S REPORT**

Update and Discussion on the following:

 - Web Site Activity
 - Marketing
 - Sign Replacement Program
 - Sales Tax Workshop
6. **DISCUSSION AND ACTION ITEMS**
 - (a) Discussion and Action on website upgrades. *Staff*
 - (b) Discussion and Action on a Retail Recruitment Strategy Proposal. *Aaron Farmer, Retail Coach*
 - (c) Discussion and Action on a Sales Contract for Lot 6A, Block A, Business & Technology Park. *Staff*

(d) Discussion and Action on a Community Leverage Application for Seasonal Lighting Displays. **Staff**

7. 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, the Marble Falls Economic Development Corporation Board will meet in Executive Session to discuss the following:

- Economic Development Prospects
- Hotel/Conference Center Development

8. RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION

9. FUTURE AGENDA REVIEW

10. 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 25th day of November, 2015 at 3:00 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

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

On this the 28th day of October, 2015 the Marble Falls Economic Development Corporation of the City of Marble Falls convened in special session at 1:00 pm 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 Hodges	Vice President
John Packer	Director
Mark Mayfield	Director
Judy Miller	Director
Lindsay Plante	Director

ABSENT:

Jane Marie Hurst	Director
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STAFF:

Christian Fletcher	Executive Director
Christina McDonald	EDC/City Secretary
Monte Akers	Attorney
Mike Hodge	City Manager

VISITORS: Dan Rogers, Daryn Eudaly, William Resch and Gary Brem (New Era Partners), Tom Mote, Jeff Novak and Tina Harlow (Novack/Cobalt)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the meeting to order at 1:03 pm.
2. **EXECUTIVE SESSION**
Close Open Session and Convene Executive Session pursuant to §551.087 (*Economic Development*) and pursuant to §551.071 (*Private Consultation between the Board and its Attorney*), of the Open Meetings Act, the Marble Falls Economic Development Corporation Board will meet in Executive Session to discuss the following:
 - Discussion on Hotel/Conference Center Development

1:03 pm Convened to Executive Session

2:37 pm Returned to Open Session

3:10 pm Convened to Executive Session

4:45 pm Returned to Open Session

3. **ADJOURNMENT** There being no further business to discuss, the meeting was adjourned at 4:46 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

[Faint, illegible text, possibly a signature or stamp]

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

On this the 30th day of October, 2015 the Marble Falls Economic Development Corporation of the City of Marble Falls convened in special session at 2:00 pm 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 Hodges	Vice President
Jane Marie Hurst	Director
John Packer	Director
Mark Mayfield	Director
Judy Miller	Director
Lindsay Plante	Director

ABSENT: None

STAFF:

Christian Fletcher	Executive Director
Christina McDonald	EDC/City Secretary
Monte Akers	Attorney
Mike Hodge	City Manager

VISITORS: Jeff Nelson, Donna Wilcox and Rocky Reese (Live Oak Lodging)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the meeting to order at 2:00 pm.
2. **EXECUTIVE SESSION**
Close Open Session and Convene Executive Session pursuant to §551.087 (*Economic Development*) and pursuant to §551.071 (*Private Consultation between the Board and its Attorney*), of the Open Meetings Act, the Marble Falls Economic Development Corporation Board will meet in Executive Session to discuss the following:
 - Discussion on Hotel/Conference Center Development

2:01 pm Convened to Executive Session

3:25 pm Returned to Open Session and recessed until 3:34 pm

3. **ADJOURNMENT** There being no further business to discuss, the meeting was adjourned at 4:22 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

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

On this the 4th day of November, 2015 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 Hodges	Vice President
	Jane Marie Hurst	Director
	Mark Mayfield	Director
	Judy Miller	Director
	John Packer	Director
	Lindsay Plante	Director

ABSENT: None

<u>STAFF:</u>	Christian Fletcher	Executive Director
	Rose Metzler	Administrative Assistant
	Christina McDonald	EDC/City Secretary
	Monte Akers	Attorney
	Mike Hodge	City Manager

VISITORS: Joe Don and Midge Dockery, Bill Rives (Marble Falls/Lake LBJ Chamber of Commerce)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the meeting to order at 12:03 pm.
2. **CITIZENS COMMENTS.** There were no citizen comments.
3. **APPROVAL OF MINUTES.** Director Mayfield made a motion to approve the minutes of October 7, 2015 regular meeting. The motion was seconded by Director Packer and carried by a vote of 6-0.
4. **PRESENTATIONS AND UPDATES.** There were no presentations or updates.
5. **DIRECTOR'S REPORT.** Executive Director Fletcher gave an update on website activity and marketing.
6. **DISCUSSION AND ACTION ITEMS**

- (a) **Discussion and Action on Avenue H survey.** Director Mayfield made a motion to accept the bid from Willis-Sherman for the Avenue H survey in the amount of \$4,800.00. Director Miller seconded the motion which was approved by a vote of 6-0.

7. **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, the Marble Falls Economic Development Corporation Board will meet in Executive Session to discuss the following:

- Economic Development Prospects
- Hotel/Conference Center Development

12:10 pm convened to Executive Session – Note: Director Hurst arrived during Executive Session

1:20 pm returned to Open Session

8. **RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.** No action was taken.
9. **FUTURE AGENDA REVIEW.** There was no discussion.
10. **ADJOURNMENT.** There being no further business to discuss, Director Hodges made a motion to adjourn. Director Packer seconded the motion. The meeting was adjourned at 1:21 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
December 2, 2015

Agenda Item: 7
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, he Marble Falls Economic Development Corporation Board will meet in Executive Session to discuss the following:

- Economic Development Prospects
- Hotel/Conference Center Project

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 _____, 2015.

EDC Attorney