



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, January 7, 2026 – 12:00 pm**

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 **12:00 pm** on **January 7, 2026** in the City Hall 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. *Caleb Kraenzel, City Manager*
4. **ASSISTANT DIRECTOR'S REPORT.** *Midge Dockery, Assistant Director*
 - Real Estate Activity
 - Business Visits
 - Programs Update
 - Marketing Update
5. **EXECUTIVE DIRECTOR'S REPORT.** *Christian Fletcher, Executive Director*
 - Prospect Activity
 - Financial Update
 - Project Updates
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 December 3, 2025 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 a Retail Market Analysis and Recruitment Strategy Proposal from The Retail Coach.

8. EXECUTIVE SESSION

Close Open Session and Convene Executive Session pursuant to §551.087 (*Economic Development*) and §551.071 (*Private Consultation between the Board and its Attorney*), §551.072 (*Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property*), and of the Open Meetings Act. Tex. Gov't Code, the Economic Development Corporation will meet in Executive Session to discuss the following:

- Economic Development Prospects
- Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property

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 meeting. Please contact Ms. Christina McDonald, City Secretary, at (830) 693-3615.

Certificate of Posting

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at City Hall, 800 Third Street, Marble Falls, Texas in a place convenient and readily accessible to the general public at all times, and posted at least **three full business days prior to the meeting date**, in compliance with HB 1522 and the Texas Open Meetings Act.



Christina McDonald, TRMC
EDC Secretary

STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS

On December 3, 2025, the Marble Falls Economic Development Corporation convened in regular session at 12:00 p.m in the City Hall Council Chambers, with notice of the meeting giving the 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
John Packer Director
Lindsay Plante Director
Dave Rhodes Director

ABSENT: None

STAFF: Christian Fletcher Executive Director
Midge Dockery Assistant Director
Christina McDonald Secretary/City Secretary
Josh Brockman Weber City Attorney
Caleb Kraenzel City Manager
Russell Sander Assistant City Manager
Erin Burks Downtown and Marketing Manager

VISITORS: Raymont Whelan (The Highlander), Dakota Morrissey (Daily Trib), Mike Ingalsbe, Craig Magerkurth (Mayor Pro-Tem)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the meeting to order at 12:00 p.m. and announced the presence of a quorum.
2. **CITIZENS COMMENTS.** There were no citizen comments.
3. **PRESENTATIONS AND UPDATES.** There were no presentations or updates.
4. **ASSISTANT DIRECTOR'S REPORT.** Midge Dockery, Assistant Director reported on real estate activity, business visits, programs and marketing.
5. **EXECUTIVE DIRECTOR'S REPORT.** Executive Director Christian Fletcher provided an update on prospect activity, the EDC's financials and projects.
6. **CONSENT AGENDA.**

- (a) **Approval of the minutes of the November 5, 2025 workshop and regular meeting.** Director Miller made a motion to approve the consent agenda. Director Plante seconded the motion. The motion carried by a vote of 7-0.

7. REGULAR AGENDA.

- (a) **Discussion and Action on a Contract for Sale between the MFEDC and 42, LLC dba 42 Real Estate, LLC for approximately 7.54 acres in the Business and Technology Park.** Executive Director Fletcher presented the agenda item regarding the proposed Contract for Sale.

Director Rhodes moved to approve the Contract for Sale in the amount of \$565,500, with the following amendments:

- a 120-day feasibility study period; and
- an 180-day closing period from the effective date of the contract.

Vice President Mayfield seconded the motion which carried unanimously 7-0.

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), and §551.072 (Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property), and of the Open Meetings Act. Tex. Gov't Code, the Economic Development Corporation will meet in Executive Session to discuss the following:

- **Economic Development Prospects**
- **Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property**

12:28 p.m. The Board convened to Executive Session

1:00 p.m. The 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.** Staff noted the next regular meeting is scheduled for January 7, 2026.

- 11. ADJOURNMENT.** There being no further business to discuss, Director Plante made a motion to adjourn the meeting. Director Miller seconded the motion, and the meeting was adjourned at 1:01 p.m.

Steve Reitz, President

ATTEST:

Christina McDonald, Secretary

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