



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, February 4, 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 **February 4, 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 on Downtown. *Erin Burks, Downtown and Marketing 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 January 7, 2026 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 award and execution of a construction agreement with the selected contractor in an amount not to exceed \$472,105.15 to perform work required for the construction of the Falls Creek parking lot and related improvements.
- (b) Discussion on FY 2025-2026 mid-year budget amendments.

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 January 7, 2026, 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.

<u>PRESENT:</u>	Mark Mayfield	Vice President
	Ryan Nash	Director
	John Packer	Director
	Lindsay Plante	Director
	Dave Rhodes	Director
<u>ABSENT:</u>	Steve Reitz	President
	Judy Miller	Director
<u>STAFF:</u>	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: Raymond Whelan (The Highlander), Dakota Morrissey (Daily Trib), Mike Ingalsbe, Beth Koennecke (PEC), Aaron Farmer (Retail Coach)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** Vice-President Mayfield called the meeting to order at Noon and confirmed the presence of a quorum.
2. **CITIZENS COMMENTS.** There were no citizen comments.
3. **PRESENTATIONS AND UPDATES**
 - **Quarterly Update from the City of Marble Falls.** Caleb Kraenzel, City Manager provided the update.
4. **ASSISTANT DIRECTOR'S REPORT.** Midge Dockery, Assistant Director reported on real estate activity, business visits, programs and marketing.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director provided an update on prospect activity, the EDC's financial status and projects.

6. CONSENT AGENDA.

(a) Approval of the minutes of the December 3, 2025 regular meeting. Director Rhodes moved to approve the consent agenda. Director Packer seconded the motion. The motion carried by a unanimous vote (5-0).

7. REGULAR AGENDA.

(a) Discussion and Action on a Retail Market Analysis and Recruitment Strategy Proposal from The Retail Coach. Aaron Farmer (Retail Coach) provided an update to the board. Director Plante moved to approve the proposal as presented. Director Packer 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*) 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**

12:42 p.m. The EDC Board convened to Executive Session

1:23 p.m. The 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. Staff noted that the next regular meeting is scheduled for February 4.

11. ADJOURNMENT. There being no further business to discuss, Director Packer made a motion to adjourn. Director Nash seconded the motion. The meeting was adjourned at 1:27 p.m.

Steve Reitz, President

ATTEST:

Christina McDonald, Secretary