



**CITY OF MORGAN'S POINT RESORT
ECONOMIC DEVELOPMENT CORPORATION MEETING**

Mic and Garrett Hill Event Center

60 Morgan's Point Blvd.

AGENDA

21 April 2022 12:00 noon – 1:00 PM

CALL THE BUSINESS MEETING TO ORDER – Mark Allyn

ANNOUNCEMENTS AND CITIZEN COMMENTS

APPROVAL OF MINUTES

- 1) Review / accept minutes from the January 20, 2022 board meeting – Mark Allyn

FINANCE REPORT

- 2) Discuss and consider finance report as of March 31, 2022 – Debbie Bates

OLD BUSINESS

- 3.) Update on Kleypas Park, fence, and grant – Debbie Bates & Tom Edwards
- 4) Status of FY22 Work Plan:
 - A. Submit Kleypas Park phase 2 improvement project plan to Army Corps of Eng. – Tom Edwards
 - B. Update MPR 2016 Master Parks Plan - Dalton Rice
 - C. Serve as incubator for any of these initiatives if MPR volunteer(s) identified:
 - a. Create a strategy / incentive for property owners in ETJ to desire/request annexation – Mike Fletcher
 - b. Establish a MPR community garden – need a board sponsor
 - c. Establish a MPR farmers market – Marla Smith
 - d. Create a veterans memorial in MPR – Christina Venegas
 - e. Establish a MPR Chamber of Commerce (Business Network) – Linda Bridges

NEW BUSINESS

- 5) Board member training – Mark Allyn
- 6) Consider and elect new board members – Mark Allyn
- 7) Election of EDC Board President and Secretary – Mark Allyn
- 8) Update from City Manager – Dalton Rice

STAFF, CONSULTANT, OR OTHER REPORTS

None

ADJOURN

I certify that a copy of the 21 April 13, 2022 agenda of items to be considered by the Morgan's Point Resort Economic Development Corporation was posted and could be seen on the City Hall bulletin board on January 14 by noon and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting. I further certify that the following News Media were properly notified of the above stated meeting: Belton Journal.

Mark Allyn, EDC Director

The announcement portion of the meeting allows EDC members or staff to announce general items of interest to all in attendance. The public comments section of the meeting is for citizens to address the EDC (as a whole). Because these are comments from the public and not a specific Agenda item, members can defer to the Executive Director to take an appropriate action or request that the item be included on the next available Agenda.

EXECUTIVE SESSION

None scheduled.

The Board reserves the right to discuss the above item in Executive Closed Session if it meets the qualifications of Chapter 551 of the Government Code of the State of Texas.



CITY OF MORGAN'S POINT RESORT
ECONOMIC DEVELOPMENT CORPORATION MEETING
AGENDA

20 January 2022, 12:00 noon – 1:00 PM

Meeting Minutes in Blue

CALL THE BUSINESS MEETING TO ORDER – Mark Allyn

Members Present:

Marla Smith
Debbie Bates
Mike Fletcher
Dianah Dulany
Stan Briggs
Mark Allyn

Members Absent:

Jeff Davison

Citizens Present:

Dalton Rice
Donna Hartman
Dayspring Fowler
Louis LeDoux
Linda Bridges
Larry Hartman
Christina Venegas
Tom Edwards

ANNOUNCEMENTS AND CITIZEN COMMENTS

APPROVAL OF MINUTES

- 1) Review / accept minutes from the October 21, 2021 board meeting – Mark Allyn
Motion to Accept – Marla Smith – 2nd Motion – Mike Fletcher (Unanimous approval)

FINANCE REPORT

- 2) Discuss and consider finance report as of December 31, 2021 – Debbie Bates
Motion to Accept – Mike Fletcher – 2nd Motion - Marla Smith (Unanimous approval)

OLD BUSINESS

- 3) Update on Kleypas Park and status of grant funding – Tom Edwards
- 4) Status of FY22 Work Plan (short-term projects):
 - A. Submit Kleypas Park phase 2 improvement project plan to Army Corps of Eng. – Tom Edwards
 - B. Update MPR 2016 Master Parks Plan - Dalton Rice
 - C. Serve as incubator for any of these initiatives if MPR volunteer(s) identified:
 - a. Create a strategy / incentive for property owners in ETJ to desire/request annexation – Mike Fletcher
 - b. Establish a MPR community garden – Jeff Davison
 - c. Establish a MPR farmers market – Marla Smith
 - d. Create a veterans memorial in MPR – need a board sponsor

- e. Establish a MPR Chamber of Commerce (Business Network) – Linda Bridges
- f. Apply for a Texas Historical Marker for the J E Morgan Stonewall Home – Tom Edwards/Mark Allyn

NEW BUSINESS

- 5) Election of EDC Officers – Mark Allyn
 - Vice President – Marla Smith**
 - **Motion to Accept – Stan Briggs – 2nd Motion – Debbie Bates (Unanimous approval)**
 - Secretary – Jeff Davison**
 - **Motion to Accept – Debbie Bates – 2nd Motion – Mike Fletcher (Unanimous approval)**
 - Treasurer – Debbie Bates**
 - **Motion to Accept – Marla Smith – 2nd Motion – Dianah Dulany (Unanimous approval)**
- 6) Election of EDC Board President – Mark Allyn
 - President – Stan Briggs**
 - **Motion to Accept – Debbie Bates – 2nd Motion – Mike Fletcher (Unanimous approval)**
- 7) Update from City Manager – Dalton Rice

STAFF, CONSULTANT, OR OTHER REPORTS

Election of New Morgan’s Point Resort Board of Directors

- **New Board of Director – Christina Venegas**
 - o **Motion to Accept – Debbie Bates – 2nd Motion – Marla Smith (Unanimous approval)**

ADJOURN

Motion to Adjourn – Mike Fletcher – 2nd Motion – Stan Briggs (Unanimous approval)

I certify that a copy of the 20 January 2022 agenda of items to be considered by the Morgan’s Point Resort Economic Development Corporation was posted and could be seen on the City Hall bulletin board on January 14 by noon and remained posted continuously for at least 72 hours proceeding the scheduled time of the meeting. I further certify that the following News Media were properly notified of the above stated meeting: Belton Journal.

Mark Allyn, EDC Director

The announcement portion of the meeting allows EDC members or staff to announce general items of interest to all in attendance. The public comments section of the meeting is for citizens to address the EDC (as a whole). Because these are comments from the public and not a specific Agenda item, members can defer to the Executive Director to take an appropriate action or request that the item be included on the next available Agenda.

EXECUTIVE SESSION

None scheduled. The Board reserves the right to discuss the above item in Executive Closed Session if it meets the qualifications of Chapter 551 of the Government Code of the State of Texas.

- **The Board of Directors met in Executive Session:**
 - o **Executive Session opened at 12:50 PM**
 - o **Executive Session closed at 1:12 PM**

Morgan's Point Resort
Economic Development Corporation
Board Meeting
April 21, 2002

Finance Report

EDC FINANCE REPORT (INCOME & EXPENSES)

4-Apr-22

	Dec-21	Jan-22	Feb-22	Mar-22
INCOME:				
EDC sales tax	\$ 4,447.07	\$ 5,057.16	\$ 5,933.97	\$ 4,148.73
Interest on bank account	\$ 1.86	\$ 1.85	\$ 2.09	\$ 2.76
Kleypas - sell excess landscaping items to Cliff House		\$ 260.00		
Kleypas - excess from Edwards withdrawal 9/4/21		\$ 20.00		
TOTAL INCOME	\$ 4,648.93	\$ 5,339.01	\$ 5,936.06	\$ 4,151.49

EXPENSES:				
Food for EDC board meetings		\$ (144.58)		
Fowler Comm marketing Facebook	(600.00)		\$ (300.00)	
Kleypas - Phase II conceptual drawing (Comprehensive Eng Sol)	\$ (1,500.00)			
Kleypas - topsoil (Cheaper Than Dirt)	\$ (300.00)			
Kleypas - irrigation and turf installation (Clifton Landscape)	\$ (14,385.00)			
TOTAL EXPENSES	\$ (16,785.00)	\$ (144.58)	\$ (300.00)	\$ -

NET (IN BANK ACCOUNT)	\$ 19,382.92	\$ 24,577.35	\$ 30,213.41	\$ 34,364.90
<i>Reconciled</i>	<i>complete</i>	<i>complete</i>	<i>complete</i>	<i>complete</i>

PENDING ITEMS:	
Kleypas - TPW 100% matching reimbursements (labor)	70,606.00
Kleypas - payoff loan from MPR	(70,606.00)
Kleypas - 50% matching reimbursement	837.11
Fowler Comm marketing Facebook	(900.00)
Board meeting food	(100.00)
TOTAL PENDING ITEMS	\$ (162.89)

TPW GRANT (Kleypas):	
Original grant amount	\$ 170,606.00
50% matching reimbursements - completed/received	\$ 99,162.89
50% matching reimbursements - pending	\$ 837.11
100% matching reimbursements (labor) - pending	\$ 70,606.00
GRANT BALANCE	\$ -

MPR LOAN (Kleypas):	
Original loan amount 12/17/2020	\$ 75,158.33
Payment 10/21/21	\$ (4,552.33)
LOAN BALANCE	\$ 70,606.00

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 MORGANS POINT RESORT ECONOMIC
 DEVELOPMENT CORPORATION
 102 CLIFFHOUSE DR
 BELTON TX 76513



Statement Date: **03/31/2022** Enclosures: **(0)**

Account No.: ******5967** Page: **1**



BUSINESS MONEY MARKET SUMMARY

Type: REG Status: Active

Category	Number	Amount
Balance Forward From 02/28/22		30,213.41
Debits	0	0.00
Automatic Deposits	1	4,148.73+
Interest Added This Statement		2.76+
Ending Balance On 03/31/22		34,364.90

Annual Percentage Yield Earned	0.10%
Interest Paid This Year	6.70
Interest Paid Last Year	55.85
Average Balance (Ledger)	32,488.52+

ALL CREDIT ACTIVITY

Date	Description	Amount
03/15/22	CITY OF MORGANS EDC MARCH	4,148.73
03/31/22	INTEREST PAID	2.76

DAILY BALANCE SUMMARY

Beginning Ledger Balance on 02/28/22 was 30,213.41

Date	Balance	Date	Balance	Balance
03/15/22	34,362.14	03/31/22	34,364.90	

Continued

Morgan's Point Resort
Economic Development Corporation
Board Meeting
April 21, 2002

Board Applications

Board of Directors Application Form

Thank you for your interest in joining the Board of Directors for the Morgan's Point Resort (MPR) Economic Development Corporation (EDC)! Please complete this form to provide useful information about yourself. The following information will be shared with the MPR EDC Board of Directors.

Name: Linda Bridges Phone number: 760.310.7861

Address: 197 Lake Forest Dr., Belton, TX 76513

Email: LIN1326@aol.com

Briefly describe why you would like to join our Board of Directors:

I have a great interest in urban planning, especially in commercial development. All cities, large and small, need a strong commercial base. I believe the EDC can be instrumental in bringing shops, services and employment to MPR, while "honoring its small-town roots and vibrant lakeside lifestyle". Serving on the EDC Board would be a great place for me to "make a difference" in our community.

Which of your skills would be beneficial to this position?

I am a retired small business owner and a volunteer with 30 years of experience in many leadership positions (President, Treasurer, Project Chairman etc.). I am very organized, enjoy researching any subject and pride myself on always completing a project.

Signature: 

Date: April 12, 2022



MORGAN'S POINT RESORT ECONOMIC DEVELOPMENT CORPORATION

Stan Briggs, President
Marla Smith, Vice President
Jeff Davison, Secretary
Debbie Bates, Treasurer
Mark Allyn, Executive Director

(XXX), member
Dianah Dulany, member
Dennis Green (ex officio member)
Mike Fletcher, member

(all Morgan's Point Resort Volunteers)

Board of Directors Application Form

Thank you for your interest in joining the Board of Directors for the Morgan's Point Resort (MPR) Economic Development Corporation (EDC)! Please complete this form to provide useful information about yourself. The following information will be shared with the MPR EDC Board of Directors.

Name: **Scott H. Fournier** Phone number: **Home: (254) 228-0183 / Mobile: (713) 254-0107**

Address: **39 Riverstone Parkway, Morgan's Point Resort, Texas 76513**

Email: **scott.h.fournier@gmail.com**

Briefly describe why you would like to join our Board of Directors:

I live and work from my home situated in Morgan's Point Resort. This is my home and I sincerely care about my economic development in my community.

Which of your skills would be beneficial to this position?

- **Professional Experience.**
 - **Senior Associate Attorney for The Cweren Law Firm, PLLC (January 2014 to present)**
 - **primary area of practice: real estate**
 - **serve broad spectrum of legal needs of residential property ownership and management clients**
 - **assist clients with general employment law, regulatory and/or compliance-related issues, assist clients with entity formation**
 - **types of clients served range anywhere from single-family property owner to large institutional investors**

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That action transforms the present into a future of which we can all be proud.

- **Board Experience.**
 - serve as board member and officer of State Bar of Texas Justice of the Peace Court Section (June 2015 to present)
 - elected for two (2)-year term on board for Sobrante Ridge Homeowner's Association (January 2022)
- **Education.**
 - South Texas College of Law Houston; Houston, Texas, Doctor of Jurisprudence, December 2012
 - Certificate, 40-hour training to serve as mediator per Texas Civil Practice & Remedies Code §154.052,
 - Frank Evans Center for Conflict Resolution, August 2012
 - Texas State University at San Marcos, San Marcos, Texas, Bachelor of Business Administration, major in Finance, Cum Laude, May 2009
- **Community and Family.**
 - My wife and I both grew up in Friendswood, Texas which we felt Friendswood had a small-hometown feel.
 - I hope one day our children feel the same way about Morgan's Point Resort.
- **Legislative Experience.**
 - Served on Legal Subcommittee for Texas Apartment Association's Legislative Committee (2019 and 2021 Texas Legislative Sessions)
 - Assisted drafting original bills
 - Assisted with defeating proposed bills adverse to property owners
 - Ability to identify unintended consequences of proposed bills
- **Ability to Collaborate with Others and Be a Team Player.**
- **Ability to Come Up With Creative Yet Practical Solutions to Issues or Obstacles.**
- **More About Me.**

As Indicated above, I grew up in Friendswood, Texas, which is a smaller town between Houston and Galveston. After graduating from Friendswood High School in 2005, I went on to and graduated with honors from Texas State University in 2009 with a bachelor's degree in business administration. While at Texas State University, I was extremely involved in extracurricular organizations serving as the president and treasurer of my fraternity-Sigma Nu, the treasurer of Order of Omega Honor Society, the coordinator of events for Greeks Advocating the Mature Management of Alcohol, and a member of Phi Eta Sigma International Honour Society and Golden Key International Honour Society.

After graduating from Texas State University, I attended South Texas College of Law Houston and graduated in the top quarter of my class. After graduating from law school in 2012, I began my legal practice at Eastham, Watson, Dale & Forney, LLP, in Houston, Texas, where my primary area of practice included the following: admiralty and maritime; civil litigation; and, personal injury defense.

My wife, Lauren, and I were married in 2014 in Houston. We remained in Houston while my wife finished medical school, her residency and her fellowship in 2020. When we first toured the area in 2019 when Baylor Scott and White was recruiting my wife, we fell in love with Morgan's Point Resort. In January 2020, my wife and I began the process of building our home in Morgan's Point Resort. We moved to the Temple area in July 2020 and rented a house

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while we were finishing the construction of our home in Morgan's Point Resort. I have worked remotely for The Cweren Law Firm, PLLC since we relocated to Central Texas. In April 2021, we moved into our house in Sobrante Ridge. Morgan's Point Resort is our home and we love it hear.

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Board of Directors Application Form

Thank you for your interest in joining the Board of Directors for the Morgan's Point Resort (MPR) Economic Development Corporation (EDC)! Please complete this form to provide useful information about yourself. The following information will be shared with the MPR EDC Board of Directors.

Name: Louis LeDoux Phone number: (512) 345-8880

Address: 10 Bending Branch, Morgan's Point Resort, Texas 76513

Email: Louis.LeDoux@WorkforceSolutionsCTX.com and Louis.LeDoux1@gmail.com

Briefly describe why you would like to join our Board of Directors:

I built a home in Morgan's Point Resort at the end of March 2020 and wanted to become civically active in my local community, although COVID-19 did slow that down the first year that I was here. I was referred to Tom Edwards by Jim Reed, CTCOG Executive Director as a potential EDC board member. I reached out to Tom and have attended several EDC meetings in the past year. I am very interested in the development of master plan for Morgan's Point Resort and bring to the table various tools and resources from our Business Services Unit at Workforce Solutions of Central Texas, which would further benefit the EDC.

Which of your skills would be beneficial to this position?

Leadership, Strategic Planning, Human Resources, Business Development, Community Development, Policy Development, and Decision Making. I am currently the Chief Operating Officer for Workforce Solutions of Central Texas, responsible for all workforce development programs in our 7 county region. I have a close working relationship with the Central Texas Council of Governments and I currently am a board member for the Greater Killeen Chamber of Commerce. I have 31 years of experience in Texas state government, serving in executive leadership positions for the Texas Workforce Commission and the Department of Assistive and Rehabilitative Services. I was the president of our condominium HOA in Austin for over 15 years.

Signature:  Date: December 7, 2021



Louis LeDoux
Chief Operating Officer

In September 2019, Louis LeDoux began managing all of the Workforce Centers in the Texas Counties of Bell, Coryell, Hamilton, Lampasas, Milam, Mills, and San Saba. The position was made permanent when the Board of Directors for Workforce Solutions of Central Texas unanimously appointed LeDoux as the new Chief Operating Officer for all Central Texas Workforce Centers.

Previously, Louis LeDoux was the Director of the Center for Learning Management at the Department of Assistive and Rehabilitative Services (DARS) from 2013-2016, until his retirement and the legislative abolishment of DARS. Prior to joining DARS he was the Director of the Training and Development Department of the Texas Workforce Commission from 2001-2013.

A supporter of professional development and civic responsibilities, from 2004-2016, Louis served as the Chairman of the State Agency Coordinating Committee for Training and Development, which represents the training organizations of the 16 largest state agencies in Texas. From 2008 to 2013, Louis was State Treasurer of the Texas Public Employees Association (TPEA), the oldest and largest association representing state employees. He was also a member of Executive Women in Texas Government (EWTG), a non-partisan organization that promotes leadership in service to Texas by offering professional development opportunities.

In 2012, Louis was elected to the Texas Distance Learning Association (TxDLA) Board of Directors, serving as the government/military representative. TxDLA is the leading Texas membership association for distance learning professionals. He served in this capacity until his retirement in 2016. Finally, Louis was elected 1st Vice President of the Texas Lone Star Capital Chapter of the Society of Government Meeting Professionals (SGMP) in 2011.

Prior to moving to Central Texas, Louis served his community as President of the Home Owner's Association for Edgecliff Northwest Condominiums, an office he held for 17 years. Louis has been the recipient of various Distinguished Service Awards and Leadership awards from various agencies, organizations, and associations. During retirement, Louis provided consulting services for various organizations. Currently, Louis serves on the board of directors of the Greater Killeen Chamber of Commerce.