



City of Morgan's Point Resort
Economic Development Corporation

Mic and Garrett Hill Event Center
60 Morgan's Point Blvd.

MINUTES

JUNE 16, 2022 11:30 AM- 1:00 PM

In attendance:

Lina Bridges, President
Marla Smith, Vice President
Debbie Bates, Treasurer
Mike Fletcher, Member
Scott Fournier, Member

City Staff:

Dalton Rice, City Manager

Citizen's Comments:

Mark Allyn

Not in attendance:

Christina Venegas, Member
Stan Briggs, Member
Mayor Dennis Green, Ex-officio

CALL TO ORDER- Meeting called to order @ 11:30 AM by Linda Bridges

- **Quorum** was announced
- **Marla Smith** was appointed acting Secretary

ANNOUNCEMENTS AND CITIZEN COMMENTS

- **Mark Allyn offered the following comments:**
 - **Acquisition of commercial properties**
 - **Business (infrastructure & demographics)**
 - **Speculative development**
 - **Roger's Park (lake front)**
 - **Cash flow/visibility analysis before taking on debt like Captain's Table**

ITEM #1 CONSENT AGENDA

- a) May 19, 2022 MPR EDC Board Meeting Minutes was pulled from consent agenda and voted on separately
 - **Motion made by Debbie Bates, 2nd by Scott Fournier to discuss May 19, 2022 minutes. Majority approved.**
 - **Motion made by Scott Fournier and 2nd by Marla Smith to approve May 19, 2022 minutes as amended to add Marla Smith to the attendee list. Majority approved**
- a) May 31, 2022 Income and Expenses
 - **No Action taken**

ITEM #2 NEW BUSINESS Discussion and Possible Action Items

The following documents were referenced during discussion.

- a) **EDC 2020-21 Strategic Plan update**
- b) **City Council 2022-23 Strategic Work Plan**

c) EDC 2022-23 Annual Work Plan

- **Motion made by Scott Fournier 2nd by Marla Smith to include a mirror image of City 2022-23 Strategic Work Plan Goal #5- Economic Development (change reference of working with EDC to working with City) and add an additional goal to partner with City to work on a wastewater solution for Morgan's Point Resort. Majority approved.**
- The following Work Plan will be submitted to City Council August 1st for their approval.
 - Goal #1- Work with the City to determine available properties for commercial/industrial growth
 - Goal #2- Work with the City to decide which land to secure and how to obtain it.
 - Goal #3- Work with the City to determine which types of businesses to attempt to recruit/attract and the economic impact of various industries/jobs
 - Goal #4- Work with the City to determine appropriate marketing techniques to showcase our community to developers, investors and site selection consultants
 - Goal #5- Submit an annual report to the City by January 31 each year
 - Goal #6- EDC will update the City regarding their Business Retention & Expansion (BRE) efforts including visits to business owners/manager, existing business assistance, business appreciation efforts, milestone anniversary celebrations, needs/concerns raised by business owners, and exit interviews with any recently closed businesses.
 - Goal #7- Brainstorm possible options for the old "Captain's Table" facility
 - Goal #8- Partner with the City to find a wastewater solution for Morgan's Point Resort.

d) Captain's Table

- EDC will look for options for the Captain's Table

ITEM #3 OLD BUSINESS Discussion and Possible Action Items- **Due to lack of time at the meeting, all old business was tabled.**

- a) **Bylaw amendments**
- b) **Articles of Incorporation correction**
- c) **Kleypas Park tennis courts & 50 amp service**
- d) **Ansay Park disc golf monument sign**

ITEM #4 EXECUTIVE SESSION None

Pursuant to Chapter 551, Texas Government Code, the MPR EDC reserves the right to convene in Executive Session(s) from time to time as deemed necessary during this meeting for any posted agenda item to receive advice from its attorney as permitted by law, or to discuss the following:

1. *Section 551.071 (Consultation with Attorney)*
2. *Section 551.072 (Deliberations about Real Property)*
 - (a) *Discussion of the possible purchase, lease or sale of real property*
3. *Section 551.087 (Business Prospect/Economic Development)*

ITEM #5 RECONVENE AND TAKE ACTION FROM EXECUTIVE SESSION

Reconvene into open session and take any necessary action resulting from items posted and legally discussed in Closed Session.

ITEM #6 BOARD MEMBER REPORTS AND ANNOUNCEMENTS- **Due to take of time at the meeting, no reports or announcements were given.**

ITEM #7 BRIEFING BY CITY MANAGER- **Due to lake of time at the meeting, no briefing by the City Manager.**

ITEM #8 REQUEST AGENDA ITEMS FOR FUTURE MEETINGS- **The following items have been requested to be added to the July 21, 2022 Regular Board Meeting.**

- **Proposed an amendment to the City's Golf Cart Ordinance**
- **April 21, 2022 Minutes**
- **June 16, 2022 Minutes**
- **June 2022 Treasurer's Report**

- 2022-23 Budget
- Bylaw Amendments
- Articles of Incorporation correction

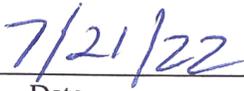
ITEM #9 ADJOURNMENT @ 1:00 PM

Motion to adjourn made by Marla Smith and 2nd by Mike Fletcher @ 1:00 PM. Majority approved.

Attest:



Christina Mercado-Venegas



Date