

City of Morgan's Point Resort, Texas  
Economic Development Corporation

**AUGUST 18, 2022**

**Regular Meeting & Bylaws Workshop**

**11:30 AM- 1:00 PM**

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

## **MINUTES**

**CALL TO ORDER – Linda Bridges @ 11:38 am QUORUM present**

In attendance (Board of Directors)

Linda Bridges, President

Marla Smith, Vice President

Christina Venegas, Secretary

Debbie Bates, Treasurer

Stan Briggs, Member

In attendance (City Staff)

Cary Erskine, City Financial Director

Not in attendance:

Mike Fletcher, Member

Scott Fournier, Member

**ANNOUNCEMENTS AND CITIZEN COMMENTS- None**

### **ITEM #1 CONSENT AGENDA**

- a) July 21, 2022 MPR EDC Board Meeting Minutes \*\*\*Motion to approved July 21 minutes by Stan Briggs, Second by Marla Smith. Majority approved

### **ITEM #2 NEW BUSINESS Discussion and Possible Action Items**

a) Treasurer's Report (Debbie)

- 1) Statement of Cash Flow @ August 3, 2022 Motion to approve Treasurer's Report by Marla Smith, Second by Stan Briggs. Majority approved
- 2) Discretionary fund- Motion (Debbie)- Motion by Debbie Bates, second by Christina Venegas to include a President's Discretionary Fund of \$250.00 for budgeted expenses. Discretionary funds do not require a majority approval of the Board of Directors. Directors may request funds from the Discretionary Fund with the approval of the President. **Majority approved.** Information to be included in a Financial Policy.

b) Comments from August 9 City Council

- 1) EDC 2022-23 Budget & MPR Kleypas MPR Loan (Debbie)- City Council voted at the Aug 9, 2022 City Council meeting to forgive the \$35,303.00 loan for Kleypas Park. Debbie will adjust the budget to reflect the loan forgiveness.
- 2) EDC 2022-23 Work Plan (Linda) Volunteers to Chair or Co-Chair Work Plan Goals
  1. Work with the City to determine available properties for commercial/industrial growth- (Marla & Stan) Linda will email list of properties started by Mark Allyn
  2. Work with the City to decide which land to secure and how to obtain it. (Stan)
  3. Work with the City to determine which types of businesses to attempt to recruit/attract and the economic impact of various industries/jobs. (Debbie and Linda)
  4. Work with the City to determine appropriate marketing techniques to showcase our community to developers, investors and site selection consultants- (Christina)
  5. Submit an annual report to the City by January 31 each year- (Linda)\*\* Fiscal year Oct 2021-Sept 2022.
  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. (Linda and Christina)- MPR Business Network
  7. Brainstorm possible options for the old "Captain's Table" facility-(Christina and Linda).

8. Partner with the City to find a wastewater solution for Morgan's Point Resort. Scott
- c) Bylaws, Articles of Organization & Registered Agent (Linda)
- 1) Proposed Bylaw Amendment Audits # 9.04 Motion made by Marla Smith, second by Stan Briggs to Amend proposed bylaw 9.04 effective October 1, 2021 to include "Fiscal Year" before the words "2021 Audit" **Majority Approved**
  2. Proposed Articles of Organization corrections- Article Eight- Residency. Motion made by Linda Bridges and seconded by Marla Smith to correct the Articles of Organization to include exact text in Code. **Majority Approved.**
  - 3) Motion to update Registered Agent for EDC Motion for Linda to be the EDC Registered Agent made by Debbie Bates and second by Marla Smith **Majority approved**
- d) EDC Meeting time-meeting day/time will remain 11:30 AM to 1:00 PM on 3<sup>rd</sup> Thursday of each month
- e) Recycle fundraising opportunity (Debbie)- Debbie, Linda and Pedro Pena will be taking a tour of a Waco Recycling plant to research the necessary steps to possibly develop one in MPR. Researching the possibility of an EDC fundraiser and add to the current cardboard collection- aluminum, plastic bottles & paper. Falls under Work Plan Goal #3
- f) Marketing and Publicity
- 1) Publicity (Belton Journal)- Christina will produce press releases on a regular basis on all things that the EDC is doing to let the residents know that we are moving forward.

### **ITEM #3 OLD BUSINESS Discussion and Possible Action Items**

- a) Old Captain's Table (Christina)
- 1) Appraisal- Linda will get a quote from appraiser (Hal Dunn & Associates) and Stan will get name for Linda of a second appraiser for comparison.
  - 2) Updates (Christina)- waiting on appraisal
- b) Golf Cart Ordinance (Scott)- tabled
- c) Marketing & Publicity
- 1) Swag & EDC Logo (Christina) Linda and Christina set up a meeting with Dalton to talk about a city logo, work on swag, demographic brochure and press releases.
  - 2) Website and Facebook Page (Linda)- tabled
- 1) <https://mpr-edc.org> & <https://www.facebook.com/MorgansPointResortEDC>
- d) TML Conference in Bastrop (Nov 17 & 18) (Debbie)- tabled
- e) CTCOG Community Development Fund- Need volunteer- tabled
- f) Tennis Courts (Christina)- tabled

**ITEM #4 BOARD MEMBER REPORTS AND ANNOUNCEMENTS- None**

**ITEM #5 BRIEFING BY CITY MANAGER- None**

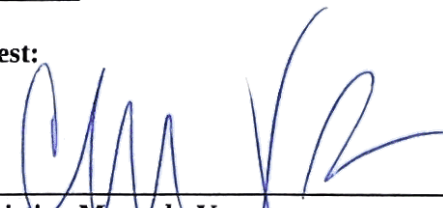
**ITEM #6 BYLAW WORKSHOP (Linda)- tabled until next meeting**

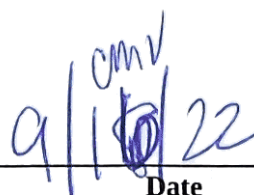
### **ITEM #7 REQUEST AGENDA ITEMS FOR FUTURE MEETINGS**

- a) Create a Policy Book
- b) Work Plan 2022-23 Updates
- c) Golf Cart Ordinance (Scott)
- d) Website and Facebook Page (Linda)- tabled
- 1) <https://mpr-edc.org> & <https://www.facebook.com/MorgansPointResortEDC>
- e) TML Conference in Bastrop (Nov 17 & 18) (Debbie)- tabled
- f) CTCOG Community Development Fund- Need volunteer- tabled
- g) Tennis Courts (Christina)- tabled
- h) City Council Approval status of Bylaw 9.04 and correction of resident in Articles of Organization.
- i) Bylaw Workshop Articles I-IV

**ITEM #8 ADJOURNMENT-** Motion to adjourn @ 1:00 PM made by Marla Smith and seconded by Debbie Bates **Majority approved.**

Attest:

  
Christina Mercado-Venegas

  
Date