



AGENDA

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

March 16, 2023

Regular Meeting & Workshop
11:30 AM to 1:00 PM

Mic and Garrett Hill Event Center

60 Morgan's Point Blvd.

The citizen comment 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 EDC President to take an appropriate action or request that the item be included on the next available Agenda. The announcement portion of the meeting allows EDC members or staff to announce general items of interest to all in attendance.

***Agenda referenced documents (approved & draft) can be viewed at <https://mpr-edc.org> (Agendas and Minutes)

CALL TO ORDER & QUORUM – Linda Bridges ANNOUNCEMENTS AND CITIZEN COMMENTS

ITEM #1 NEW BUSINESS Discussion and Possible Action Items

- a) **Motion** to accept February 16, 2023 MPR EDC Board Meeting Minutes (Christina Venegas)
- b) Treasurer's Report (Debbie Bates)
 - 1) **Motion** to accept Statement of Cash Flow, dated March 6, 2023 ***
 - 2) Audit FY 2019, FY 2020 & FY 2021
 - 3) Federal Non Profit Status- 501 (c) 4 application
 - 4) 990 EZ Tax Returns FY2020, FY 2021 & FY 2022 - Public Instrumentality
 - 5) Articles of Organization- Article Eight- Amendment update
 - 6) **Motion** to engage John Coggins, CPA to complete FY2 2022 (Oct 1, 2012- Sept 30, 2022) Financial Compilation (Bylaws- new procedure)
- c) **Motion** to elect officers: Vice President and Secretary
- d) Temple wastewater feasibility study (Goal #8) Volunteer contact with City of Temple
Volunteer _____
- e) Texas A & M Industry Analysis (business feasibility study) (Goal #3) (Linda Bridges)
 - 1) **Motion** to move \$2,500 from Texas A & M CT Industry Analysis approved project budget to engage Hdl Companies to provide City/EDC with Retail Market Analytics Reports (Goal#3) and a Community Profile (Goal #4) for ONE year. Reports include: Consumer Demographic Profile, Household Segmentation Profile, Employment Profile, GAP Report, Void Analysis Profile (updated 1-2 times per year) and Community Profile (updated annually). Price is based on a bundle package with City's Sales Tax Report.
- f) EDC associations, partnerships, agencies etc. (Research Sign ups) (Goal #3)
 - 1) Development District of Central Texas (DDCT) Report (Jason Johnson)
 - 2) Texas Economic Development Council Membership update (Linda Bridges)
- g) Update on City Survey- Comprehensive Plan (Linda Bridges)
- h) MPR EDC Project Proposals
 - 1) **Motion** to participate in Food Truck & Vendor Fundraisers to benefit New Business Development (Budget line item) (Linda Bridges)
 - 2) **Motion** to accept MPR EDC Resolution No 2023-01 (BVRT- Wastewater) *** (Goal #8-Draft)
 - 3) Work Plan Goal #1- MPR commercial property owners- short/long term goals.
Volunteer _____
- i) Risk Management Program
 - 1) Record storage policy
 - 2) Password policy

ITEM #2 OLD BUSINESS Discussion and Possible Action Items

a) Updates on Projects & Proposals

- **Motion** to research Golf Cart “path” to cross FM 2483 and Morgan’s Point Road.
Volunteer _____

ITEM #3 BOARD MEMBER REPORTS AND ANNOUNCEMENTS

a) MPR Business Network (Linda Bridges)

- 1) SummerFest- Food & Vendor Sales (July 2)
- 2) MPR Business Showcase (July 15- Community- wide yard sale) (advertise only)

ITEM #4 BRIEFING BY CITY MANAGER/ASSISTANT MANAGER/CFO

ITEM #5 REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

- April 20, 2023- budget/work plan 2024 workshop @ Regular Board Meeting
- May 16, 2023- Tentative Date for Joint EDC and City Council Strategic Plan
- Advertise MPR EDC has an opening for one board member
- Marketing & Publicity- Work Plan Goal #4 (Christina)
 - Belton Journal Press Releases for EDC accomplishments- (Christina)

ITEM #6 ADJOURNMENT- Motion to adjourn @ _____

CERTIFICATION

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, this agenda was posted for public information at least 72 hours preceding the scheduled time of the meeting at Morgan's Point Resort Community Center, 60 Morgan's Point Blvd, Morgan's Point Resort by the 13th day of March 2023 by 11:30 a.m. and remained posted until said meeting was convened. In compliance with the Americans with Disabilities Act, the City of Morgan's Point Resort will provide for reasonable accommodations for persons attending Economic Development Corp. meetings. Request for accommodations must be made to the City Secretary by calling at (254) 742-3206 forty-eight (48) hours prior to the meeting. Agendas are posted on the Internet Website at www.morganspointresorttx.com.

Linda J Bridges

Linda Bridges, EDC President

EXECUTIVE SESSION

The Board reserves the right to adjourn into executive session at any time as authorized by Texas Local Government Code 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)