



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.

## **MINUTES**

**CALL TO ORDER & QUORUM – Linda Bridges @ 11:30 am. Quorum present**

### **In attendance (Board of Directors)**

Linda Bridges, President  
Debbie Bates, Treasurer  
Mike Fletcher, Director  
Scott Fournier, Director  
Jason Johnson, Director

### **Not in Attendance (Board of Directors)**

Christina Venegas, Secretary

### **Citizens in attendance:**

Lou Guillaud

### **ANNOUNCEMENTS AND CITIZEN COMMENTS- N/A**

### **ITEM #1 NEW BUSINESS Discussion and Possible Action Items**

- a) **Motion** to accept February 16, 2023 MPR EDC Board Meeting Minutes- **No action on minutes.**
- b) Treasurer's Report (Debbie Bates)
  - 1) **Motion** to accept Statement of Cash Flow, dated March 6, 2023, with **one amendment to add "Assets" to the Total income line item** made by Jason Johnson, second by Mike Fletcher. **Majority accepted.**
  - 2) Audit FY 2019, FY 2020 & FY 2021 is **back on track.**
  - 3) Federal Non Profit Status- 501 (c) 4 application, **has been filed with the IRS. Responded to letter received from IRS asking for abatement of \$5,000 penalty for not filing taxes since 2011.**
  - 4) 990 EZ Tax Returns FY2020, FY 2021 & FY 2022 - Public Instrumentality- **taxes have been filed with the IRS.**
  - 5) Articles of Organization- Article Eight- Amendment update- **need to refile in the form of a Certificate of Amendment, per Texas Code 501.301, 501.305 & 501.306. Cannot use Form 424. \$150 filing fee to the Secretary of State was returned. Cost is now \$25. Secretary of State has us listed as an "Industrial Development Corporation" . Need to research if this is the correct category for the MPR EDC**
  - 6) **Motion** to engage John Coggin, CPA to complete FY2 2022 (Oct 1, 2012- Sept 30, 2022) Financial Compilation (Bylaws- new procedure), **This motion put on hold until we get a quote. Debbie Bates will get a quote from John Coggin. Audit needs to be completed first.**
- c) **Motion** to elect officers: **Jason Johnson was elected Vice President** with a motion made by Scott Fournier, second by Debbie Bates. **Majority approved. No action was taken on the election of the Secretary.**
- d) Temple wastewater feasibility study (Goal #8) Volunteer contact with City of Temple  
Volunteer: **Jason Johnson. Jason will follow up with business owners & Temple City manager to find out what the status is on the study.**
- e) Texas A & M Industry Analysis (business feasibility study) (Goal #3) (Linda Bridges)-
  - 1) Motion made by Linda Bridges, second by Scott Fournier to move \$2,500 from Texas A & M CT Industry Analysis approved project budget to engage HdI 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. **Majority Approved.** Linda Bridges will get a quote/proposal from Hdl Companies. Texas A & M CT study will be more tailored to the "Pit" area of MPR. Linda Bridges will see about extending this project into the next fiscal year.

- f) EDC associations, partnerships, agencies etc. (Research Sign ups) (Goal #3)
- 1) Development District of Central Texas (DDCT) Report (Jason Johnson)- **no update**
  - 2) Texas Economic Development Council Membership update- can't sign up on-line. Need to contact one of the Directors of the TEDC. **Linda will follow up. There might be sources for the MPR EDC to help with MPR projects.**
- g) Update on City Survey- Comprehensive Plan (Linda Bridges)- **the Committee is reviewing the survey on March 28<sup>th</sup>. It will be presented to the city. Next step in the plan, will be recommendations for the city to implement the "wish list" of the residents.**
- h) MPR EDC Project Proposals
- 1) **Motion** to participate in Food Truck & Vendor Fundraisers to benefit New Business Development (Budget line item) was made by Linda Bridges, second by Scott Fournier. **Majority accepted.** **Debbie Bates will add a category to the Budget income for rentals.**
  - 2) **Motion** to accept MPR EDC Resolution No 2023-01 (BVRT- Wastewater) made by Linda Bridges, second by Scott Fournier. **Majority Approved** (Goal #8) **The resolution recommends to the City that BVRT provide operations to the City for current wastewater systems and fund, build, own and operate addition water resource recover facilities for the City of MPR (not cost to the city)**
  - 3) Work Plan Goal #1- MPR commercial property owners- short/long term goals.  
Volunteer: **Jason Johnson**
- i) Risk Management Program-
- 1) Record storage policy
  - 2) Password policy
- Volunteer to research how best to store records & share passwords: **Jason Johnson**

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

- a) Updates on Projects & Proposals
- **Motion** to remove Golf Cart "path" to cross FM 2483 and Morgan's Point Road from the EDC agenda was made by Scott Fournier, second by Jason Johnson. **Majority approved**

#### **ITEM #3 BOARD MEMBER REPORTS AND ANNOUNCEMENTS**

- a) MPR Business Network (Linda Bridges)
- 1) SummerFest- Food & Vendor Sales (July 2) – **we have possibility of 5 vendors @ \$50 and 10 vendors @ \$25**
  - 2) MPR Business Showcase (July 15- Community- wide yard sale) (advertise only). (Goal #6)- **Linda Bridges will be advertising the showcase through the Business Network email list and the Closed Facebook group & on the EDC website.**

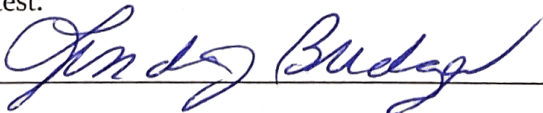
#### **ITEM #4 BRIEFING BY CITY MANAGER/ASSISTANT MANAGER/CFO**

#### **ITEM #5 REQUEST AGENDA ITEMS FOR FUTURE MEETINGS**

- **Budget Amendment for 2022-23**
- 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 @ 12:47 PM was made by Scott Fournier, second by Mike Fletcher. **Majority approved.**

Attest:

  
\_\_\_\_\_