

**MPR EDC Monthly Activities**  
**August 10- September 5, 2023**  
Discover Morgan's Point Resort, TX website: <https://mpr-edc.org>

**Minutes:**

- **None in August**

**Treasurer's Reports**

- MPR EDC Audit Draft for 2029,20 & 21 received from John Coggin CPA for review on August 23, 2023. 33% due upon draft \$2,145.00.
- September 5, 2023- received letters from IRS requesting additional 60 days to look over our request for abatement of penalties.
  - \$2,500 HDL industry analysis (EDC Work Plan)
  - \$15,000 wastewater (EDC Work Plan)
  - \$4,355 audit payments #2 and #3 (Audit)
  - \$650 FY2022 annual compilation (Audit)
  - \$850 FY2022 taxes (Professional fees)
  - \$5,000 this is the IRS penalty for not filing 501C4 (Misc)
  - \$8,740 IRS penalty for not filing taxes year-ending 9/30/21 (Misc)
  - \$1,440 IRS penalty for year ending 9/30/22 – not filing on time (Misc)-----  
\$38,535 total

**Work plan & budget (2023-24)**

- **Community Outreach & Maximize City Assets-** August 30- Linda met with Anna Barge (by phone) from Ctcog regarding Community Outreach assistance and feasibility studies for The Pit. She recommended MRB Group as a starting point. Take a look at their past projects- they cover all things municipal (wastewater etc.) <https://mrbgroup.com/projects/>.
- What is a **Design Workshop?** Take a look at an example from Keene, NH- Creating an Art Corridor for economic development. [https://mpr-edc.org/?page\\_id=790](https://mpr-edc.org/?page_id=790)

**Board Member Communication**

- **Fuel for city vehicles & marina.** Terry connected Cary and Cefco's fleet manager for more information on fleet pricing for city vehicles and possibly for marina fuel (per Cary's request). Another idea is to install a fuel tank at the safety center. It's not revenue, but it could be a cost savings for the city and a convenience for our city employees. Another benefit is that Cefco headquarters is in Temple- Cary really likes the idea of a local contact. Thanks Terry for the introduction!

**Project updates:**

- **Hdl Companies-**
  - August 27- received a shareable **City of Morgan's Point Resort Community Profile 2023**. All data represents a retail trade area with a 15 minute drive time from MPR. Profile is posted on our website: [https://mpr-edc.org/?page\\_id=35](https://mpr-edc.org/?page_id=35)
  - Hdl also offers clients help to maximize revenues. Jason Moore is our contact and Linda requested another meeting with Hdl to see what they have to offer MPR.
- **City of Temple FM 2483 Corridor Master Plan**
  - Temple City Council approved Resolution 2023-0224-R authorizing an inter-local agreement between the City of Temple and City of MPR to complete the FM 2483 Corridor Master Plan
  - Temple City Council approved Resolution 2023-0225-R authorizing a professional services agreement with Kasberg, Patrick @ Associates, LP to develop the FM 2483 Corridor Master Plan in the amount of \$78,312.80. MPR EDC share is \$15,000. City of MPR share is \$12,688.23. Completion is expected 9 months from signed agreement.

- KPA is requesting input, direction and collaboration with City of Temple, developers and the Design Team. MPR EDC should be part of this process. Any volunteers?
- Follow up on the pros and cons of a City of MPR funded wastewater solution in the commercial district. If you build it, you must maintain it! Review history of MPR maintenance accomplishments. Here's a link to an article “why your city has no money” case study. Here’s an example of of BCA and a case study of “why your city has no money” due to cost/maintenance of infrastructure. [https://mpr-edc.org/?page\\_id=790](https://mpr-edc.org/?page_id=790)
- **Business Development**
  - **New Business Development**
    - Main Street America General Membership- \*\*We are unable to sign up as an official Main Street Community Member- requires members to hire a paid, full time Main Street Director. We are eligible for General Membership. Join October 1
    - \$295/annual (up to 4 team members).
    - Main Street has great resources for “field services”.
    - Resources can help us with both hands-on volunteers and consultants for the first 5 goals of our work plan.
    - **Young Entrepreneur Program**
      - If you have time, read the “ The Youth Entrepreneurship Strategy Group” posted @ [https://mpr-edc.org/?page\\_id=2177](https://mpr-edc.org/?page_id=2177)
      - Check out: <https://www.unchartedlearning.org/> Good news- Belton ISD is a member.
      - Linda has 2<sup>nd</sup> meeting with Gabi Nino, Assistant Superintendent of Teaching & Learning, Belton ISD on Sept 11 to discuss young entrepreneur ideas.
  - **Outdoor Recreation & Entertainment**
    - August 25- Anna Barge from Ctcog offered Outdoor City research for both income generating business ideas and quality of life entertainment ideas. Posted [https://mpr-edc.org/?page\\_id=1206](https://mpr-edc.org/?page_id=1206)
- **MPR EDC Risk Management**
  - **Archives for original papers, documents & passwords-** September 5, 2023- received stamped change to Articles of Organization regarding Director residency from Secretary of State. Linda is still looking for original Articles.