

# **Morgan's Point Resort Economic Development Corporation**

**Linda Bridges, President; Jason Johnson, Vice President; Terry Harrah, Secretary; Debbie Bates, Treasurer  
Scott Fournier, Member; Mike Fletcher, Member; Christina Venegas, Member, Dennis Green, Ex officio Member**

December 21, 2023

RE: Annual Report- October 2022- September 2023

Dear Mayor Green and City Council Members:

I would like to share with you last year's MPR EDC highlights, projects and our plans for the 2023-24 fiscal year.

The Board continues to push for a wastewater solution for the business district. In December, the members approved the EDC's participation in the FM 2483 Master Plan and wastewater feasibility study with the City of Morgan's Point Resort and the City of Temple. KPA Engineering will be reviewing the water and wastewater master plans in conjunction with the defined master plan area in relation to the proposed density and development type.

In April, three representatives from Texas A & M Central Texas toured MPR to discuss the University's proposal to provide MPR a business industry analysis with a focus on the undeveloped City owned property at "The Pit". Business students will help MPR create a benchmark by comparing 5-10 similar lakeside cities to see what industry those cities have brought into their community and what growth/success (if any) they have experienced over the past 10 years. The 2023 MPR Master plan and EDC Retail Market Analytics Reports and Community Profile (produced by Hdl Companies) have been supplied to the students to help with their research.

The EDC continues to keep in touch with existing MPR businesses through the Discover Morgan's Point Resort Facebook page and the MPR Business Network monthly newsletter. We offer business "tips"- everything from what to include in a job description to small business loan requirements. We encourage entrepreneurship and small business start-ups through vendor opportunities at pop up events. Local business Firefly Yoga hosted a program at the Elder Explorers @ The Point Social and both Two Lakes Realty and Priority Charter Schools (Administration) have allowed the new MPR Farmer's Market to set up in their parking lots. Local businesses donated to the annual Lake Belton Clean Up and sponsored both MPR COPS & Ladies' Auxiliary fundraisers. The Business Directory is updated frequently and can be found on the EDC's website (<https://mpr-edc.org>). We have not been able to find the "perfect" food truck that suits the residents of MPR. The Business Network will not be encouraging food trucks to set up on a regular basis unless we can find a high traffic location that will be suitable for a food truck park (with amenities- shaded tables, bathroom & walkable) Summerfest was successful for our vendors and we hope the new Farmer's Market will continue to expand. We are happy to see that the cardboard recycling program remains very popular with both the MPR businesses and residents!

Getting the EDC Corporation's "affairs" in order has been a top priority. The City Council approved both an amendment to the Articles of Organization (Article 8- residency requirement) and Bylaw 9.04 (changing audit requirement to financial compilation). A three-year audit (FY19,20 & 21), a two year financial compilation (FY22 & 23) and federal tax exempt 990ez reports (FY20, 21 & 22) were completed by John Coggin, CPA. The Corporation's federal tax exempt status has been verified (Determination Letter September 19, 2023) and the MPR EDC is now organized as tax exempt under Internal Revenue Code Section 501 (c) 4 (effective date- March 16, 2023) and operates exclusively to promote the common good and general welfare of the people of Morgan's Point Resort, Texas as permitted under the Development Act of 1979 (Chapters 501 & 505 et seq. of the Texas Local Government Code).

This coming year, the MPR EDC board will be exploring new ideas to maximize City assets and expanding opportunities in MPR for entrepreneurs of all ages. We look forward to working with both the City Council and City Staff, through community outreach programs, to ensure that the voices of all residents are heard and represented in determining the economic development best suited for Morgan's Point Resort!

Sincerely,

*Linda Bridges*

Linda Bridges, MPR EDC President