

# AGENDA

Morgan's Point Resort, Texas  
Economic Development Corporation

**JANUARY 18, 2024**

**Regular Meeting & Workshop 11:30 AM to 1:00 PM**  
**Garrett & Mic Hill Event Center 60 Morgan's Point Resort, Texas**

*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) Minutes

1. **Motion** to approve Oct 12, 2023 Board Meeting Minutes\*\*\*
2. **Motion** to approve December 27, 2023 MPR Board Meeting Minutes \*\*\*

#### b) Financial Report

1. **Motion** to accept Statement of Cash Flow Report October 1-December 31, 2023\*\*\*
2. **Motion** to change checking account (Horizon Bank) to a business account with unlimited checks and debit card due to change in fees for money market accounts (3 checks per month).

#### c) Election of Officers: **Motion** to elect \_\_\_\_\_ as President; \_\_\_\_\_ as Vice President and \_\_\_\_\_ as Secretary.

#### d) **Motion** to accept Jason Johnson's resignation from the Development District of Central Texas (DDCT) Board of Directors, with regret.

1. **Motion** to recommend to City Council, the appointment of \_\_\_\_\_ to serve on the DDCT Board of Directors.

#### e) **Motion** to recommend to City Council the appointment of \_\_\_\_\_ to serve on the MPR EDC Board of Directors.

#### f) **Motion** to approve the "Lakeside Write-Up" newsletter (published by the MPR EDC) as a Community Outreach project, to include, but not limit content to economic development education, MPR project updates, MPR events and business opportunities/education.

#### g) **Motion** to initiate an Entrepreneurial Ecosystem Development Plan in MPR by gathering data and feedback via surveys, focus groups and community engagements events. Collaborate with City Council and Staff to follow up on recommendations from entrepreneurs, consumers and residents to implement a plan for cultivating a thriving and connected business community in MPR.

#### h) **Motion** to form committees per Bylaw Article VI. Committees will be chaired by an EDC Director.

#### i) **New Projects:**

1. **Motion** to collaborate with MPR Parks and Rec Committee to build a community/income producing park pavilion and to work with CTCog to apply for a T-Mobile \$50,000 non matching grant (proposals accepted quarterly March 31<sup>st</sup> etc.).
2. **Motion** to collaborate with MPR Planning and Zoning to create a home-based business City Ordinance (residential structure, yard & accessory buildings) to promote the MPR Entrepreneurial Ecosystem Development Plan (increase employment and sales tax revenue)
3. **Motion** to collaborate with MPR City Council to build a "Tiny Business Village" in MPR.
- 4) **Motion** to collaborate with MPR City Council to start a "Keep MPR Beautiful" initiative (to include, but not limit project to commercial district revitalization and a "first impressions" survey).

5) **Motion** to collaborate with MPR City Council to formulate a plan for an entrepreneurial facility (makerspace).

j) **Motion** for MPR EDC Board of Directors to attend a Saturday workshop in February or March to collaborate with City Council on Economic Development.

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

a) Risk Management Program

1) Record storage & Password policies (Jason Johnson)

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

- Event Center “curb appeal” project- wait until last frost of the season to start project
- Young Entrepreneur- 2 challenges for LBHS students 1) how to expand availability of fresh produce in MPR 2) Ideas to market Garrett & Mic Hill Event Center. Encourage students to participate in MPR events to showcase their business or invention.
- Farmer’s Market- Tweak project for 2024. 1) recruit volunteers (individual tasks) to manage the market. 2) expand fresh produce source to include produce from residential gardens 3) include a “business showcase” for all types of vendors to sell their product or service and promote their business (entrepreneurs of all ages).
- Texas Economic Development Sales Tax Report FY23 filed on January 3, 2024.

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

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

**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 15<sup>th</sup> day of January 2024 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](http://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)

**REFERENCE INFORMATION**

**WORK PLAN**

- 1. Commercial Property Development
- 2. Maximize City Assets
- 3. Business Development
- 4. Revenue Diversification
- 5. Community Outreach
- 6. Risk Management Policy
- 7. Annual Report to City Council