

Morgan's Point Resort Economic Development Corporation

8 Morgan's Point Blvd. Morgan's Point Resort, Texas 76513

Website: <https://mpr-edc.org>

Linda Bridges, President
Terry Harrah, Secretary
Greg Weisman, Director
Dennis Green, Ex officio

Jason Johnson, Vice President
Scott Fournier, Director
Ted Teegarden, Director

(All Morgan's Point Resort Volunteers)

May 27, 2024

To: City Manager and Members of the MPR City Council
From: Linda Bridges, MPR EDC President
RE: MPR EDC Monthly Report

MPR EDC Monthly Activities (May 4, 2024- May 27, 2024)

Board of Directors' meeting

- Next meeting is Thursday, July 18 @ 11:30 AM @ The Event Center (60 Morgan's Point Blvd.)

MPR EDC & City Council Combo Meeting

- May 28- Linda has a meeting with City Manager Dennis to discuss date/time and agenda for a joint meeting. Wednesday or Thursdays- from 6-8 PM (Discuss Tiny Business Village and other Economic Development ideas)

Tiny Business Village Committee Meeting

- Set up a time after the June 15 Community Outreach event to invite interested residents.

Treasurer's Reports

- State and Federal reports have been filed
- April 28- IRS \$5,000 penalty for not filing for non profit status in 2011 (IRS requested an additional 60 days- should hear from them by mid March 2024) ** no further correspondence from IRS as of May 27, 2024

Project updates:

- **Maximize City Assets**
 - **City of Temple FM 2483 Corridor Master Plan-** plan draft to be completed by May 31.
 - **Event Center-** May 22- Linda is looking for a general contractor who would offer their services to give EDC a budget on the following items:
 - **Parking lot- update May 22.** Recommend that the parking lot be milled. (~~slurry coat~~ or mill and redo + stripping)- Budget \$6,000/\$20,000
 - **Trash Enclosure- May 22-** goal of the enclosure is to hide the trash bin. Look into a simple privacy enclosure, pipe bollards and sit on either the existing asphalt or milled and repaved asphalt.
 - **Privacy Panel- May 22-** looking for a price to build and install the privacy panel (for grant purposes)
 - **Wooden Fence at side of parking lot- May 22-** originally thought the fence could be power washed and stained, but it is in terrible shape. Wood needs to be replaced and stained.

- **Pool Deck- Update- May 22-** recommend that T-Mobile funds be spent on replacing the wooden fence, rather than on the pool deck.
- **New Business Development**
 - **Third Saturday Market-** May 22- the event seemed to be a success, based on comments made by both customers and vendors. Only downfall was the heat. Some vendors did not participate due to the heat and their type of product. We have about the same number of vendors signed up for June 15 (35). A good promotion for markets is to add an activity or entertainment to help bring in the customers. The new MPR Parks and Rec committee is partnering with the EDC and is tentatively planning to hold a park clean up before the market and a movie in the park following the close of the market. They will also join us in “community outreach” and will be talking with children to see what they would love to see as far as playground, sports etc. equipment at Ansay Park.



- **Tiny Business Village-** If you use Facebook, follow Muskegon Western Market. It’s a great example on how a tiny village is promoted. The Western Market just closed its application period and new businesses are moving in. <https://www.facebook.com/MuskegonWesternMarket>
- **SummerFest- May 22-** 12 food vendors (7 paid) and 2 general merchandise vendors (1 paid). Southern Roots Brewery (Waco) has agreed to set up in MPR.
- **Community Outreach- Work Plan Goal #5**
 - **Tiny Business Village** – Directors will again set up a table at the Market and Business Showcase to sign up interested residents to (1) serve on a steering committee or (2) for email updates on the project. We had 6 people sign up to be “kept in the loop” about economic development ideas. They all had a positive response to the tiny business village idea.
- **Commercial District “Curb Appeal”**
 - **Mpretty Beautification Project-** Created a logo using Scott’s beautification campaign. A “concerned citizen” will be asking the City to sponsor a clean up event at the Four Corners Commercial District and it might be a good idea for the EDC to co-sponsor. Could be the start of forming a “Four Corners Business Association”.