

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

Jason Johnson, Vice President
Scott Fournier, Member
Dennis Green, Ex officio

(All Morgan's Point Resort Volunteers)

May 2, 2024

To: City Manager and Members of the MPR City Council

From: Linda Bridges, MPR EDC President

RE: **MPR EDC Monthly Report** (Recent EDC activities, Letter/Application requesting appointment of Ted Teegarden to the EDC Board of Directors and Letter requesting a date/time for EDC, City Council & City Manager Workshop to discuss Economic Development and an EDC proposed business development and a community enrichment project: Tiny Business Village)

EDC Activities April 2, 2024- May 2, 2024

Board of Directors' meeting

- Next meeting will be a community outreach event- May 18, 2024 from 5-7:30 PM at John Ansay Park. (Table at the Third Saturday Market)
- Second meeting for community outreach will be on June 18- 2024 from 5-7:30 PM at John Ansay Park (Table at the Third Saturday Market)
- Next Regular Board meeting is Thursday, July 18 @ 11:30 AM @ The Event Center (60 Morgan's Point Blvd.)

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) ** EDC has received no further correspondence from IRS as of 5.2.24

Grant Watch

- EDC has paid for a one year membership through April 29 2025. EDC will research appropriate grants for priority projects. If approved by the EDC board (and by the City Council, if required), will gather information for the grant and pay hire a grant writer (Ctcog offers an hourly fee service) to tweak the grant before filing.

Project updates:

- **Maximize City Assets**
 - **Event Center-** April 9- City Council approved MPR EDC applying for T Mobile \$50,000 grant. Directors offered to help with writing grant (will have Ctcog review grant before applying (Ctcog hourly fee). The T Mobile Grant requirements:
 - Describe the scope of work to be completed using the requested funds. Shovel-ready plans including site maps, architectural drawings, and photos may be included.
 - You will be asked to describe the need, how this grant will help the community overcome a challenge, and who specifically will benefit from this project.
 - Explain how impact will be measured, demonstrating how the project will lead to the anticipated result/change.

- Outline the budget. If the full project budget exceeds \$50,000, please describe remaining funding sources. T-Mobile funds must be used, and work completed, within 12 months of award. Please explain exactly what T-Mobile's grant will cover. Matching funds are not required.
 - **Parking lot (slurry coat or mill and redo + stripping)- Budget \$6,000/\$20,000**
 - **Trash Enclosure- EDC will request information from Waste Management for recommendations on size and location. EDC will look into 3 types of enclosures: typical block wall/wood panel gate; Using cedar fencing to build horizontal panels to match the new privacy panel and look into a pre-fabricated panels resource (either match the building or the wood privacy panel (photo) <https://urestonepanels.com/products/dumpsterenclosures/>**
 - **Privacy Panel (using cedar horizontal boards) at the front and side of the bathrooms, minimal landscaping using rocks at the front of the building to minimize dirt on the stone wall. Power wash stone wall and back wood fence, stain.**
 - **Pool Deck- Aqua Blue Pools LLC 254-644-3410; aquablue274@gmail.com is the pool contractor currently re-plastering the pool. Ask for two types of non-skid materials to redo the deck.**
- To ensure timelines are met, you need to provide details on permits needed/obtained, if applicable. Plus, list additional businesses or partners to be contracted for the work.
- Up to five letters of support from local government and/or community organizations, partners or members, demonstrating community alignment, engagement, and consensus for the project.
- **New Business Development**
 - **Third Saturday Market-** Over 35 vendors registered. Social media- Linda will be posting in about 20 social media groups and sending Press Releases to newspapers and TV/radio (free ads only). We have 6 small signs and 3 feather flags to advertise the event.
 - **Tiny Business Village-** May 18- Kick off for promoting the project at the Third Saturday Market. Directors will set. David Tuma from Belton Journal contacted Linda to see if we'd like to have an article written about the business concept. (Yes, Linda to follow up).
 - **SummerFest-** April 24- received go ahead for EDC to recruit vendors for SummerFest. Expecting 5,000 attendees (same as last year) will increase the number of food vendors (4 plated meals, 3 snack, 3 desserts) pop up tent area- 8 available 10 x 10 spaces- trying to recruit as many "ready to eat" snacks, as we can. Fundraiser for EDC \$50/generator \$25 10x 10 space. Limit general merchandise to 2-3 vendors (if possible-focus on ready to eat food products). Jimbo is recruiting a beer vendor. Linda will be contacting MPR COPS and Ladies Auxiliary to see if they want to participate (will see if the non-profit organization will be willing to sell a "ready to eat" food or drinks).
- **Community Outreach- Work Plan Goal #5**
 - **Tiny Business Village** – May 18 and June 15- The EDC will have a table at the Third Saturday Market- May 18, 2024 at John Ansay Park, 5-7:30 PM to discuss economic development ideas with Market attendees (Agenda for the event will be posted at City Hall and on both EDC and City website). EDC hopes to sign up interested residents to (1) serve on a steering committee or (2) to receive email updates on the project.
 - **Four Corners Business Owners Group-** New idea. Linda talked to Rev. Rachel from St. Cornelius Episcopal Church at The Haven about forming a Four Corners Business Owners Group to help build community spirit (possible 4 corner events).

Attachments:

1. Letter/application requesting appointment of Ted Teegarden to the EDC Board of Directors
2. Letter requesting a date/time for a workshop between EDC, City Council & City Manager to discuss economic development ideas (Tiny Business Village)