

MPR EDC Monthly Activities
July 4, 2024- August 14, 2024
Discover Morgan's Point Resort, TX website: <https://mpr-edc.org>

Upcoming EDC meetings:

- **Combo Board of Directors' Meeting (EDC and City Council)**
 - Discuss and approve 2024-25 work plan (September)
- **Regular Board of Directors' meeting**
 - Next meeting is Thursday, October 13 @ 12:30 AM @ The Event Center (60 Morgan's Point Blvd.)
*****time change**

Work Plan 2024-25

- On hold until after a "combo" board meeting between EDC and City Council

Proposed Budget Oct 1, 2024- Sept 30, 2025

- Budget to Dennis B. and Cary. Requesting the majority of the EDC funds be added to Business Development (City and private). Needs to have City Council approval by the end of September.

Articles of Organization, Bylaws, City Ordinances

- Need follow-up to include 501 (c) 4 status in all governing documents
- **Proposed bylaw amendment-** due to the fact that we have had no "formal" guidance from City Council on how they plan to bring in economic development to MPR, I feel that the recommendation from the State of Texas should be followed. A new bylaw to require an annual EDC/City Council "combo" board meeting. The following is from the Texas EDC Guide. Even though the EDC is a separate corporation, we really can't do much without the approval of City Council...
 - *The City Council's and EDC's Goals, Vision and Mission should be aligned The city council's policies, goals and vision for the city should to be communicated with and carried out by their EDC. The EDC should have its own mission statement and development goals, but the mission and goals should be in alignment with their city. The governing authority's officials are elected to set the city's policies, including all EDC projects and expenditures. The city council and the EDC's board of directors should meet at least once a year. Depending on a city's growth and changes in leadership, then more meetings could always be considered. This is not a state law requirement, but routine joint meetings ensure both entities share the same vision for growth and business development. The city manager and the EDC's executive director, or lead staff member of the EDC, should also conduct regular meetings to make sure they are both carrying out policies in accordance with this shared vision and mission. Although not required by law, the EDC's bylaws may contain a provision requiring annual joint meetings between the city council and board of directors."*

Grant Watch

- \$50,000 T-Mobile Grant- EDC received approval from City Council to apply for T-Mobile Grant (up to \$50,000) for curb appeal at the Event Center. At the August City Council meeting- the proposed City budget includes funds to fix the event center- damage due to the storm, vandalism and drainage problems. I'm not sure if the City will want to apply for this grant or if we can use it for the Tiny Business Village???

Project updates:

- **Tiny Business Village**
 - July- "Food for Thought". I met with a retired business woman who use to lease businesses in Malls. She gave me a few suggestions on what we would need to have a financially sound business village. She suggest that the village should have an "anchor", just as the big malls have. It could be

a popular food truck, wine or beer tasting room. From my research in Main Street America, I think the idea of regular “events” at the village could also be an anchor.

- **Maximize City Assets**
 - **City of Temple FM 2483 Corridor Master Plan-** plan draft completion has been extended to August/September
- **New Business Development**
 - **Third Saturday Market-** I’ve had requests from vendors to continue the market and there has also been positive comments on Facebook that some type of market in MPR would be appreciated. This could be one of the “anchors” for our tiny business village,
- **MPR EDC Risk Management**
 - **Archives for original papers, documents, passwords & Directors/Officers Insurance**