

Morgan's Point Resort, Texas
Economic Development Corporation
JULY 18, 2024
Regular Meeting & Workshop 12:30 PM to 2:00 PM
Garrett & Mic Hill Event Center 60 Morgan's Point Resort, Texas

MINUTES

CALL TO ORDER & QUORUM – Linda Bridges @ 12:36 PM

In attendance (Board of Directors)

Linda Bridges, President
Jason Johnson, Vice President
Terry Harrah, Secretary
Scott Fournier, Director
Greg Weisman, Director
Ted Teegarden, Director

Not in attendance (Board of Directors)

Ted VanLier, Director

CALL TO ORDER & QUORUM – Linda Bridges @ 12:36 pm

ANNOUNCEMENTS AND CITIZEN COMMENTS (None)

ITEM #1 NEW BUSINESS Discussion and Possible Action Items

a) Minutes

1. **Motion** to approve June 20, 2024 Board Meeting Minutes made by Scott Fournier, second by Jason Johnson.
Majority approved

b) Financial Report

1. **Motion** to accept Statement of Cash Flow Report June 2024 made by Greg Weisman, second by Scott Fournier
Majority Approved
2. IRS Tax Penalties- Update (**no discussion**)

c) 2024-24 Work plan and Budget (Due to City Council Aug 1 for approval)

1. **Motion** to accept 2024-25 Work plan made by Scott Fournier, second by Terry Harrah **Majority Approved**
2. **Motion** to approve Oct 1, 2024- Sept 30, 2025 Budget, as amended (change expense category 200 to “Business Development”; categories #203 & #205 proposed expense amount- leave blank) made by Scott Fournier, second by Jason Johnson **Majority Approved**

d) Projects

1. Tiny Business Village- **Primary discussion on the timing of this project due to the many City infrastructure problems (brush removal, road repairs, drainage problems, new source of potable water and deterioration of parks etc). Directors recommend that the EDC keeps this project in-house, asking for only the use of a section of the City property (at no cost) at the 35 acre Pit (Lake Forest Drive). The EDC would work with MPR Planning and Zoning Committee regarding the project location and any special zoning that may be required. The Business Village/City Center project would be managed by a City Village Association and the MPR EDC would lease the use of the facility to the Association. MPR EDC would retain oversight over the project, including final decisions on types of businesses, events that could use the facility etc.**

- A. Collect Data (Business Plan, Economic Impact etc.) (start with Director driven data collection)
- B. Design Workshop (Jason has names of 2 designers)
- C. Community Outreach, Marketing & Fundraising
- D. Infrastructure
- E. Pop Up Events
- F. Construction
- G. Sewer/Septic Solutions

ITEM #2 OLD BUSINESS Discussion and Possible Action Items (no discussion)

- a) Risk Management Program
 - 1) Record storage & Password policies (payment approval procedure) (Jason Johnson)

ITEM #3 BOARD MEMBER REPORTS AND ANNOUNCEMENTS N/A

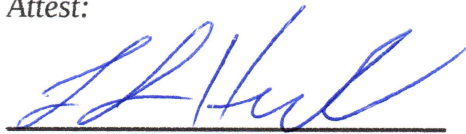
ITEM #4 BRIEFING BY CITY MANAGER/ASSISTANT MANAGER/CFO N/A

ITEM #5 REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

- a) Consider using the T-Mobile Grant for Tiny Business Village rather than the event center
- b) AARP Community Grant
- c) Annual Report to City Council (October 1, 2023- September 30, 2024) to be submitted to City Council at their January Council Meeting)
- d) Financial information for FY23 submit to John Coggin, CPA by October 15, 2024
- e) Reappointment of EDC Directors submitted to City Council at their December meeting

ITEM #6 ADJOURNMENT- Adjourn @ 1:30 PM

Attest:



Terry Harrah, EDC Secretary