

AGENDA

Morgan's Point Resort, Texas
Economic Development Corporation

April 2, 2025

**Regular Meeting & Workshop 6:00 PM – 8:00 PM
Garrett & Mic Hill Event Center, 60 Morgan's Point Blvd.**

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 January 16, 2025 Board Meeting Minutes

b) Financial Report

1. **Motion** to accept Statement of Cash Flow Report February-March 2025 ***

c) Economic Development Workshop with MPR City Council

1. Entrepreneurial Ecosystem development in MPR
 - A) Multi-Use Zoning & Special Use Permits
 - i. Brick and mortar anchor business
 - B) Traffic Calming in the Four Corners area
 - C) Walk-able area (crosswalks);
 - D) Non-dependence on vehicles for residents to enjoy the Four Corners area
 - i. Bicycle lanes
 - ii. Golf cart crossings
 - E) Home Occupation (input by MPR EDC, Planning and Zoning Commission and City Staff)
 - F) Tiny Business Village Projects
 - i. Revitalization
 - ii. Pop Up Demonstration
 - iii. "Brick and Mortar" Tiny Business Village
 - G) Business District Formation
 - i. Revitalization
 - ii. Business Incentives
 - H) Other economic development ideas

d) Board of Directors

1. **Motion** to accept resignation of Ted VanLier, with regret.
2. Election of Officers

ITEM #2 OLD BUSINESS Discussion and Possible Action Items

a) Risk Management Program

- 1) Record storage & Password policies (payment approval procedure) (Jason Johnson)

ITEM #3 BOARD MEMBER REPORTS AND ANNOUNCEMENTS

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

ITEM #5 REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

a) Joint meeting with St. Cornelius Church, Gerald Dixon (?) & Carlton Beck

ITEM #6 ADJOURNMENT- 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 30th day of April 2025 by 6:00 p.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.

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 (Business Development)

- 1. Commercial Property Development
- 2. Maximize City Assets
- 3. Revenue Diversification
- 4. Community Outreach
- 5. City of Morgan’s Point Resort Marketing Plan
- 6. Annual Report to City Council