

Morgan's Point Resort, Texas
Economic Development Corporation

January 16, 2024

Regular Meeting & Workshop 12:30 PM to 2:00 PM
St. Cornelius Episcopal Church; 1626 Morgan's Point Road

MINUTES

CALL TO ORDER & QUORUM – Linda Bridges @ 12:30 PM

In attendance (Board of Directors)

Linda Bridges, President
Jason Johnson, Vice President
Greg Weisman, Director
Ted Teegarden, Director

Not in attendance (Board of Directors)

Terry Harrah, Secretary
Scott Fornier, Director

ITEM #1 NEW BUSINESS Discussion and Possible Action Items

a) Minutes

1. **Motion** to approve October 17, 2024 Board Meeting Minutes made by Ted Teegarden, second by Greg Weisman.
Majority approved.

b) Financial Report

1. **Motion** to accept Statement of Cash Flow Report October 2024-January 2025 made by Ted Teegarden, second by Greg Weisman, **Majority approved.**
2. Sales Tax Reports filed Nov 2024, 990 EZ filed Dec 2024 and Financial Compilation 2024 submitted to City Council January 2025. (**no discussion**)

c) Bylaws (Amendments)

1. **Motion** to add new Section 7.08 "Action Without Meeting" to MPR EDC Bylaws
(a) An action that may be taken at a meeting of a board of directors, including an action required by this subtitle to be taken at a meeting, may be taken without a meeting if each director signs a written consent providing the action to be taken. (b) The consent has the same effect as a unanimous vote and may be stated as such in a document filed with the secretary of state under this subtitle. (Reference Texas Code Sec. 501.071. ACTION WITHOUT MEETING Added by Acts 2007, 80th Leg., R.S., Ch. 885 (H.B. 2278), Sec. 3.01, eff. April 1, 2009) made by Jason Johnson, second by Greg Weisman, **Majority approved.**

d) Projects

1. Tiny Business Village

- A) **Motion**, not to exceed \$_____ to collect data (Item #201) for Village (Budget for Grant submittal, legal review of lease, survey etc.), **No action on motion**

B) **Motion**, not to exceed \$ _____ for Village outreach, marketing and fundraising activities (Item # 203) **No action on motion**

Tiny Village discussion- Directors will continue research on securing property and an anchor business tenant (prior to any shed type structures added to the village) EDC move forward to secure a location in the Four Corners area to hold tent/canopy type pop up market events. Researcher leads: Property owner contact (Jason), anchor business entrepreneurs (Greg & Linda) and signage (Ted).

e) Board of Directors **(no action on items e1 and e2)**

1. **Motion** to accept resignation of Ted VanLier, with regret. **No action on motion**
2. Election of Officers

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) 2025-26 Budget & Workplan workshop
- b) Signage

ITEM #6 ADJOURNMENT- Adjourn @ 1:37 PM

Attest:


Linda Bridges, EDC President