

Morgan's Point Resort
Economic Development Corporation
8 Morgan's Point Blvd. Morgan's Point Resort, Texas 76513

Linda Bridges, President
Terry Harrah, Secretary
Greg Weisman, Director
Dennis Green, Ex officio

Jason Johnson, Vice President
Scott Fournier, Director
Ted Teegarden, Director

(All Morgan's Point Resort Volunteers)

Date: June 3, 2025

To: Mayor Snyder, MPR City Council & City Manager Dennis Baldwin

RE: Request for Approval to Use 3 acres of City property along Lake Forest Drive for Tiny Business Village & Event Space

The EDC would like to thank you for meeting with us over the past couple of weeks to share our vision of using City property for a community Tiny Business Village and Event Space. The MPR EDC has received word from City Manager Dennis that the EDC will be included on the June 10, 2025 City Council agenda.

Please find the following attachments:

1. Eagle view map of requested location for the village in relationship to the Safety Center and the one house located opposite from our proposed village.
2. Village Concept Flyer with elements. The chalet photo is AI created, but not too far off of our vision.
3. A list of EDC Village activities over the past year:
 - Community outreach
 - Village concept, based on other city models (Batavia Boardwalk track record)
 - Value set on project idea by T-Mobil (\$50,000 grant awarded to Grandon Shoppes, Sterling, ILL)
 - Facebook Poll (187 votes in 24 hours) 55% in favor; 19% more information, 8% not on your life
 - Resident comments on Facebook- including wishlist for the village
 - Entrepreneurs and small business owners showing interest as a future vendor
 - Vendors interested in pop up events
 - Volunteers to help with the project
 - Possible investors
4. EDC proposal to use the 3 acres of City Property (including basic business plan information:
 - City/EDC Lease
 - Infrastructure
 - Temporary Structures
 - Time Frame
 - Parking solutions
 - Management
 - Business Plan

We hope you will vote in favor of the EDC using 3 acres of City property along Lake Forest Drive for our "pop up demonstration"!

Thank you!

Linda Bridges, MPR EDC President

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