

Morgan's Point Resort, Texas
Economic Development Corporation
July 17, 2025
Regular Meeting & Workshop 12:30 PM – 2:00 PM
Garrett & Mic Hill Event Center, 60 Morgan's Point Blvd.

MINUTES

CALL TO ORDER & QUORUM – Linda Bridges @ 12:40 pm

In attendance (Board of Directors)

Linda Bridges, President
Jason Johnson, Vice President
Scott Fournier, Director
Greg Weisman, Director

Not in attendance (Board of Directors)

Terry Harrah, Secretary
Ted Teegarden, Director

ANNOUNCEMENTS AND CITIZEN COMMENTS

ITEM #1 NEW BUSINESS Discussion and Possible Action Items

a) Minutes

1. Motion to approve April 17, 2025 Board Meeting Minutes made by Greg Weisman, second by Jason Johnson.
Majority approved.

b) Financial Report

1. Motion to accept Statement of Cash Flow Report May 1- July 3, 2025 made by Greg Weisman, second by Jason Johnson. Majority approved.

c) Projects

- 1) Tiny Business Village- Motion to Re-brand Village as an Event Venue. No Action Taken
 - A) Development Plan (with approval from City Council to use City Property on Lake Forest) No Action Taken
 1. Stage 1- Motion to prepare property for Market-Socials not to exceed \$27,000
 2. Stage 2- Motion to purchase 2 pavilions for entertainment and activities not to exceed \$8,000
 3. Stage 3- Motion to install electric service to the property not to exceed \$12,000
 4. Stage 4- Motion to purchase up to 4 chalets (1 to be used as storage, the additional 3 to be purchased with a signed vendor lease), not to exceed \$40,000
 5. Stage 5- Motion to add weekly experiences, events and fundraisers and hire a part-time event planner, expenses not to exceed \$_____ per month.
 6. Stage 6- Motion to purchase 2 larger chalets, not to exceed \$20,000
 - B) 501 c 3 Community Association Business Plan- recruit residents to be part of the founding board of the Association -primary purpose- contract with MPR EDC to manage the MPR Event Venue. No Action Taken
 1. Motion to grant to the Community Association \$1,000 monthly to cover basic expenses, including porta potties etc. No Action Taken

- 2) Home Based Business (HBB)- Community Outreach Event (PnZ recommending a new ordinance under Chapter 4 (Business Regulations- 4.06): **Motion** to supply funding for the HBB Community Outreach project not to exceed \$ **No Action Taken**
- A) Texas signed into law HP 2464
- 3) EDC sponsor "Market-Social" **Motion** to sponsor OktoberFest 2025 as an EDC project to be held (if property use is approved by City Council) at the open space near the Safety Center, not to exceed \$ **No Action Taken**
- A) Fundraiser for Event Venue (Budget Item # 205- Events) **No Action Taken**
1. MPR OktoberFest- suggested date is Saturday, Oct 4 to coincide with the Community Yard Sale at the open space near the Safety Center
 1. Project proposal (includes hiring an event planner and purchasing event assets)
 2. Sound system, pop up tents, tables and chairs, children's games and 4 Square in the Air can be used for Event Venue
- 4) **Motion** to sponsor events that include vendors to be held through-out the City, not to exceed \$1,000 per month. Motion made by Scott Fournier, second by Greg Weisman **Majority Approved**
- 5) Other ideas-
- A) Discussion to include building a bus stop at the Four Corners Commercial district is the HOP is brought into MPR. Directors see a direct economic benefit for the HOP to bring in employees and customers. Include on the 2025-26 Workplan.
- B) Request EDC to be on the City Council Aug 12 Workshop to discuss the definition of Economic Development and how the Council sees the EDC moving forward.
- d) Board of Directors
1. Election of Officers- **No Action Taken**
- e) Work plan and Budget for fiscal year Oct 1-Sept 30 2026 due to City Council by the September 9, 2025 Regular meeting for their approval.
1. Consider hiring a part-time event planner
 2. Consider a monthly sponsorship (payable to the Association) for the Event Venue to cover expenses
 3. Discussion- 2025-26 workplan to include commercial property acquisition; tiny business village and enclosed bus stop for HOP

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 N/A

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

ITEM #5 REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

1. 2025-26 Workplan & budget

ITEM #6 ADJOURNMENT- Adjourn @ 2:05 PM

Attest:



Linda Bridges, EDC President