

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.**

MINUTES

CALL TO ORDER & QUORUM – Linda Bridges @ 600 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, Director
Scott Fornier, Director

ANNOUNCEMENTS AND CITIZEN COMMENTS

ITEM #1 NEW BUSINESS Discussion and Possible Action Items

a) Minutes- No Action Taken

1. **Motion** to approve January 16, 2025 Board Meeting Minutes-

b) Financial Report No Action Taken

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

c) Economic Development Workshop with MPR City Council No Action taken, discussion only

1. Entrepreneurial Ecosystem development in MPR

Discussion: Entrepreneurial Ecosystem will be included on the April 8, 2025 City Council workshop for discussion and on the regular agenda for a “yea or nay” of support for the project concept. City Council will be asking for a business plan from EDC. Council will not be voting on any EDC funds for the project at the April 8th meeting.

A) Multi-Use Zoning & Special Use Permits

- i. Brick and mortar anchor business

Discussion: Business Owner apply for a Special Use Permit

B) Traffic Calming in the Four Corners area

Discussion: Some support by Council members to pursue traffic calming

C) Walk-able area (crosswalks)

Discussion: Some support by Council members to pursue the idea to create a walkable Four Corners Area; Safe Routes to School sidewalk is to break ground October 2025.

D) Non-dependence on vehicles for residents to enjoy the Four Corners area

- i. Bicycle lanes
- ii. Golf cart crossings

Discussion: Some support by Council members to pursue golf crossings (Safe Routes for Schools sidewalk will include bicycles)

E) Home Occupation (input by MPR EDC, Planning and Zoning Commission and City Staff)

Discussion: EDC recommends that the current Home Occupation ordinance be amended based on performance standards. City Council needs to decide on how restrictive the ordinance should be and what rules can be enforced. Recommend reviewing existing residential zone ordinances to see if they are currently too restrictive for both residents and resident business owners. No further input from EDC on a Home Ordinance amendment, City Council recommends all business owners and entrepreneurs be directed to the Federal government for ADA compliance.

F) Tiny Business Village Projects

i. Revitalization

ii. Pop Up Demonstration

Discussion: EDC is recommending the Tiny Business Village be built in stages. First stage to build a "model chalet" for residents and future tenants to have a visual on the project concept. Small events will be planned using pop up tents to represent future chalets. Grants, sponsorships and vendors will be recruited during this time. Future chalets will be built, based on a written commitment by an entrepreneur.

iii. "Brick and Mortar" Tiny Business Village

Discussion: EDC is asking for support from City Council to pursue the possibility of setting up a Tiny Business Village "Pop Up Demonstration" on the corner of Tanyard and Morgan's Point Road.

G) Business District Formation

Discussion: City Council- waiting on Comprehensive plan to move forward on business development.

i. Revitalization

ii. Business Incentives

H) Other economic development ideas

Discussion- ideas from City Council: Signage, Clean-up, City Marketing, City Event Center, Paddling trails

d) Board of Directors No Action Taken

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

ITEM #2 OLD BUSINESS Discussion and Possible Action Items No action or 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) Joint meeting with St. Cornelius Church, Gerald Dixon (?) & Carlton Beck

ITEM #6 ADJOURNMENT- Adjourn @ 7:36 PM4

Attest:


Linda Bridges, EDC President