

# **Morgan's Point Resort Economic Development Corporation**

Linda Bridges, President; Jason Johnson, Vice President; Terry Harrah, Secretary;  
Scott Fournier, Director; Greg Weisman, Director, Ted Teegarden, Director  
James Snyder, Ex officio Director

January 1, 2025

RE: Annual Report- October 2024- September 2025

Dear Mayor Snyder and City Council Members:

I would like to share with you last year's MPR EDC Work Plan highlights and projects:

## **Maximizing City Assets**

- Continued advocacy for a wastewater solution in the business district and requested that the FM 2483 Master Plan be made public (EDC contributed \$15,000).

## **Business Development**

- Approved \$1,000/month for income-generating events and purchased pop-up equipment.
- Tiny Business Village remained the top project; completed research, SWOT analysis, and requested use of 3 acres on Lake Forest Dr.
- Recommended replacing the Home Occupation ordinance with a performance-based Work-From-Home ordinance. HB 2464 now requires cities to allow "no-impact" home-based businesses.

## **Community Outreach**

- Joined Main Street America; continued promoting local businesses through Discover Morgan's Point Resort Facebook page/website and the EDC Business Network Newsletter.
- Participated in the Comprehensive Plan Steering Committee and engaged Four Corners business owners.
- Promoted the new MPR-EDC Resource Guide and surveyed residents on the Tiny Business Village (55% supportive).

## **Corporate Management**

- Completed annual 501(c)(3) filings and Texas Comptroller Sales Tax Report
- Requested a joint meeting with Council and the City Manager to align economic development efforts.

## **Ongoing Work**

- Finalizing the proposed new home-based business ordinance with the Planning and Zoning Committee.
- Exploring golf cart crossings and "Outdoor City" concepts with CTCOG.
- Supporting curb-appeal improvements, a makerspace, Tiny Business Village and glamping at the Marina.
- Encouraging an entrepreneurial ecosystem and potential 501(c)(3) for commercial district revitalization.

The EDC looks forward to working with Council and Staff to advance its vision of a welcoming, opportunity-rich lakeside community.

Sincerely,

*Linda Bridges*

Linda Bridges, MPR EDC President