

Morgan's Point Resort, Texas
Economic Development Corporation
January 15, 2025
Regular Meeting & Workshop 12:30 PM – 2:00 PM
Garrett & Mic Hill Event Center, 60 Morgan's Point Blvd.

Minutes

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 Fournier, Director

Guests

Stephen Zawkiewicz
Joanna Snow

CALL TO ORDER & QUORUM – Linda Bridges @ 12:34 PM

ANNOUNCEMENTS AND CITIZEN COMMENTS

Both Stephen and Joanna joined the meeting to see what is happening with Economic Development in MPR.

ITEM # 1 Discussion and Possible Action Items

a) Minutes

1. **Motion** to accept July 17, 2025 Board Meeting Minutes made by Greg Weisman, second by Ted Teegarden, **Motion approved.**
2. **Motion** to accept November 18, 2025 Meeting Minutes (Joint meeting with City Council) made by Greg Weisman, second by Ted Teegarden, **Motion approved.**

b) Financial Report

1. **Motion** to accept Statement of Cash Flow Report Oct 1, 2025-December 31, 2025 made by Jason Johnson, second by Greg Weisman, Motion approved.
2. 990 Taxes ending Sept 30, 2025 have been filed and Financial Compilation ending September 30, 2025 has been submitted to City Manager. Texas Comptroller Sales Tax Report has been filed.
3. **Motion** to check with local banks and investment companies to see about how the EDC can invest funds until needed for project made by Ted Teegarden, second by Greg Weisman. **Motion approved.**

ITEM #2 NEW BUSINESS Discussion and Possible Action Items

a) Guiding Principles

b) Board of Directors

1. **Motion** to request reappointment for Scott Fournier, Greg Weisman and Ted Teegarden

made by Ted Teegarden, second by Jason Johnson. **Motion approved.**

2. **Motion** to set quarterly meetings (evenings) for a discussion of EDC workplan projects made by Greg Weisman, second by Jason Johnson. **Motion approved.**

ITEM #3 OLD BUSINESS Discussion and Possible Action Items (No action taken)

a) Risk Management Program

- 1) Record storage & Password policies (payment approval procedure) (Jason Johnson)

ITEM #4 PROJECT SELECTION Discussion and Possible Action Items

a) **Motion** to table the selection of **two-** \$30,000 Projects and **one** \$10,000 Project in order to meet with City Council to review project ideas made by Jason Johnson, second by Greg Weisman. **Motion approved.**

Item #5- 60 DAY NOTICE TO UNDERTAKE EDC TYPE B PROJECTS (No action taken)

a) **Motion** "I move that the Economic Development Corporation approve the proposed project for the purpose of publishing the required 60-day notice, and authorize the Board President to prepare and file the notice in accordance with Texas Local Government Code Chapter 505. This action does not constitute final approval of the project. Final consideration will occur after the 60-day notice period and the required public hearing."

1. Timeline: Publish Notice: January 17-20, 2026; Pubic Hearing: April 16, 2026

ITEM #6 RESOLUTIONS Discussion and Possible Action (No action taken/project selection tabled-item 4a)

a)

1. **Motion** to adopt Draft Resolution 2026-01 _____
2. **Motion** to adopt Draft Resolution 2026-02 _____
3. **Motion** to adopt Draft Resolution 2026-03 _____

ITEM #7 BUDGET Discussion and Possible Action (No action taken)

1. **Motion** to approve proposed 2026 Budget

ITEM #8 WORKPLAN Discussion and Possible Action (No action taken)

1. **Motion** to approve proposed 2026 Workplan

ITEM #9 BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Directors discussed the need for improved communication and alignment with City Council as the EDC prepares its revised FY2026 Workplan and Budget. Directors noted that the EDC submitted its initial Workplan and Budget to City Council in November 2025 in accordance with EDC bylaws, and that Council requested a revised version for further discussion. With the fiscal year having begun in October, directors expressed a desire to move forward more efficiently with project planning and felt that clearer communication with Council would help ensure the revised Workplan reflects shared priorities.

Earlier in the meeting, the Board voted to establish **quarterly evening meetings** dedicated to discussing EDC workplan projects. Directors expressed support for coordinating these with **quarterly joint discussions with City Council**, structured as roundtable-style conversations intended to improve communication, clarify priorities, and support coordinated economic development efforts.

To avoid losing additional time before the first joint meeting, directors agreed to send an email to City Council to begin a brainstorming process and request Council's priorities in advance. Directors felt that gathering this input now would allow the EDC to begin researching options—including pros and cons—so that discussions with Council can be more productive.

Directors also noted that several ideas raised by residents in the recent EDC project survey may already be underway or funded through existing City projects. Directors emphasized the importance of confirming this with Council to avoid duplication and ensure that EDC resources are directed where they are most needed.

Finally, directors reiterated the importance of good financial stewardship. Earlier in the meeting, the Board voted to explore options with local banks and investment companies to determine how EDC funds could be placed in a **higher-interest account** until needed for future projects.

ITEM #10 BRIEFING BY CITY MANAGER/ASSISTANT MANAGER/CFO N/A

ITEM #11 REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

1. Workplan alignment based on MPR EDC Ethos, EDC/Council Mission & Vision Statements & Community Involvement
2. Budget
3. Calendar for Joint meetings with City Council and EDC
4. Follow up on Financial Policy (Investments etc.)

ITEM #12 ADJOURNMENT- Adjourn @ 2:45 PM

Attest:



Linda Bridges, EDC President