

MPR EDC 2026 At-a-Glance — Main Points (Updated with Mission & Vision Alignment)

Purpose of the EDC

- Strengthen Morgan’s Point Resort’s economic vitality by funding and delivering projects that support **local businesses, community life, and recreational opportunities**.
- Operates under Texas Local Government Code Chapters **501 and 505**, which authorize both **business-oriented** and **community/recreational** projects that enhance quality of life and support economic vitality.
- Aligns all work with **City Council priorities** and the **EDC Mission & Vision**.

Mission & Vision Alignment — The Board’s Compass for 2026

The EDC’s Mission and Vision statements are now the **primary filter** for all 2026 decisions. They ensure the Board stays:

- **Consistent** with its statutory purpose
- **Aligned** with Council’s adopted priorities
- **Focused** on projects that strengthen economic vitality and community life
- **Protected** from scope drift, political pressure, or misalignment

How Mission & Vision Direct the 2026 Board

Every proposed project — business-focused, recreational, or community-oriented — must demonstrate:

1. **Mission Alignment** Does the project strengthen economic vitality, support local business activity, or enhance community life in a way that contributes to a thriving local economy?
2. **Vision Alignment** Does the project move MPR toward the long-term vision of a connected, engaged, resilient lakeside community with a healthy local economy?
3. **Statutory Alignment (Ch. 501/505)** Does the project fit within the EDC’s legal authority as a 4B corporation?
4. **Council Alignment** Does the project support the themes in the City’s adopted priorities (communication, volunteerism, community identity, business friendliness, quality of life)?

This alignment structure is now the **front door** for all 2026 project evaluation.

Two-Lane Framework for 2026

The EDC organizes all work into two clear lanes to stay aligned, safe, and effective.

1. Non-Capital Projects (EDC-Led)

Definition: Small, flexible, reversible efforts that do **not** create City-owned infrastructure and do **not** require public hearings or individual Council approval. Must fit within the Council-approved annual budget.

Eligible Scope: Under Chapters 501/505, non-capital projects may support:

- **Business activity and entrepreneurship**
- **Recreational and quality-of-life enhancements**
- **Community events and engagement**
- **Tourism-supportive activities**
- **Volunteerism and community identity**

Examples:

- Business support and engagement
- Community events and promotions
- Temporary or portable improvements
- Research, planning, feasibility studies
- Pilot programs and test-and-learn initiatives
- Entrepreneur support tools
- **Recreational programming or portable equipment that enhances community life**

Why This Lane Matters:

- Keeps the EDC active year-round
- Produces visible wins without long-term commitments
- Reduces political and financial risk
- Allows directors to champion ideas safely
- Builds community trust
- Preserves reserves for future capital opportunities

2026 Focus: Recommend **three non-capital projects** for FY2026 based on:

- Mission & Vision alignment
- Council priorities
- Impact and feasibility

- Statutory authority
- Resident themes

2. Capital Projects (City-Led)

Definition: Projects involving **land, buildings, or permanent infrastructure**. These require:

- City Council leadership
- A public hearing
- A performance agreement
- Clear ownership and long-term maintenance responsibility

EDC's Role:

- Does **not** initiate capital projects
- Participates only when invited by the City
- Provides financial support only under **formal Council direction**

Why This Lane Matters:

- Protects City authority over land use
- Keeps EDC within statutory boundaries
- Ensures long-term assets are City-maintained
- Avoids land-use disputes
- Preserves political safety for the Board

2026 Focus: One placeholder for a City-led capital project, activated only when Council identifies a priority.

How the EDC Works With Council

- Aligns the Workplan with Council's stated priorities.
- Uses non-capital projects — including **business, community, and recreational** efforts — to stay active while capital decisions evolve.
- Participates in capital projects only through **formal Council direction**.
- Maintains a support-only posture for transparency and political safety.
- Uses the **Mission & Vision** as the shared language for alignment with Council.