



CITY OF MORGAN'S POINT RESORT

ECONOMIC DEVELOPMENT CORPORATION MEETING

Morgan's Point Event Center
60 Morgan's Point Blvd.
Morgan's Point Resort, Texas

MEETING MINUTES

Special Board Meeting 5 Dec 2019

12:00 PM CALL THE EDC BOARD MEETING TO ORDER AND WELCOME

Board members in attendance:

Tom Edwards, President
Stan Briggs, Vice President
Dennis Green, Secretary
Jeff Davison

Board members absent:

Lee Grabman
Russell Janak
Mike Fletcher

Staff in attendance:

Andrew Bill, City Manager
BJ Scheibel, City Maintenance Director
Debbie Bates, EDC Financial Analyst

Citizens in attendance

Mark Allyn	Larry Hartman
Andrea Hankins	Les Minor
Mike Hankins	Rodney Reid
Donna Hartman	Marla Smith

ANNOUNCEMENTS AND CITIZEN COMMENTS

All present introduced themselves and gave a brief explanation for attending the meeting.

1. APPROVAL OF MINUTES – 18 July 2019 regular meeting

There were no changes, corrections, deletions or additions to the minutes. Board Secretary Dennis Green moved to approve the minutes as written and Board member Stan Briggs seconded the motion. All present voted "Aye", and the motion carried.

2. FINANCE REPORT – second quarter plus October 2019

Debbie Bates, EDC Financial Analyst, presented the Finance Report. There were no changes to the Finance Report. Board member Jeff Davison moved to approve the Finance Report and Board VP Stan Briggs seconded the motion. All present voted "Aye", and the motion carried.

OLD BUSINESS

3. **Outstanding action items.** EDC Financial Analyst Debbie Bates reviewed the EDC Action Items report. Changes are reflected in the attached revised report.
4. **Status of Texas Parks and Wildlife (TP&W) grant application and Kleypas Park project.** Board President Tom Edwards spoke to the Metes & Bounds and the playground layouts that were posted on the wall. He got a quote of \$40k from a landscape architect. Based on the price and amount of work to be done, this project will be broken into two phases: (1) playground equipment and (2) all else (walking trails, benches, etc). A number of public meetings and hearings were previously conducted in which the walking trails were identified as the number one improvement item. A committee will be formed to address Phase 2. It's outside the scope of the current grant, so contributions might be a means of funding it. People interested in joining the committee should let Debbie Bates know. The MPR 50th anniversary is 1 July 2020, so a celebration needs to be planned to coincide with that.
5. **Key messages from TML (Texas Municipal League) EDC November conference.** Attendees included: Andrew Bill, City Manager; Dennis Green, City Council; Debbie Bates, EDC Financial Analyst; and Mark Allyn, citizen. Attendees agreed that it was a great experience and shared these key messages with the board:
 - Andrew Bill explained the importance of EDC, and that the number one toolbox is the 380 agreement. It authorizes EDC to negotiate with businesses. It allows city resources to be used for EDC actions (with City Council approval).
 - Dennis Green spoke about the lake being our best feature for attracting businesses.
 - Mark Allyn emphasized that there are lots of resources available to us through TML, and that beer breweries are a sign of growth and revitalization. He also told us the importance of working on one business at a time.
 - Debbie Bates said that there were a lot of great ideas for attracting business; however, the one that seems most important is to have an annual workshop between EDC and City staff to do some good planning, and that there were a lot of ideas from the TML conference that could be included in that annual workshop.

NEW BUSINESS

6. Board President Tom Edwards stated that this is the ninth year of the EDC board. Because there is so much going on, it's time to consider hiring an Executive Director. The by-laws support that, and he handed out a printed copy of that section. This topic will be tabled for now, to be discussed at the January board meeting.
7. Board President Tom Edwards received an email from a new local business asking for help promoting their business. Tom and citizen Mark Allyn are going to meet with them today.
8. Board President Tom Edwards will check out the empty building on Morgan's Point Road that is for lease for business. Thoughts are that it might be good for an EDC office, Welcome Center, Chamber of Commerce, etc.

9. Citizen Donna Hartman said that the new roofing business was welcomed, and that there is a room at City Hall that could be used instead of leasing the empty building (see #8 above).
10. EDC VP Stan Briggs works with a developer who likes Rogers Park and says it could be used for several things (example: wedding chapel, RV park, etc).
11. Citizen Rodney Reid said that not having sewer affects attracting new businesses.
12. **2020 meeting calendar.** All agreed that EDC board meetings will continue to be held the third Thursday of each quarter: 16 Jan, 16 Apr, 16 July and 15 Oct. Please add these dates to your calendars.

STAFF, CONSULTANT, OR OTHER REPORTS

13. None planned.

ADJOURN

Board member Jeff Davison moved to adjourn the meeting and Board VP Stan Briggs seconded the motion. All present voted "Aye", and the meeting adjourned at 1:17 pm.



Tom Edwards, EDC Board President



Attest: Debbie Bates, EDC Financial Analyst