



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

16 January 2020

12:00 PM CALL THE BUSINESS MEETING TO ORDER AND WELCOME

12:05 PM confirmed quorum present

Board members in attendance:

Tom Edwards, President

Stan Briggs, Vice President

Mike Fletcher

Jeff Davison

Board members absent:

Lee Grabman

Russell Janak

Dennis Green, Secretary

Staff in attendance:

Andrew Bill, City Manager

Kathryn Norris, City Finance Director

Ophelia Rodriguez, City Secretary

Debbie Bates, EDC Financial Analyst

Citizens in attendance

Mark Allyn

Dorothy Allyn

Jimanne Durkee

Andrea Hankins

Mike Hankins

Donna Hartman

Larry Hartman

ANNOUNCEMENTS AND CITIZEN COMMENTS

APPROVAL OF MINUTES - special meeting on 12/5/19

1) There were no changes, corrections, deletions or additions to the minutes. Board member Stan Briggs moved to approve the minutes as written and board member Mike Fletcher seconded the motion. All present voted "Aye", and the motion carried.

FINANCE REPORTS

2) Debbie Bates, EDC Financial Analyst, presented the Finance Report for fourth quarter 2019. There were no changes to the Finance Report. Board member Jeff Davison moved to approve the Finance Report and board member Mike Fletcher 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 and additions from this meeting 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 reported receipt of a letter from the Corps of Engineers indicating that they don't need to be involved with activities above the 642 line. A surveyor has staked the area above the 642 line and it's less space for the playground. This project has two phases – the playground phase will be done first and is targeted for July 2020. Board member Mike Fletcher summarized stating that we can either squeeze in the playground equipment above the 642 line or wait one year for the Corps of Engineers. Citizen (and Mayor Pro Tem) Donna Hartman asked about taking out the tennis court with city resources and putting in a new one. Board President Tom Edwards agreed to check with TPW to see if they would approve it for matching funds.

NEW BUSINESS

5) **Consider and act on appointment of Executive Director.** Board President Tom Edwards reported that we are the only city in the area without an Executive Director (ED). Tom is tied up with Kleypas Park activities and an ED would get things done that are not part of that project. Mark has been volunteering to help EDC for two years. This would be a paying position; however, Mark has agreed to assume this position without pay to avoid violating the nepotism law (he is related to Mayor Pro Tem Donna Hartman). He will be an ex-officio board member (cannot vote) and should work about five hours per week. Board VP Stan Briggs asked if we would need insurance for an ED. City Manager Andrew Bill said that we may want to have a bond on him, and that because he'll be working so few hours that we don't need to worry about benefits. Board President Tom Edwards will create a written agreement. It's in the by-laws, and city council approval is not needed; however, city council approval is needed for the budget change.

Board member Mike Fletcher moved that an Executive Director position be created and filled by Mark Allyn. The motion was seconded by board VP Stan Briggs. All present voted "Aye", and the motion carried.

6) **Election of officers.** After some discussion, board member Jeff Davison moved to approve Tom Edwards for President, Stan Briggs for Vice President and Mike Fletcher for Secretary. Board VP Stan Briggs seconded the motion. All present voted "Aye", and the motion carried.

7) **Budget amendment to support Executive Director expenses and program costs.** Anticipated costs are \$1,000 per month for the remainder of the fiscal year, which totals \$8,000. This will cover an office, utilities and internet. The current budget has "Projected Excess Revenue" of \$38,749. Executive Director expenses will come out of that, leaving "Projected Excess Revenue" a balance of \$30,749. Board member Mike Fletcher moved to make this amendment to the budget and submit to the City Council for approval. Board member Jeff Davison seconded. All present voted "Aye", and the motion carried.

8) **Consider authorization of a line of credit (\$75,000) to support TPW grant reimbursements.** Without knowing the process for getting TPW matching funds, there is potential that we'll need a line of credit to bridge the time between submission and reimbursement. Board member Mike Fletcher moved that a line of credit be established for the Kleypas Park project (to be used only if needed). Board VP Stan Briggs seconded the motion. All present voted "Aye", and the motion carried.

9) **Report on welcoming MPR new businesses – Mark Allyn.** Newly appointed EDC Executive Director Mark Allyn organized an open house for Firefly Yoga which was conducted on 11 Jan. He had ads in the local papers and his efforts drew about 80 people to the event. It was deemed very successful! He will reach out to the mall owners about future businesses.

10) **Changes to rules regarding tax abatements – Andrew Bill.** City Manager Andrew Bill shared some of his

knowledge about 380 agreements which are for economic growth and development. It's a good tool for the EDC to use, and is not just for tax abatement.

11) **Potential to partner with the City and developers to build new sewer system – Andrew Bill.** City Manager Andrew Bill explained that our businesses are limited by the current sewer system. The City is actively working on fixing the issue. **One option being considered is a developer with a plan** on how to address the issue. After a \$38k permit is obtained, they will meet with the developer for further planning on tackling this in phases.

12) **Consider proposal for 2020 joint planning meeting with MPR CC members, staff and other boards.** Board President Tom Edwards explained the need for a workshop with a professional facilitator. He has found a very experienced facilitator who costs \$3,000 for a one-day workshop. The City has agreed to pay half of this expense. This workshop is recommended to include EDC, City staff, City board members, and City Council. Board members would prefer to do this on a Friday. Board VP Stan Briggs moved to proceed with a one-day planning workshop and board member Jeff Davison seconded. All present voted "Aye", and the motion carried.

13) **Consider "Golden Anniversary / Golden Opportunity" promotion – Stan Briggs & Lee Grabman.** Due to time constraints, this topic was not covered.

14) **Appointment of committee to spear head phase 2, Kleypas Park project.** Due to time constraints, this topic was not covered.

5) **Consider a continuation of advertising the Event Center in the Belton Journal.** Due to time constraints, this topic was not covered.

STAFF, CONSULTANT, OR OTHER REPORTS

1) 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 1:21 pm.



Tom Edwards, EDC Board President



Attest: Debbie Bates, EDC Financial Analyst