

Morgan's Point Resort

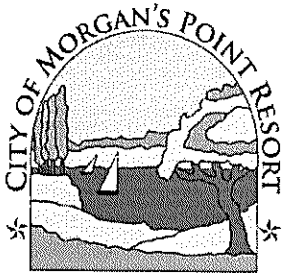
Economic Development Corporation

Board Meeting Packet for Q3 2019 Board Meeting, July 18

Noon at the Event Center

**Table of Contents**

Page	document
1,2	today's agenda
3,4	April 18 meeting minutes
5	Q2 finance report
6	EDC open action items
7	Kleypas Park, TP&W status report, open action items
8,9,10	EDC FY20 proposed budget
11	EDC FY20 proposed work plan
12	training opportunity, TML EDC conference, November 7 – 8
13,14,15,16	training opportunity, TEDC Basic Economic Development Course, Nov. 12-15



# 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

## AGENDA

18 July 2019, 12:00 P.M.

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

### ANNOUNCEMENTS AND CITIZEN COMMENTS

### APPROVAL OF MINUTES

- 1) Approval of Minutes from the 18 April 2019 regular meeting – Tom Edwards.  
Draft Minutes are presented for EDC members' review. The members may ask to amend, add, or delete items. A **MOTION** to approve the Minutes is appropriate after any changes are made to the draft Minutes.

### FINANCE REPORTS

- 2) Discuss and consider Finance Report for second quarter 2019 – Debbie Bates.  
Finance reports for the period April through June are submitted for Board review. If the Board finds the reports acceptable, a **MOTION** to accept the reports is in order.

### OLD BUSINESS

- 3) Outstanding action items – Debbie Bates
- 4) Status of Texas Parks and Wildlife grant application and Kleypas park project – Tom Edwards
- 5) Report on county-wide EDC meetings – Stan Briggs
- 6) Benchmarking Taylor/Rockdale efforts to attract new businesses – Jeff Davison

### NEW BUSINESS

- 7) FY2020 budget proposal for city council submission – Debbie Bates
- 8) FY2020 work plan for city council submission – Tom Edwards

### STAFF, CONSULTANT, OR OTHER REPORTS

- 9) November EDC training session in Bastrop – Tom Edwards

### ADJOURN

I certify that a copy of the 18 July 2019 agenda of items to be considered by the Morgan's Point Resort Economic Development Corporation was posted and could be seen on the City Hall bulletin board on 15 July 2019 at 12:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting. I further certify that the following News Media were properly notified of the above stated meeting: Belton Journal.

Tom Edwards, EDC President

The meeting facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254.742.3206 for further information

(1)

**AGENDA**  
**18 July 2019, 12:00 P.M.**

*The announcement portion of the meeting allows EDC members or staff to announce general items of interest to all in attendance. The public comments section of the meeting is for citizens to address the EDC (as a whole). Because these are comments from the public and not a specific Agenda item, members can defer to the City Manager to take an appropriate action or request that the item be included on the next available Agenda.*

**EXECUTIVE SESSION**

None scheduled.

The Board reserves the right to discuss the above item in Executive Closed Session if it meets the qualifications of Chapter 551 of the Government Code of the State of Texas.

2



# CITY OF MORGAN'S POINT RESORT

## ECONOMIC DEVELOPMENT CORPORATION

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

## MINUTES

April 18, 2019, 12:00 P.M.

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

#### Board members in attendance:

Tom Edwards, President  
Stan Briggs, Vice President  
Jeff Davison  
Mike Fletcher

#### Board members absent:

Dennis Green, Secretary  
Lee Grabman  
Russell Janak

#### Staff in attendance:

Donna Hartman, Mayor Pro-Tem  
Andrew Bill, City Manager  
Jennifer Wilson  
BJ Scheible  
Debbie Bates

Citizens in attendance  
Mark Allyn

### 1. ANNOUNCEMENTS AND CITIZEN COMMENTS

None

### 2. APPROVAL OF MINUTES – January 17, 2019 regular meeting

There were no changes, corrections, deletions or additions to the minutes. Board Member Jeff Davison moved to approve the minutes as written. Board VP Stan Briggs seconded the motion. All present voted "Aye", and the motion carried.

### 3. FINANCE REPORTS – January, February and March 2019

Debbie Bates, EDC Financial Analyst, presented the Finance Reports and explained the new format. There were no changes to the Finance Reports. Board Member Mike Fletcher moved to approve the Finance Reports and Board Member Jeff Davison seconded the motion. All present voted "Aye", and the motion carried.

### 4. OLD BUSINESS

a) *Status of the Texas Parks and Wildlife (TPW) grant application and consider/discuss next steps.*

Board President Edwards reported that the TPW grant was approved. A Project Manager is now needed. Also, three changes to the plan are needed (1-concrete sidewalks, 2-playground for toddlers

3

and 3-equipment for adults). A sub-committee will work on these changes and details. That sub-committee will be comprised of Tom Edwards, Mike Fletcher, Stan Briggs and BJ Scheibel

Board Member Jeff Davison moved to create the sub-committee and Board VP Stan Briggs seconded the motion. All present voted "Aye", and the motion carried.

- b) *Consider a report on utilization of the Event Center, July 1, 2018 – March 30, 2019*. Board President Edwards reported that ads promoting the Event Center have been run in the Belton Buckle magazine and in Bridal magazine. Summary for 9 months: 100% increase in the number of rentals (from 32 to 64) and 104% increase in revenue (from \$9,752.50 to \$19,547.50). Board Member Jeff Davison asked that calls to the City office regarding renting be asked how they heard about the Event Center. President Edwards stated that the Event Center needs to be professionally cleaned (windows, baseboards, etc) at least quarterly.

## 5. NEW BUSINESS

*Discuss and consider potential future projects and priorities.* Board President Edwards stated that a Work Plan for FY2020 needs to be completed by July. City Manager Andrew Bill stated that we have the potential for 1,500 new residents. Potential businesses may want to approach EDC for tax abatements. He shared that Rockdale and Taylor EDC's have done some good things in that area, and that it may be beneficial if we ask them for information. Board Member Jeff Davison volunteered to contact them.

## 6. STAFF, CONSULTANT, OR OTHER REPORTS

Board President Edwards pointed out the list of training available for Board Members. City Manager Andrew Bill recommends TML.

## ADJOURN

Board Member Mike Fletcher moved to adjourn the meeting. Board VP Stan Briggs seconded the motion. All present voted "Aye", and the meeting adjourned at 1:03pm.

---

Tom Edwards, EDC Board President

---

Attest: Debbie Bates, EDC Financial Analyst

### Action items:

1. Establish a sub-committee to work on the changes and details for the TPW grant (Edwards)
2. Find a Project Manager for the Kleypas Park improvements (Edwards)
3. Regarding calls about renting the Event Center, start asking where the caller heard about it (City)
4. Ensure the Event Center is cleaned professionally at least quarterly (City)
5. Contact Rockdale/Taylor EDC's to get info on what they've done (Davison)

4

**EDC FINANCE REPORT (INCOME & EXPENSES)**

**10-Jul-19**

	Mar-19	Apr-19	May-19	Jun-19
<b>INCOME:</b>				
EDC sales tax		\$ 10,022.43	\$ 3,132.51	\$ 4,123.87
Interest on bank account	\$ 22.43	\$ 32.86	\$ 35.52	\$ 33.89

<b>EXPENSES:</b>				
Payroll	\$ (100.00)	\$ (100.00)	\$ (100.00)	\$ (100.00)
Geek Squad TV setup	\$ (299.99)	\$ -		
EDC board mtg lunch		\$ (84.62)	\$ (17.81)	\$ (45.43)
<b>TOTAL EXPENSES</b>	<b>\$ (399.99)</b>	<b>\$ (184.62)</b>	<b>\$ (117.81)</b>	<b>\$ (145.43)</b>

<b>NET (IN BANK ACCOUNT)</b>	<b>\$ 46,919.24</b>	<b>\$ 56,789.91</b>	<b>\$ 59,840.13</b>	<b>\$ 63,852.46</b>
<i>Reconciled</i>	<i>4/5/2019</i>	<i>5/7/2019</i>	<i>6/19/2019</i>	<i>7/10/2019</i>

<b>PENDING ITEMS:</b>	
City reimburse 50% TV expenses	\$ 1,515.82
City reserves for audit	\$ 28,823.09
TX Parks & Wildlife grant	\$ 170,606.00
Celco survey	\$ (5,600.00)
Archaeologist	\$ (3,000.00)
Staples (Tom)	\$ (43.73)
Payroll	\$ (100.00)
<b>NET BANK AND PENDING ITEMS</b>	<b>\$ 256,053.64</b>

5

## EDC Action Items

	Open Action Items	Responsible	Date		Status	Date Completed
			Assigned	Due		
1	Establish a sub-committee to work on the changes and details for the TPW grant	T. Edwards	4/18/2019	7/18/2019		
2	Find a Project Manager for the Kleyvas Park improvements	T. Edwards	4/18/2019	7/18/2019		
3	Regarding calls about renting the Event Center, ask where the caller heard about it	A. Bill	4/18/2019	7/18/2019		
4	Ensure the Event Center is cleaned professionally at least quarterly	A. Bill	4/18/2019	7/18/2019		
5	Contact Rockdale/Taylor EDC's to get info on what they've done	J. Davison	4/18/2019	7/18/2019		

## Completed Action Items


(6)

**EDC TP&W Action Items**  
**7/12/2019**

Open Action Items		Responsible	Date Assigned	Date Due	Cost	Status	Date Completed
1	Obtain an archeological survey of the park	T. Edwards	5/7/2019		\$3,000		
2	Obtain a TCEQ storm weather permit; submit to TPW	T. Edwards	5/7/2019		NA		
3	Direct deposit info to TPW	D. Bates	5/7/2019		NA		
4	Bury overhead utility lines	T. Edwards	5/7/2019				
5	Obtain access to TPW grants management system (ARGO)	Edwards->Fletcher?	5/7/2019		NA		
6	Specs for the perimeter trail to TPW	T. Edwards	5/7/2019				
7	Formal 'notice to proceed'	M. Fougerat	5/7/2019	~ September	NA		
8	From the survey, mark the area; if appropriate, notify "squatters"	A. Bill	7/11/2019				
9	First status report to TPW	D. Bates	7/15/2019	10/1/2019	NA		

**Completed Action Items**

1	Attend TPW Grant workshop in Austin	Edwards/Bates	5/7/2019	6/18/2019	NA	Complete	5/7/2019
2	Obtain a meets & bounds / topographical survey	T. Edwards	5/9/2019	7/9/2019	\$5,600	Complete	7/9/2019

(7)



**MORGAN'S POINT RESORT EDC**  
**REVENUES & EXPENDITURES SUMMARY**  
**Fiscal Year 2018/2019 (Oct-Sep)**

		Actual 2015/2016	Actual 2016/2017	Budget 2017/2018	Estimated 2017/2018	Budget 2018/2019	Budget FY2020
<b>Revenues</b>							
130	1/4 Cent Sales Tax	\$32,486	\$34,051	\$36,000	\$40,000	\$43,000	\$ 50,600
601	Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$ -
801	Interest Income	\$0	\$0	\$0	\$0	\$0	\$ 449
	Fund Balance	\$0	\$0	\$35,000	\$0	\$0	\$ -
	TP&W	\$0	\$0		\$0	\$0	\$ 170,606
<b>TOTAL REVENUES</b>		\$32,486	\$34,051	\$71,000	\$40,000	\$43,000	\$ 221,655
<b>Expenditures</b>							
6432	Community Development	\$14,362	\$106,785	\$65,000	\$11,250	\$100,000	\$ 170,606
	Business Development	\$0	\$0	\$0	\$0	\$0	\$ 2,500
6433	Marketing & Promotion	\$0	\$0	\$0	\$0	\$0	\$ 2,500
6434	MPREDC Operating Costs	\$8,590	\$1,031	\$6,000	\$271	\$12,050	\$ 7,300
<b>TOTAL OPERATING</b>		\$22,952	\$107,816	\$71,000	\$11,521	\$112,050	\$ 182,906
<b>PROJECTED EXCESS REVENUES</b>		\$9,534	-\$73,765	\$0	\$28,479	-\$69,050	\$ 38,749

**MPR EDC RETAINED EARNINGS SUMMARY**

	Actual 2015/2016	Actual 2016/2017	Estimated 2017/2018	Budget 2018/2019	Budget FY2020
Beginning Retained Earnings	\$105,844	\$115,378	\$41,613	\$70,092	\$ 108,775
Actual/Projected Retained Earnings	\$9,534	-\$73,765	\$28,479	-\$69,050	
Ending Retained Earnings	\$115,378	\$41,613	\$70,092	\$1,042	

\* Budget year reflect revenues and expenditures from October 1 to September 30.

\* The 2016/2017 Ending Retained Earnings reflects the use of \$106,785 dollars of retained earnings for the event center rehabilitation project.

**Retained Earnings Assumptions:**

\$	63,852.00	Bank balance 7/9/19
\$	16,400.00	estimated sales tax income
\$	28,523.09	City reserves for audit
\$	108,775.09	

8

REVENUES	Actual	Actual	Budget	Estimated	Budget	Estimated
4120	2015/2016	2016/2017	2017/2018	2017/2018	2018/2019	2018/2019
1/4 Cent Sales Tax	\$29,769	\$34,051	\$42,000	\$40,000	\$43,000	\$46,636
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$100	\$0	\$0	\$255
TP&W	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$29,769</b>	<b>\$34,051</b>	<b>\$42,100</b>	<b>\$40,000</b>	<b>\$43,000</b>	<b>\$46,891</b>

Budget
FY2020
\$ 50,600
\$ -
\$ 449
\$ 170,606
\$ 221,655

**FY2020 Assumptions:**

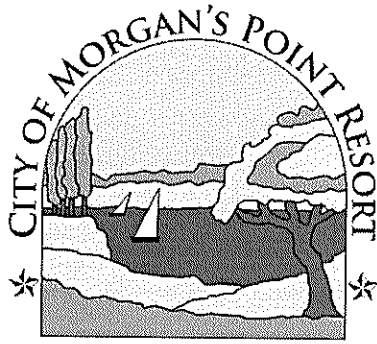
Sales tax FY2019 \$46k, plus 10% growth

Interest income FY2019 avg \$34/month, plus 10% growth

(9)

EXPENDITURES (66-00)		Actual 2015/2016	Actual 2016/2017	Budget 2017/2018	Estimated 2017/2018	Budget 2018/2019	Estimated 2018/2019	Budget FY2020
<b>Community Development (6432)</b>								
	Parks & Recreation (TP&W)	\$14,362	\$106,785	\$70,000	\$11,250	\$100,000	\$8,600	\$ 170,606.0
	Affordable Housing	\$0	\$0	\$0	\$0	\$0		
	Beautification	\$0	\$0	\$0	\$0	\$0		
	Infrastructure	\$0	\$0	\$0	\$0	\$0	\$1,516	
	Vocational/Technical	\$0	\$0	\$0	\$0	\$0		
	Educational	\$0	\$0	\$0	\$0	\$0		
	GIS Parcel Mapping	\$0	\$0	\$0	\$0	\$0		
	<b>Total</b>	\$14,362	\$106,785	\$70,000	\$11,250	\$100,000	\$10,116	\$ 170,606
<b>Business Development ()</b>								
	Workforce	\$0	\$0	\$0	\$0	\$0		
	Exp/Retention of Existing Busi	\$0	\$0	\$0	\$0	\$0		
	New Business Development	\$0	\$0	\$0	\$0	\$0		\$ 2,500
	Inducements	\$0	\$0	\$0	\$0	\$0		
	Infrastructure	\$0	\$0	\$0	\$0	\$0		
	Settlement Charges	\$0	\$0	\$0	\$0	\$0		
	Note Forgiveness	\$0	\$0	\$0	\$0	\$0		
	Small Business Grants	\$0	\$0	\$0	\$0	\$0		
	<b>Total</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$ 2,500
<b>Marketing &amp; Promotion (6433)</b>								
	Marketing MPR	\$0	\$0	\$0	\$0	\$0		\$ 2,500
	Tourism	\$0	\$0	\$0	\$0	\$0		
	Promotion	\$0	\$0	\$0	\$0	\$0		
	<b>Total</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$ 2,500
<b>Operations (6434)</b>								
6110	Salary	\$0	\$0	\$0	\$0	\$0	\$700	\$ 1,200
6127	Uniforms	\$0	\$0	\$0	\$0	\$0		
6160	Training	\$25	\$751	\$1,000	\$0	\$500		\$ 2,500
6162	Travel	\$245	\$83	\$500	\$271	\$500		\$ 2,500
6210	Attorney Fees	\$0	\$0	\$0	\$0	\$0		
6212	Audit	\$6,507	\$0	\$1,500	\$0	\$5,000		
6214	Professional Fees	\$0	\$0	\$0	\$0	\$5,000		
6410	Office Supplies	\$0	\$0	\$0	\$0	\$500	\$50	\$ 200
6411	Copies/Printing		\$0	\$0	\$0	\$250		\$ 200
6412	Errors & Ommissions Insurance	\$0	\$0	\$0	\$0	\$300		\$ 300
6416	Advertising & Legal Notices	\$0	\$0	\$0	\$0	\$0		
6950	Dues & Subscriptions	\$0	\$0	\$0	\$0	\$0		
6999	Miscellaneous	\$1,814	\$197	\$250	\$0	\$0	\$272	\$ 400
	<b>Total</b>	\$8,590	\$1,031	\$3,250	\$271	\$12,050	\$1,022	\$ 7,300
<b>TOTAL EXPENSES:</b>								<b>\$ 182,906</b>

(10)



# MORGAN'S POINT RESORT ECONOMIC DEVELOPMENT CORPORATION

Lee Grabman, Board Member  
Mike Fletcher, Board Member

Tom Edwards, President  
Stan Briggs, Vice Chairman  
Dennis Green, Secretary  
Jeff Davison, Board Member  
Russell Janek, Board Member

August 13, 2020

Dear Mayor and City Council members:

Each fiscal year, the Morgan's Point Resort Economic Development Corporation is required to submit a budget and work plan to the City Council for review and approval. This document includes the work plan for the MPREDC. I have attached a copy of our proposed budget for fiscal year 2019/2020.

## **2019/2020 MPR EDC WORK PLAN**

### **Short Term Projects (one to two years)**

1. Implementation of Kleypas Park TP&W grant improvement project
2. Finalize design standards for the parks system
3. Initiate program to attract new businesses to Morgan's Point Resort
4. Scope the potential of Safe Routes to School Grant for MPR sidewalks

### **Long Term Projects (three to five years)**

1. Phase 1 of Ansay Park improvement: covered pavillion and perimeter pathway
2. Long term lease of the old Roger's Park from the Army Corps of Engineers

Sincerely,

Tom Edwards  
President, Board of Directors

XC: Debbie Bates, EDC Financial Analyst

### Event Details

#### TML Economic Development Conference

Thursday, November 7, 2019

**Date:** November 7, 2019 - November 8, 2019

**Time:** All Day

**Location:** Bastrop

**Address:** Bastrop, TX

HYATT LOST PINES

\$ 265 for conference

PER SHARON BALL, T.M.L.

512-231-7420

WWW.tml.org - UPCOMING EVENTS

12

**NOVEMBER 2019**

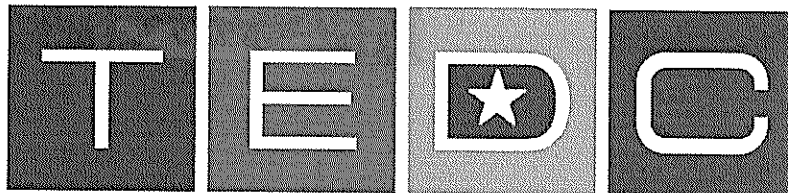
**Basic Economic Development Course**

Dates: November 12-15, 2019

Location: Hilton Hotel, Waco, TX

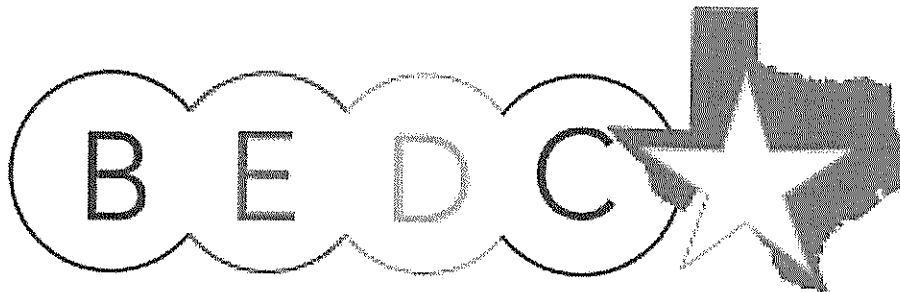
Registration Fee: \$700

Room Block Rate: \$145



TEXAS ECONOMIC DEVELOPMENT COUNCIL

# **Basic Economic Development Course**



(B)

## About the Course

The Basic Economic Development Course focuses on the fundamental concepts, tools and skills needed to be successful in today's political, economic and business environment. The BEDC will provide the participant with a comprehensive understanding of the keys of successful economic development. For those new to the profession, the BEDC is the first step toward professional certification.

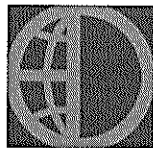
This course is conducted through a partnership with the Texas A&M Engineering Extension Service (TEEX).



### Accreditation:

The Texas Economic Development Council's Basic Economic Development Course (BEDC) is accredited by the International Economic Development Council (IEDC). The BEDC qualifies as a professional economic development training requirement to sit for the Certified Economic Developer (CEcD) examination.

Each attendee must complete the requisite number of hours for all course modules in order to receive a completion certificate for the BEDC. The BEDC meets for four days. In order to meet the accreditation requirements, a requisite number of hours of instruction are mandatory.



INTERNATIONAL  
ECONOMIC DEVELOPMENT  
COUNCIL

*The Power of Knowledge and Leadership*

14

Course Modules Include:

- Introduction to Economic Development
- Community Development
- Business Finance
- Real Estate Development & Reuse
- Marketing and Business Attraction
- Business Retention & Expansion
- Workforce Development
- Strategic Planning
- Entrepreneurship and Small Business Development
- Retail and Economic Development
- Ethics and Economic Development
- Managing Economic Development Organizations
- Economic Development Trends

Registration, Locations and Fees:

The BEDC is hosted two to three times each year and is held in various locations around the state. Course registration is \$700 per person. The fee includes some meals, course materials and an accreditation certificate.

To register for the TEDC's Basic Economic Development Course, please visit [www.texasedc.org](http://www.texasedc.org), "Events and Education". Class size is limited.

BEDC Winter 2019  
February 5-9, 2019  
Katy, Texas

BEDC Summer 2019  
June 11-14, 2019  
Rockwall, Texas

BEDC Fall 2019  
November 12-15, 2019  
Waco, Texas

15



## Who Should Attend?

The BEDC is open to anyone interested in learning more about economic development. The course is designed and targeted toward those individuals working in economic development at all levels and community leaders involved in local economic development.

The course is not restricted to Texas residents.

*Past participants include:*

- Economic and community development professionals
- State and local government officials
- Economic development volunteer board members
- State agency representatives
- Workforce development agency representatives
- Community planners
- Financial institution representatives
- Public utility representatives

---

*For more information on the TEDC's Basic Economic Development Course (BEDC), please contact our office at 512-480-8432 or [tedcinfo@texasedc.org](mailto:tedcinfo@texasedc.org).*

16