

MINUTES
WATAUGA ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, MAY 16, 2023
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
6:30 PM

CALL TO ORDER

President, Miner called the meeting to order at 6:30 p.m.

ROLL CALL

Arthur L. Miner
Calvin Lewis
Jan Hill
Malissa Minucci
Claude Smith
Vacant
Macy Forrester

Place 1, President
Place 2, Director
Place 3, Secretary
Place 4, Vice President
Place 5, Director- Absent without notice
Place 6, Director
Place 7, Director

Others present include:

Andrew Neal
Joshua Jones
Lorenza Zavala
Sandra Gibson
Deby Woodard

Council Member Place 4, Liaison
City Manager
Administrative Assistant
Finance Director
Assistant Finance Director

ANNOUNCEMENTS

1. Chairperson to give a reminder about Cybersecurity training.

PRESENTATIONS

1. Report and Update from Retail Coach.

Cary Everitt presenting.

Positive trends in retail, household incomes, and demand.

Gave an overview of what is possibly in the works and an overview of what is coming.

Mr. Jones asking about inflation and the impact on development.

Mr. Everitt spoke about business wanting to go into existing buildings rather than start from the ground up. Also, more increase asking for city incentives.

Minucci asking about which quarter review was all this information from.

Mr. Everitt stated all this information was recent.

Mrs. Hill would like the slideshow emailed and appreciates Retail Coach with their efforts.

Mr. Neal asked about the 1.1% household income increase if it is high or low.

Mr. Everitt responded that it is average.

Mr. Miner had a question on the cosmetic company that was looking to come in

and Mr. Everitt said that it has gone away for now.

2. Presentation of a proclamation to Alliance Driving School in recognition of their 20 year milestone anniversary.
3. Presentation of a proclamation to Dekra State Inspections in recognition of their 15 year milestone anniversary.
4. Presentation of a proclamation to Dr. Ngo Kim Tien, DDS in recognition of their 20 year milestone anniversary.
5. Presentation of a proclamation to EECU in recognition of their 20 year milestone anniversary.
6. Presentation of a proclamation to Lone Star Black Belt Academy in recognition of their 15 year milestone anniversary.

PUBLIC COMMENT

No requests to speak were received.

PUBLIC TESTIMONY FOR ACTION ITEMS

No requests to speak were received.

REPORTS FROM STAFF

None.

CONSENT AGENDA

1. Consider action on acceptance of the Annual Audit Results for the period ending September 30, 2022
2. Consider action on approval of the Monthly Financial Report for the period ending March 31, 2023
3. Consider action to approve the meeting minutes of the February 21, 2023 WEDC meeting.

Vice President Melissa Minucci to make a motion to approve the consent agenda as presented.

Second the motion: Director Lewis

Motion Passed 4-0-0

Ayes: Macy Forrester, Malissa Minucci, Jan Hill, Calvin Lewis

Nays: None

Absent: None
Abstain: None

PUBLIC HEARINGS / ACTION

ACTION ITEMS

1. Presentation and discussion on the Watauga Economic Development Corporation Proposed Budget for Fiscal Year 2023-2024

Mrs. Gibson presenting budget timelines for the adoption.

Mr. Jones highlighting the new developments coming in, such as Mr. Froze and 132 Townhomes. This will result in a significant increase in sales tax. Discussed more efforts in community development for economic development. We are 4% built out.

Mrs. Gibson went over the continuation of the Retail Coach contract and also the continuation of the Food Business Park Project. Overall expenses flat with a slight increase of \$6,500 from the prior year. There is a digital sign advertising increase.

Mrs. Minucci asking about retail coach-annual renewal.

2. Consider action on setting a Public Hearing date to discuss the Watauga Economic Development Corporation Proposed Budget for Fiscal Year 2023-2024 during the regular meeting scheduled for June 20, 2023 at 6:30 p.m.

Vice President Minucci to make a motion to set the Public Hearing as discussed for the WEDC and Fiscal Year 2023-2024 for June 20, 2023, at 6:30 p.m.

Second the motion: Director, Lewis.

Motion Passed 4-0-0

Ayes: Macy Forrester, Malissa Minucci, Jan Hill, Calvin Lewis

Nays: None

Absent: None

Abstain: None

3. Consider action on setting the date of the WEDC Budget Adoption for July 18, 2023 and submittal to the City Secretary's Office for inclusion on the Council agenda

Director Hill to make a motion to set the date of the WEDC Budget Adoption for July 18, 2023, and submittal to the City Secretary's Office for inclusion on the Council agenda.

Second the motion: VP, Minucci.

Motion Passed 4-0-0

Ayes: Macy Forrester, Malissa Minucci, Jan Hill, Calvin Harris
Nays: None
Absent: None
Abstain: None

EXECUTIVE SESSION

1. The Corporation will conduct an executive session pursuant to Section 551.087, Texas Government Code (Economic Development Negotiations), to deliberate regarding negotiations on a 380 Agreement and to discuss commercial or financial information regarding a business prospect that the corporation seeks to have locate, stay or expand in the City, re: H6 Watauga LLC dba HTeaO.
2. The Corporation will conduct an executive session pursuant to Section 551.087, Texas Government Code (Economic Development Negotiations), to deliberate regarding negotiations on a 380 Agreement and to discuss commercial or financial information regarding a business prospect that the corporation seeks to have locate, stay or expand in the City, re: Janet's Bakeshop.

7:14 p.m. to executive session.

RECONVENE

President Miner to reconvene the meeting at 7:57 p.m.

ITEMS OF EXECUTIVE SESSION DELIBERATION:

1. Consider action on the executive session item - The Corporation will conduct an executive session pursuant to Section 551.087, Texas Government Code (Economic Development Negotiations), to deliberate regarding negotiations on a 380 Agreement and to discuss commercial or financial information regarding a business prospect that the corporation seeks to have locate, stay or expand in the City.re: H6 Watauga LLC dba HTeaO.

Director Jan Hill to make a motion that we authorize the City Manager to negotiate with HTeaO on a possible 380 agreement.
Second the motion: Director, Lewis.

Motion Passed 4-0-0

Ayes: Macy Forrester, Malissa Minucci, Jan Hill, Calvin Lewis
Nays: None
Absent: None
Abstain: None

2. Consider action on the executive session item - The Corporation will conduct an executive session pursuant to Section 551.087, Texas Government Code (Economic Development Negotiations), to deliberate regarding negotiations on a 380 Agreement and to discuss commercial or financial information regarding a business prospect that the corporation seeks to have locate, stay or expand in the City, re: Janet's Bakeshop.

No action taken at this time.

ITEMS FOR FUTURE AGENDAS

No items at this time.

ADJOURNMENT

President Miner adjourned the meeting at 8:00 p.m.

APPROVED: this 20th day of June, 2023.

SIGNED: this 20th day of June, 2023.

APPROVED:

Arthur L. Miner, President

ATTEST:

Jan Hill, Secretary



NOTE: Original Audio and Video Recording of this meeting is preserved and maintained by the City Secretary's Office

