



**MINUTES
WATAUGA ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, JUNE 18, 2024
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
6:30 PM**

CALL TO ORDER

President, Miner called the meeting to order at 6:44 p.m.

ROLL CALL

Arthur L. Miner	Place 1, President
Calvin Lewis	Place 2, Director
Jan Hill	Place 3, Secretary
Malissa Minucci	Place 4, Vice President
Vacant	Place 5, Director
Vacant	Place 6, Director
Macy Forrester	Place 7, Director- absent with notice

Others present include:

Sandra Gibson	Interim City Manager/Finance Director
Deby Woodard	Assistant Finance Director
Lorenza Zavala	Administrative Assistant

ANNOUNCEMENTS

No Announcements at this time.

PRESENTATIONS

1. **Presentation of a proclamation to James Woods Neighborhood Autos in recognition of their 20 year milestone anniversary.**
2. **Presentation of a proclamation to Shiver Shack in recognition of their 20 year milestone anniversary.**
3. **Presentation of a proclamation to Watauga Animal Hospital in recognition of their 25 year milestone anniversary.**
4. **Presentation of a proclamation to Wendy's in recognition of their 25 year milestone anniversary.**
5. **Presentation of a proclamation to Watauga Bingo in recognition of their 15 year milestone anniversary.**

6. Presentation and update from the Retail Coach.

Cary Everitt spoke on Watauga's retail demand outlook data on the comparative analysis for 2022 and 2024 numbers. Demand is up overall from 2022 numbers. The food service sector is still strong and a high priority for Retail Coach. Mr. Everitt highlighted some brand wins that were brought to Watauga. There is a comfortable feeling for new developments, recent prospects, and feedback that has been heard since the last ICSC conference. Many possible food and retail chains are still looking in the area. The biggest driver is space and proper square footage. Retail Coach will continue with aggressive recruitment, regular update calls with staff, and trade show representation.

VP Malissa Minucci asked if vacant storefronts are also being pushed, like Scooter's, which has closed. Mr. Everitt is actively recruiting for these challenging vacant locations. Any added residential growth is strong for recruiting.

PUBLIC COMMENT

No requests to speak were received.

PUBLIC TESTIMONY FOR ACTION ITEMS

No requests to speak were received.

REPORTS FROM STAFF

None at this time.

CONSENT AGENDA

- 1. Consider approval of the minutes from the May 21, 2024, Watauga Economic Development Corporation Meeting.**
- 2. Consider action to approve the Monthly Financial Report for the period ending April 30, 2024.**

Secretary Jan Hill made a motion to accept the consent agenda as presented.
Second the motion: Director Calvin Lewis

Motion Passed 3-0-0

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

PUBLIC HEARINGS / ACTION

- 1. Public Hearing on the Watauga Economic Development Corporation Proposed Budget for the Fiscal Year 2024-2025.**

President Miner asked Interim City Manager Gibson if there has been any changes to the budget since the last approval. Interim City Manager Gibson replied, "No."

President Public Hearing is open at 7:12pm.
There were also no requests to speak at the Public Hearing.
President Miner closed the Public Hearing at 7:12 pm.

ACTION ITEMS

1. Discussion and possible action on amending the WEDC Bylaws.

Interim City Manager Gibson presented recommendations for changes to the Bylaws, including several administrative adjustments. The city attorney recommended amending section 1.03 to designate a position, such as the city manager, as the registered agent, rather than a specific individual.

Additional changes include revising section 2.13 so that attendance is reviewed on the website instead of in a report during reappointments, modifying section 2.16 to clarify the adjournment notice, and providing further clarification for section 2.20.

For fiscal provisions, the itemized budget must be submitted to the board by the 45th day before the budget is considered for adoption. The investment policy is recommended to align more closely with the city's investment policy, and this revised investment policy will be presented to the board for annual approval.

These proposed changes will be put on the agenda for the July 8th meeting if approved tonight.

Secretary Jan Hill makes a motion that we recommend approval by the City Council.
Second the Motion: VP Malissa Minucci

Motion Passed: 3-0-0

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

EXECUTIVE SESSION

There was no executive session.

RECONVENE

ITEMS OF EXECUTIVE SESSION DELIBERATION

ITEMS FOR FUTURE AGENDAS

None at this time.

ADJOURNMENT

President Miner adjourned the meeting at 7:17 p.m.

APPROVED: this 17th day of July, 2024.

SIGNED: this 17th day of July, 2024.

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

