



**MINUTES
WATAUGA ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, JUNE 17, 2025
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
6:30 PM**

CALL TO ORDER

President, Miner called the meeting to order at 6:31 p.m.

ROLL CALL

Arthur L. Miner	Place 1, President
Calvin Lewis	Place 2, Director
Jan Hill	Place 3, Director
Malissa Minucci	Place 4, Director
Stephen Welch	Place 5, Vice President
Brian Downey	Place 6, Secretary
Macy Forrester	Place 7, Director-absent without notice

Others present include:

Sandra Gibson	City Manager
Jennifer Calvert	Finance Director
Keith Rinehart	Recruitment Specialist
Lorenza Zavala	Economic Development Specialist

ANNOUNCEMENTS

President Miner announced a joint workshop to discuss the Food Truck Park on July 14th at 5:30 pm.

PRESENTATIONS

1. Presentation of a proclamation to The Chicken Place in recognition of their 15 year milestone anniversary.
2. Presentation of a proclamation to Ying Cafe in recognition of their 25 year milestone anniversary.
3. Presentation and update from Retail Coach.

Keith Rinehart, Recruitment Specialist for Retail Coach, presented Watauga's Retail Market Profile. He discussed the updated look of the Market Profile, his retail recruitment strategy,

representation at the Retail Live Trade Show Conference, and the city's focus on redevelopment. He also highlighted Eatertainment/Retailtainment recruitment—such as Alley Cats, Pickleball concepts, and golf—as key areas he would like to target for recruitment.

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

PUBLIC HEARINGS

Public Hearing on the Watauga Economic Development Corporation Proposed Budget for the Fiscal Year 2025-2026.

Jennifer Calvert, Assistant Finance Director, presented on the Proposed Budget.

President Miner opened the Hearing at 7:23 pm.

No speakers, President Miner closed the Hearing at 7:24 pm.

ACTION ITEMS

1. Consider approval of the Minutes for the May 2025 meeting.

Director Malissa Minucci made a motion to approve the May 2025 meeting as presented. The motion was seconded by Director Jan Hill.

Motion Passed 5-0-0

Ayes: Calvin Lewis, Jan Hill, Stephen Welch, Brian Downey, Malissa Minucci

Nays: None

Absent: Macy Forrester

Abstain: None

2. Consideration of approval of the Monthly Financial Report for the period ending April 30, 2025.

Finance Director Jennifer Calvert spoke on the WEDC budget.

Director Jan Hill made a motion to approve the item as presented. The motion was seconded by

Secretary Brian Downey.

Motion Passed 5-0-0

Ayes: Calvin Lewis, Jan Hill, Stephen Welch, Brian Downey, Malissa Minucci

Nays: None

Absent: Macy Forrester

Abstain: None

EXECUTIVE SESSION

There was no executive session.

ITEMS FOR FUTURE AGENDAS

Vice President Stephen Welch suggested on the next agenda to make the Mayor the permanent President of the WEDC.

This was seconded by Director Malissa Minucci for the next agenda.

ADJOURNMENT

President Miner adjourned the meeting at 7:30 p.m.

APPROVED: this 16th day of September, 2025.

SIGNED: this 16th day of September, 2025.

APPROVED:

/s/ Arthur L. Miner

Arthur L. Miner, President

ATTEST:

/s/ Brian Downey

Brian Downey, Secretary

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