

**I. Call to Order 7/20/2023 @ 10:00 pm by Mitch**

**II. Roll Call**

<b>Present</b>	<b>Absent</b>	<b>Community Members</b>
Ken Huddleston	Jeremy Anderson	Bill Nickels
Katy Riddle	Martha Henley	Marilyn Howard
Rebecca French	Joey Vaughn	Tom Trent
Mike Neiderhauser		
Mitch Umbarger		
Carter Sain		

**III. Agenda for Training and Work Session passed out- Tom Trent introduction and binders passed out.**

**IV. Binders with training materials presented and explained.**

**V. Key Actionable Items taken away from training for the next meeting on August 24<sup>th</sup> at noon at City Hall**

- 1.How to get the word out that Manchester is growing?
- 2.SWOT analysis and candid conversations about competition. Can we use the previous Coffee County TVA analysis?
- 3.Can we do a combined capital campaign with the Hospital and City Schools to “brag” about what we are doing great? Showcase our community?
- 4.Do we want to do an Economic Impact Area?
- 5.Do we want to do a vacant retail space program with incentives since Manchester has so much empty retail space? How would that be funded and matched?
- 6.Do we create a TIF program that steers people to an area that is not saturated? If so where is that identified area and what would we like to see come there?
- 7.File an annual report.
- 8.Adopt by-laws at the next meeting the originals were approved in 2019.
- 9.Amend the charter once the bylaws are approved.
- 10.Discussions were had about attendance and adherence to attending/ engagement.

11. Have a possible work session to go over the bylaws changes.

12. Everyone needs to read the debt mgmt. policy- any questions we can go over in the next meeting. Carter made the motion to accept the debt policy as written, Rebecca seconded. Motion passes unanimously. Any changes after re-reading the policy can be discussed at the next meeting and changes suggested. Having a debt policy approved brings GMECD into compliance.

Next Meeting Ideas:

1. What are our goals as a board?
2. What are our stretch goals?
3. How do we get the word out?
  - City Website
  - Capital Campaign- joint effort
  - Tif Area?
  - Strategic Plan?
  - Retail Audit
4. Motion to meet 8/24/2023 at City Hall is schedule allows, if not at the Chamber office.
5. Ideas for bylaw changes- meeting, strategic goals, membership, application form.
6. Atlanta retail conversation- needs to be discussed because some members would like to go and additional community members would like to join with community members interested in paying for themselves. It is 10/17-18-2023
7. ongoing communication flow and future expectations established.
8. Can website link from the good news magazine and thunder radio- the livability piece of our community.

**VI. Adjournment @ 12:08 pm by Carter, Mike**

Respectfully Submitted,

Rebecca French, Secretary