

# Waller Economic Development Corporation

## Meeting Minutes

2/14/2022

### I. Call to order

**Chuck Scianna** called the February Meeting of the **WEDC** to order at 3:03 p.m. on 2/14/2022. In attendance via Zoom: John Isom, Elizabeth Dominguez, Chuck Scianna, Anthony Edmonds, Maryann Carl, Gene Schmidt and Rhonda Plata.

### II. Open issues

A. Minutes from the 1/10/22 meeting – Syntax of correction statement corrected, Elizabeth moved to approve the corrected minutes and Anthony provided the Second. Motion passed.

B. Financials transfer of 39,861.36, Money Market 1.2 million and CD 2.9 million. Chuck questioned the transfer amount and Maryann stated it was the transfers from November and December combined. John pointed out that the Buc-ee's amount was over 10,000.00 this month. Anthony made the motion to accept the Financials as presented, Elizabeth made the second. The motion passed with a positive vote.

C. The Anthony made the motion to extend and approve the new Beacon Hill resolution. Elizabeth made the second and the motion passed. Beacon Hill is still working on Phase One of the resolution where they will be paid 250,000.00 when utilities are tied in. They will be ready in 2 or 3 months for that. Phase Two (mentioned in Article 2 of the agreement) was rewritten with a one year extension to 2024 for the entrance and exit ramps that enable access to US 290 and on Hwy 362. The new date is February 7<sup>th</sup>, 2024. The ramps are in TxDOT plans to be built.

D. ESD – discussion concerning the meeting with Officials and the ESD and the talking points used about collecting sales tax in the unincorporated areas. Anthony pointed out that the City of Waller does not pay for any Fire or EMS services since the ESD was founded. The EMS is full time which improves the insurance ratings and Fire Fighters will be going full time. He stated that the ESD felt that mild threats were made about electing new officials if things were not handled differently. John pointed out that he did not say anything that could be taken as a threat and that he was following directions from the City of Waller. Anthony stated that the subject needed to be dropped since the voters approved the ESD receiving the unincorporated sales tax in the last election. The ESD will be building at least three stations which they are required to have. Chuck stated that the City Officials may have changed their minds and may change them again. Chuck is neutral on the issue. He did not feel that asking about future elections was a threat. Katy and Hempstead are no longer interested in pursuing the matter. Chuck asked for John to get a written statement from the City of Waller Mayor about dropping or pursuing the collection of Sales Tax when property goes from unincorporated into the ETJ or city limits.

E. ROI – private lead generation company that would be more tailored to our community more so than leads from the Governor's office or the Houston Greater Partnership. ROI would provide 10 leads over a contracted amount of time. The cost would be 50% upfront and 50% paid after the 10 leads. The cost of 15,000.00 could be split between Waller County Economic Development Partnership, The City of Prairie View and the Waller EDC. Anthony asked what is the difference between ROI and Retail Coach, John stated that this would result in meetings of the interested parties with included monthly status calls and other documentation. The questions were also asked is there a time limit, what happens if 10 leads are not generated, what if all three entities are interested in the same company? Anthony wants to make sure City Council feels like this would be a positive thing. It was decided to table this topic until next month after more information is gathered.

F. Hines – 78 acres in Beacon Hill. Land use is expected to be industrial - leaning toward distribution centers but will work with John on attracting manufacturing

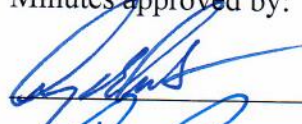
G. Meeting with Memorial Herman on Wednesday 2/16 at the Waller Civic Center with Memorial Herman Leadership and area leaders to discuss needs and facility possibilities in Waller County. Invitations were sent to Waller County Officials, ESD200, PVAMU, and the Mayors of Waller, PV, Hempstead, Brookshire, and Pattison.

H. Broadband - All Fiber Optics (part of Finishes Etc.) – a discussion concerning the 150,000.00 for the Feasibility Study by the City Council needs to happen if the City does not go forward with the plans for Broadband. MaryAnn said that nothing is looking to dissuade the City; the onus is on Finishes, Etc. to be able to do what they said they could.

Next Meeting: 3/14/2022 3:00 p.m. in person

Meeting adjourned at 4:04 p.m. Minutes submitted by: Rhonda Plata

Minutes approved by:


Date: 3-11-22

Date: 3-14-22