

Waller Economic Development Corporation
Meeting Minutes
8/8/2022

I. Call to order

Chuck Scianna called the August Meeting of the **WEDC** to order at 3:05 p.m. on 8/8/2022. In attendance: John Isom, Chuck Scianna, Bill Fendley, Elizabeth Dominguez, Anthony Edmonds, Royce Rape, Art Pertile, and Rhonda Plata.

II. Open issues

A. Minutes from the 6/8/22 meeting –Bill made the motion to accept the minutes as presented, Anthony made the second and the motion passed.

B. The Financial Reports for June and July were presented. The transfer for June was 73,519.36 and the for July was 45,320.58. The Money Market account ending balance 1,471,222.50 and the ending balance for the CD was 2,930,609.97. Sales Tax payment for July was 368,853.40. Anthony made the motion to pass the Financials as presented, Royce made the second. The motion passed with a positive vote.

C. Interest rates are rising and Maryann is looking at the possibilities in transferring balances to take advantage of the higher rates. It was suggested to stair step any transfers in case the rates go up again. John was asked to check into the clause for early withdrawal and add transferring money to the September agenda.

D. The draft for the 2023 budget was presented and the second draft contains salary changes and reflects the increase in legal fees. The City has not presented salary increases at this time. Royce requested John to get real numbers from the City. Conservative city estimates on sales tax collection puts it at 735,000.00. The EDC/Chamber lease will expire in February of 2023 and that is expected to increase. Anthony wants to know if the City has insurance coverage on the EDC/Chamber offices as a City location. If not, he strongly suggests getting coverage. Anthony made the motion to modify the budget to increase salaries and benefits by 5% and increase legal fees to 18,000.00. Royce made the second and the motion passed.

E. getting a water feasibility study was discussed so that John can discuss water needs with new leads with large water requirements. Art explained that Bluebonnet should be able to say what water needs can be met including pumping submergence which is the difference in water available and water permitted. Bluebonnet should freely be able to answer hypothetical permitting questions concerning new water needs.

F. John asked about a local company expansion and what the Board thought about assisting. They are looking for 500,000.00 to 1 million for machinery and 3-4 jobs phase one. Later phases would include building expansion and 12-15 jobs. John is talking to them about SBA loans, employee reimbursement and other State and Federal assistance. The Board wants more details concerning needs, requests and other information. If considered, this would be the first expansion project done by the WEDC.

G. ETJ requests have been put on policy review per the Mayor of Houston, out of the five current requests, one has been granted and the others are on hold. The Mayor has end of term in 2024. Art said that developers can push the City of Houston to release the requested ETJ properties especially since COH would have to provide services. The COH can suggest MUD districts and other service provider that the developers can say no to and they can take the issue to TCEQ since Waller already has nearby services in place.

H. Avangard is asking for help with utilities if annexed. They currently plan to expand the Waller plant including a rail spur and 13 acres currently in the Waller ETJ. The expansion would transfer the main 154-acre tract, double the number of employees and add 3 buildings. Discussion about paying less than ½ of cost and to stretch the reimbursement to a longer time period. The Board is willing to discuss options as long as the assistance is tied to something tangible such as jobs.

I. County Assistance District was discussed. Art is working on a proposal if the City annexes property in the CAD then the CAD will release the full 2% tax collection to the City but if the City and County both provide services then the 2% would be split. County Assistance Districts will be on the November ballot but only the affected areas will be voting on it.

Next Meeting: 9/12/2022 3:00 p.m.

Meeting adjourned at 4:26 p.m.

Minutes submitted by: Rhonda Plata

Minutes approved by:

Anthony Edmonds

Date: 9/12/2022

Date: _____