

Waller Economic Development Corporation
Meeting Minutes
2/13/2023

I. Call to order

Chuck Scianna called the February Meeting of the **WEDC** to order at 3:02 p.m. on 2/13/2023. In attendance: John Isom, Bill Fendley, Elizabeth Dominguez, Royce Rape, Gene Schmidt, Marcus Benoit, Chuck Scianna, Paul Cates, Travis Sellers, Maryann Carl, Art Pertile, and Rhonda Plata.

II. Open issues

- A. Minutes from the 1/9/23 meeting was presented and Bill made the motion to accept them as presented, Elizabeth made the second and the motion passed.
- B. The small amount in the TexPool fund is to keep the account open and current. 4.3 interest paying at FNB last month. Maryann thinks it will be 4.7, the rates adjust every second Tuesday of the month from the current TexPool interest rate. Royce made the motion to accept the January Financials as presented, Bill made the second and the motion passed with a positive vote. January proposed transfer \$60,404.03.
- C. Wolff Companies has presented the financial documentation for compliance with the Stage 1 incentive of the Beacon Hill 380 agreement and the City of Waller has accepted the inspection report for the road and utility trunk lines. Royce made the motion to approve the payment of stage one. Bill made the second and the motion passed. Art would like the check request presented with the inspection report with a reference to the resolution number. Stage two will be access from the property to US290 or FM362.
- D. Avangard – plant in Waller on Mathis Rd (former Ravago facility) that is a plastic recycler, plans to expand Waller plant including rail spur and 167 acres. ETJ transfer of main 154-ac tract has been completed and all 167 acres are annexed. Waste Management has invested in the business bringing in the rail. They have a partnership with Dow and a joint venture with Honeywell. Avangard provided documentation and their request in writing as requested. They have completed about a third of the expansion. The extension cost is expected to be \$916,300.00. Royce suggested we restructure the incentive after Avangard suggested changes to the original offer. Bill asked if the utility extension will draw other companies. Travis believes the 4” force main could potentially be tapped but probably won’t be. The road is a Harris County road. The offered limit of \$350,000.00 will be 38% of the new cost. Royce made the motion that the incentive offered to Avangard be modified to a maximum of 350,000.00 and based on the hiring of full-time employees. Incentives will be paid on employees that have been a full-time employee employed for 12 consecutive months. The annual payment date would be the anniversary of the date the Certificate of Occupancy was issued with the incentive being paid up to three years. If an employee is hired from the zip codes: 77484, 77447, 77445, and 77446 the incentive is 15% of the salary or wages earned by that employee for the year reported. If the employee is hired from outside the local four zip codes the incentive will be a flat rate of \$2000.00. Bill made the second and the motion passed.
- E. Paul Cates spoke about the upcoming ordinance discussion concerning Murals and Signs. The topic will be up for discussion in the next City of Waller Council meeting. Art said the proposed ordinance will require registration of murals, no art on front of buildings, nothing obscene, no sign if a mural exists and it must be maintained. There will also be definitions of signs verses murals in the ordinance.
- F. Contract Lumber, based in Ohio has leased the former Emerson/NRG building for lumber wholesale warehouse and is expected to create 25-50 jobs.

G. Project Viraj is an Indian solar panel manufacturer that is interested in 400-500,000 square foot buildings. They have had discussions with Pagewood builders concerning the speculation distribution center. They have toured the building and liked it and are now inquiring about incentives. Waller is in competition with three other Houston area locations. John wants to get the fixed equipment numbers and possibly do incentives on employees.

H. John discussed the Cannon which is a business accelerator with several locations in the Houston Metro area. There are some indications that 6-12 Cypress area companies are interested in Waller for relocation if there was a manufacturing focused accelerator. Finishes and Northwinds are both interested. The Board needs more details prior to partnering.

Next Meeting: 3/13/2023 3:00 p.m.

Meeting adjourned at 4:09 p.m.

Minutes submitted by: Rhonda Plata

Minutes approved by:

Anthony Edmonds

Date: 02/13/2023

Date: