

**Waller Economic Development Corporation**  
**Meeting Minutes**  
3/13/2023

**I. Call to order**

**Chuck Scianna** called the March Meeting of the **WEDC** to order at 3:01 p.m. on 3/13/2023. In attendance: John Isom, Bill Fendley, Elizabeth Dominguez, Anthony Edmonds, Gene Schmidt, Marcus Benoit, Chuck Scianna, Jason Tones, Maryann Carl, and Art Pertile.

**II. Open issues**

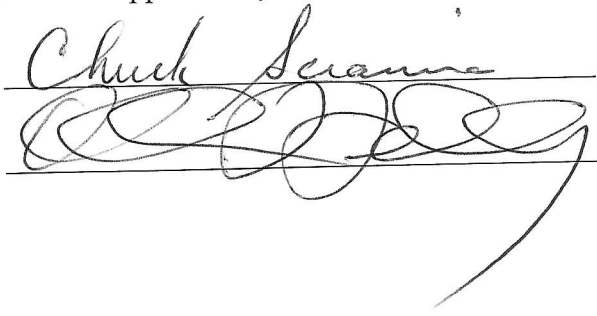
- A. Minutes from the 2/13/23 meeting was presented and Bill made the motion to accept them as presented, Elizabeth made the second and the motion passed.
- B. Anthony made the motion to approve the Financial Report as presented, Bill made the second and the motion passed.
- C. Avangard – John reviewed past month's offer and a discussion was concerning past incentives offered with a clarification on post incentives. Chuck asked that when the Board agreed on \$350K was that based on another offer. John clarified that was less than 50% since we are not competing with another jurisdiction. Once the Board has made an offer, that's it. Art made the suggestion to state "the offer stands as is" and Chuck wants to add that we appreciate them being in Waller.
- D. Director's Report – get a date from TxDot to amend the Beacon Hill Feeder Road.
- F. Land Use Considerations – work with City on highest and best use for commercial properties – influence to what works better for each tract. Consider property standards, we can't zone but can: have commercial setback requirements which is subject to criteria used for each tract (City Council would establish the criteria). Property owners can also use deed restrictions to enable incentives. The EDC supports manufacturing and retail.

Next Meeting: 4/10/2023 3:00 p.m.

Meeting adjourned at 4:09 p.m.

Minutes submitted by: Elizabeth Dominguez

Minutes approved by:

  
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Date: 4/10/23  
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