

Waller Economic Development Corporation
Meeting Minutes
6/12/2023

I. Call to order

Royce Rape called the June Meeting of the **WEDC** to order at 3:04 p.m. on 6/12/2023. In attendance: John Isom, Bill Fendley, Elizabeth Dominguez, Royce Rape, Maryann Carl, Charles Williams, Jason Tonnes and Rhonda Plata.

II. Open issues

- A. Minutes from the 5/08/23 meeting was presented and Bill made the motion to accept them as presented, Elizabeth made the second and the motion passed.
- B. Financial Report - Elizabeth made the motion to approve the Financial Report as presented, Bill made the second and the motion passed. Proposed transfer \$104,567.03. Sales tax was increased due to a period payment by the largest retailer. Total payment on May 12th was \$497,933.57.
- C. The EDC and the City of Waller will collaborate on 380 agreements and will make all agreements similar. Discussion of 380 agreements should be on the agenda for the joint meeting tentatively planning for July 8th. 380 agreements will be needed for Natura PCR, Wolfe and Binford.
- D. The Chapter 380 agreement with incentive agreement with Natura PCR. \$350,000.00 max for utilities extension with hiring incentives. John request changing the date to the groundbreaking date as basing it on the COO date, there will be no payment as employees will not have completed the required year of employment. If the September 26th date is used then payment will be September 2024. The COO date has not been determined yet and the deadline date has been pushed back to April. The finalization of the agreement will be on the next meeting's agenda.
- E. Closner has a COO date of March 2023 with an appraisal of \$400,000 in improvements. John suggested changing the payment date to 2024 after the next appraisal so the can benefit for all the improvements made. John will check on what date Closner would like to use. Royce suggested that the date of the agreement needs to be made between the City of Waller and Closner as it doesn't really have anything to do with the EDC.
- F. Finishes Solutions has provided a new lease for the EDC and sublease for the Chamber of Commerce at the existing rate but now month to month with a 30-day notice. John will ask for a 90-day notice instead. Royce made the motion to approve the lease once the 90-day notice has been requested. Bill made the second and the motion passed. The Chamber sublease needs to be modified to reflect the wording of the EDC lease.
- G. Discussion concerning reupholstering the Conference Room chairs or replacing them with rolling office chairs. Quote of 40.00 and the cost of a yard and half of material for 10 chairs from Bluebonnet Antiques has been accepted per a motion from Royce with a second from Elizabeth. Rhonda will purchase the material and the chairs will be done two at a time until all 10 have been completed.
- H. Daikin is looking at the Pagewood project as a lease property. They are planning on using it for warehousing first and then possibly expand to manufacturing.
- I. Waller Town Center may leave the Waller ETJ so they can create a MUD and avoid paying City sales tax. They are wanting a sales tax rebate that Waller will not be able to do to the 1 cent being applied to the Waller Harris ESD. The ability to leave any ETJ per request is a new law (SB 2038) that will become effective September 2023.

Next Meeting: 7/10/2023 3:00 p.m.

Meeting adjourned at 3:57 p.m.

Minutes submitted by: Rhonda Plata

Minutes approved by:

Chuck Luciano

Date: 7/10/23

[Signature]

Date: 7/10/23