

**Waller Economic Development Corporation**  
**Meeting Minutes**  
1/16/2024

**I. Call to order**

**Anthony Edmonds** called the January meeting of the **WEDC** to order at 3:06 p.m. on 1/16/2024. In attendance: John Isom, Anthony Edmonds, Bill Fendley, Royce Rape, Elizabeth Dominguez, Ryan Short, Chuck Scianna (by phone), Phil Boedeker, Don Hart and Rhonda Plata.

**II. Open issues**

A. Minutes from the 11/13/23 meeting was presented, and Royce made the motion to accept them as presented. Elizabeth made the second and the motion passed.

B. Financial Report – Budget is in order, November transfer - \$75,157.76 Royce made the motion that the November Financial Report be accepted as presented, Bill made the second and the motion passed. December transfer of 77,207.86 will be made at the of the month. Royce moved that the December Financial Report be accepted as presented, Elizabeth made the second and the motion passed.

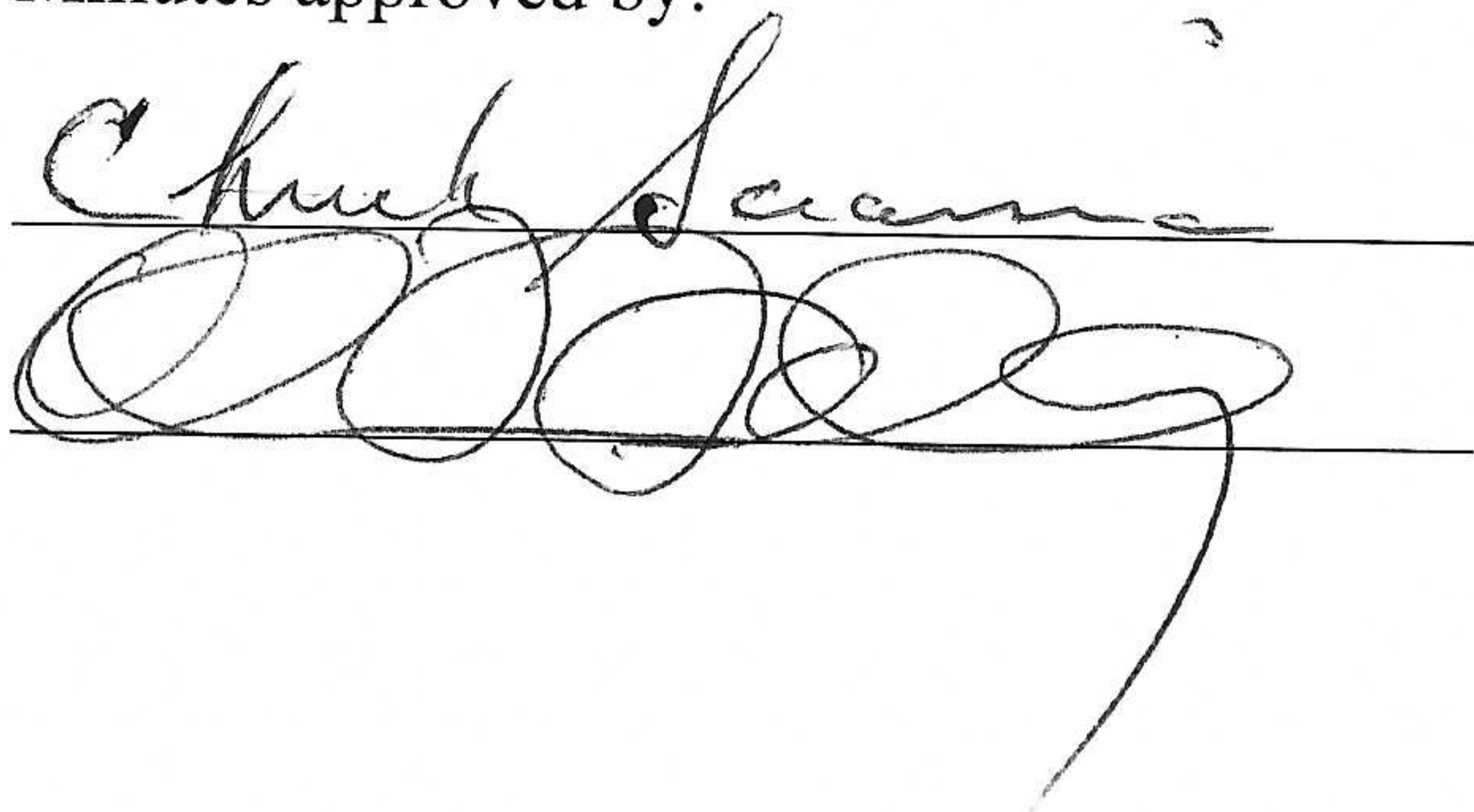
C. The Mayor and City Council would like the EDC to provide their opinion on PACE which is a state-authorized financing tool whereby counties and cities can agree to allow a property owner/developer to voluntarily place an assessment on his or her property to pay for energy or water-saving equipment to be used in renovating or constructing commercial facilities. The program is done at no cost to the city and it results in lower costs and longer financing for the owner. The State Law governing PACE was passed in 2015, with some communities using it and some not. Currently PACE clients can choose between two administrators. There could be multiple lenders from a list of PACE approved lenders. The EDC stance currently is they do not have enough information to make an informed decision. Ryan and John will research information from cities currently using PACE financing. Olson and Olson do not have any knowledge of any of their cities using PACE but Phil will doublecheck. John is going to arrange a meeting between the PACE presenter and the Board, so she can provide more information and answer questions.

D. John brought up the possibility of a building being built to house the EDC and the Chamber offices. There is still concern about the month-to-month lease with Finishes. We will find out if Farm Bureau is on a month-to-month lease. The EDC owns one lot. There are three lots owned by the Dr. group next to it. The lots make an L with the long part facing Saunders. John will get Colt to inquire about the property the Dr.'s own.

Next Meeting: 2/12/2024

Meeting adjourned at 4:11 p.m.

Minutes approved by:

  
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Minutes submitted by: Rhonda Plata

Date: 2/12/24  
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