

Waller Economic Development Corporation

Meeting Minutes

3/10/2025

I. Call to order

Anthony Edmonds called the March meeting of the **WEDC** to order at 3:00 p.m. on 3/10/2025. In attendance: John Isom, Anthony Edmonds, Elizabeth Dominguez, Bill Fendley, Royce Rape, Phil Boedeker, Travis Sellers, Nick Rich (guest from Silverfox), and Rhonda Plata.

II. Open issues

- A. Minutes from the 2/10/2025 meeting were presented. Bill made the motion to accept them as presented with Elizabeth making the second. The motion passed.
- B. Financial Report – Financials will most likely run a month behind due to scheduling, budget items are all in line. Transfers are still in the red due to incentive payments. Royce made the motion to accept as presented, Bill made the second and the motion passed.
- C. Discussion of a 3rd amendment to Phase 2 incentives on Beacon Hill Business Park. Royce made the motion to ratify the 2025-1 resolution and update the contract to be completed at the time that the Department of Transportation completes the road extension. Elizabeth made the second and the motion passed.
- D. Discussion of new Board member for the EDC Board. Once the City has posted it on the website, share it with the newspapers, from the Chamber and on Facebook.
- E. Potential new EDC building updates: Bradley Custom Homes and Archway are not interested in participating. Nick Rich will be providing another option. Waiting on reviews from Hill Construction and GBS Construction.
- F. There have been seven applications sent in for the EDC Director position. A meeting will be set up with potential hires. The mayor is open to someone just out of grad school. John will be retiring at the end of May. The Board would like the new director to create a strategy plan. Phil reiterated that John could serve as an independent contractor.
- G. Phil discussed the MOU. Since the Waller County Assistance District has not been formed yet, the MOU would be with the County. The MOU is not a legally binding document so the County can back out. Jason was told the County is in talks with the ESD. They may not be able to get it on the ballot for the May election so there is a strong possibility that it will be November.
- H. Lilly announced project to build 4 facilities in the U.S. John spoke with Hines and they will respond to the RFI with land data on their Beacon Hill 78 acres.
- I. Project Factory Settings is a grid battery manufacturer. Submitted the Hines 78 acres. CenterPoint says we can meet phase 1 power need and can add more later.
- J. Binford Business Park has two new land contracts. There will be an incentive requested soon.
- K. March 19th is the EDC Breakfast.
- L. Travis discussed the City Utility Impact fee and the recommendation to have a new plant in the South. There are 3 subdivisions grandfathered in with the old tap fees of \$2500 for a certain number of taps: Beacon Hill, Attwater and Oakwood. The new tap fee committee recommendation is 13k.

Developers want to be grandfathered as well. Travis pointed out land and water are the most valuable resource and that residential does not bring in the taxes that industrial does. There was only a small fee increase 6 years ago.

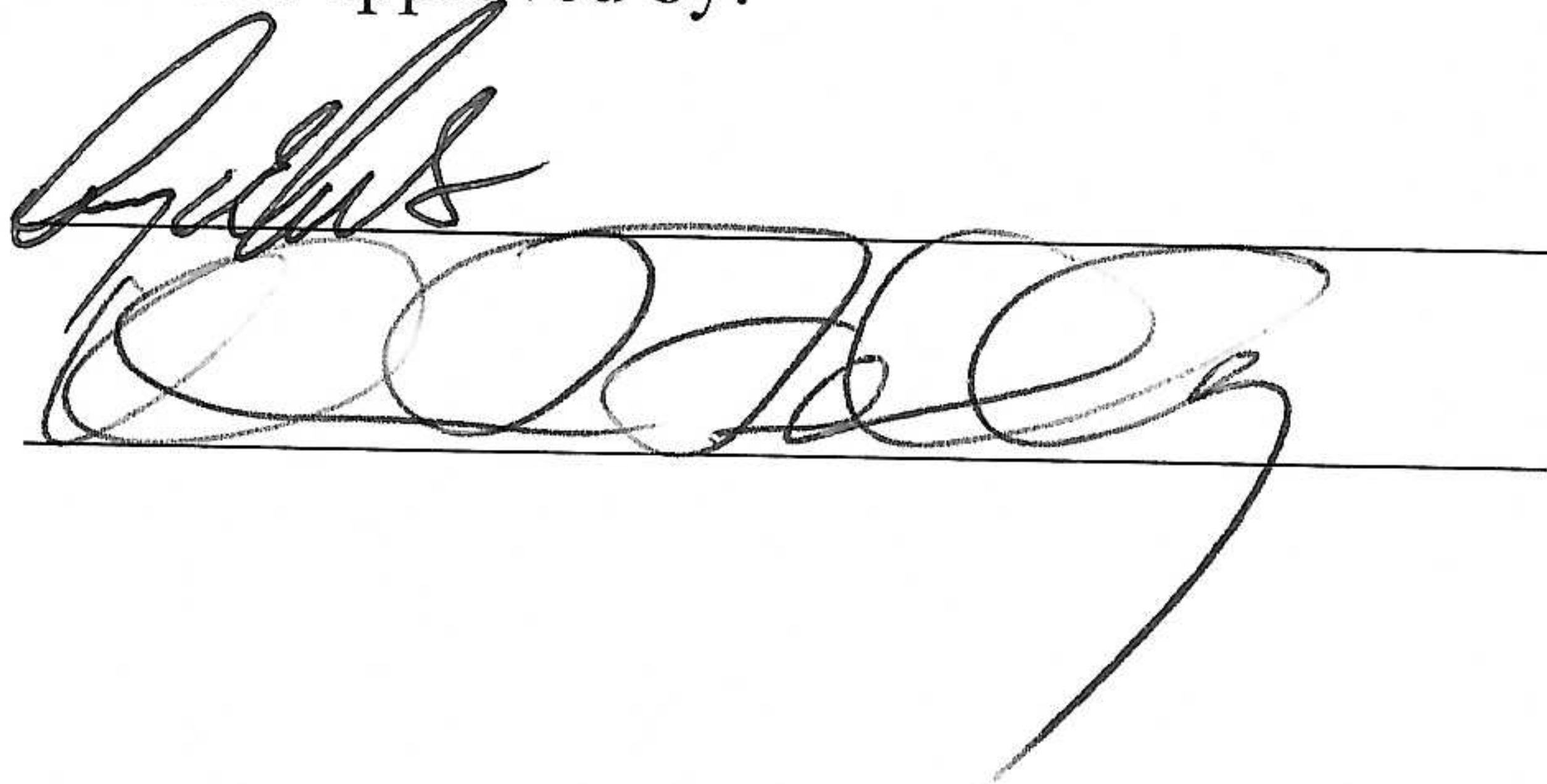
M. Discussed the Edmonds Fire Museum being moved to the City of Waller; it would require an election should the EDC desire to put money into the project. Anthony to provide the required square footage to house all the exhibits.

Next Meeting 4/9/2025

The meeting was adjourned at 4:28 p.m.

Minutes approved by:

Minutes submitted by: Rhonda Plata

Two handwritten signatures are written over two horizontal lines. The first signature is a cursive name, possibly "Rhonda Plata". The second signature is a more complex cursive name, possibly "Anthony".

Date: 4-9-25

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