

# **Waller Economic Development Corporation**

## **Meeting Minutes**

5/05/2025

### **I. Call to order**

**Anthony Edmonds** called the May meeting of the **WEDC** to order at 3:00 p.m. on 5/05/2025. In attendance: John Isom, Anthony Edmonds, Elizabeth Dominguez, Bill Fendley, Travis Sellers, Jason Tones, Ryan Short, and Rhonda Plata.

### **II. Open issues**

A. Minutes from the 4/09/2025 meeting were presented. Bill made the motion to accept them as presented with Elizabeth making the second. The motion passed. Minutes from the 4/09/2025 Executive Session were presented, and Elizabeth made the motion to accept them with Bill providing the second. The motion passed.

B. The Financial Report was presented, and it was noted that Sales Tax was 47% with a projection of 3% and was still up. Net total is \$109,063.36 with a transfer of \$82,246.40. The Buc-ee's total is \$915,110.94 and is in the General Fund. John desired that money to be used for the Plaza. Ryan mentioned there would be a new line for Financial Services as the EDC should reimburse the City for that. Uncommitted Reserves are \$6,308,817.92. Elizabeth made the motion to pass the Financial Report as presented with Bill providing the second. The motion passed.

C. Discussion and possible action on paying the first incentive payment for Marlon Davis and Black Gold Land Holding, LLC for assessed value added to Binford Business Park. The City of Waller extended utilities to the property and Davis did all the utilities within the property. He has to provide paperwork to the EDC and will only get credit for new buildings past this point. He will show Ag to market, utilities and buildings and Ryan will check the 2016 records and the 380 agreement while John will check the original agreement for the date. There will be a one-time payment per improvement. This pending payment will be the first payment.

D. Potential new EDC building updates: there will be an impact fee for connection to the City utilities. John will get an update on the quote so it will be current. Bill made the motion to move ahead with the quote from GBS, Elizabeth made the motion, and the motion passed. Elizabeth made a motion to rescind the previous motion for better understanding, Bill seconded, and the motion was rescinded. Elizabeth made the motion to approve the cost of the building \$536,610.00 with a 10% allowance for additional expenses and to proceed with construction, Bill made the second and the motion passed.

E. Finishes Solutions has contacted the EDC concerning triple net fees in addition to rent, cleaning and utilities. Going forward there will be an additional \$547.20 due and a back charged fee of \$8,755.20. Bill made the motion to pay the NNN, Elizabeth the second and the motion passed. The Chamber pays half the utilities and the cleaning with a square foot percentage for rent. Ryan will provide the Chamber with the breakdown of the new fees.

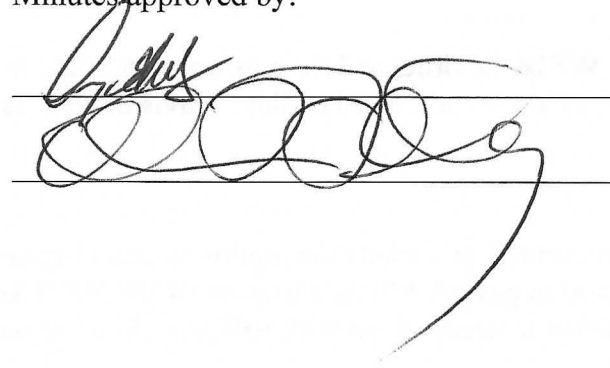
F. Discussed the Edmonds Fire Museum being moved to the City of Waller; it would require an election should the EDC desire to put money into the project. Anthony said the current size is 6600 square feet housing all the exhibits. Ryan will pursue information concerning grants that might be available. John will speak with the landowner close to the Volunteer Fire Department while Jason will have a discussion with DeWayne Hajek.

G. Lynn will require a new laptop. It has been agreed that John can be a contract employee and keep the laptop he has been using and receive an hourly salary. The EDC will provide the contract, agreed on salary number and present that to City Council.

Next Meeting 6/10/2025

The meeting was adjourned at 5:05 p.m.

Minutes approved by:

A handwritten signature in black ink, appearing to be 'Rhonda Plata', is written over two horizontal lines. The signature is stylized and cursive.

Minutes submitted by: Rhonda Plata

Date: \_\_\_\_\_

Date: 6/10/25