

Waller Economic Development Corporation

Meeting Minutes

7/14/2025

I. Call to order

Anthony Edmonds called the July meeting of the **WEDC** to order at 3:03 p.m. on 7/14/2025. In attendance: Lynn Spencer, John Isom, Anthony Edmonds, Bill Fendley, Royce Rape, Elizabeth Dominguez, Jason Tones, Phil Boedeker, and Rhonda Plata.

II. Open issues

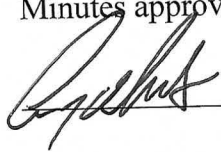
- A. Minutes from the 6/10/2025 meeting were presented. Bill made the motion to accept them as presented with Elizabeth making the second. The motion passed.
- B. No financial report.
- C. Update of SilverFox 380 agreement: discussed an agreement with them like the NaturaPCR agreement tied to employment requirements for incentives. Anthony stressed the original agreement was tied to zipcodes near and including Waller only.
- D. Type A to Type B discussion: there is a need for an Economic Development Plan, and the suggestion was it include "green space" which could be used for parks, ballfields, etc. that could also be used for drainage.
- E. The Budget is fluid and due to Sales Tax being down, the revenue is being calculated at 15% down as well. There will be an increase in health care and in newspaper to do legal notices. Meeting expenses will be going up for meetings with HGAC, Waller County, etc. Other Contract Services will include HDL, Place AI and other software will be added. Other Contract Services has Rhonda and John's services, and a 4% City cost of living increase has been factored in. If there is a 200-hour item allowed for John's contract, the expected surplus will decrease. Other Professional is any services such as Economic Development plan, grant writers, etc. An EDC vehicle was discussed as the mayor mentioned a lease vehicle. Anthony wanted clarification that the EDC could purchase a vehicle even if the City of Waller leases theirs. Phil confirmed that a purchase is allowed. Phil questioned the audit and accounting line service as half the EDC responsibility. Lynn will verify that it is not a typo. Ryan stated an audit may not be necessary as the TxDOT grants may not trigger one. Phil pointed out that the audit would not be a shared expense, Ryan will remove that from the budget. Phil also pointed out that grant funds may already include audit expenses. There is no building insurance, water, sewer or electricity in the budget for the new building, just what is paid for in the existing location.
- F. The Contract Service contract did not require a vote.
- G. Discussed the PWE Intern possibility. Anthony asked about the EDC's liability and Phil will review and clarify that the indemnity will be covered by others. Jason suggested that communication both ways is necessary. The contract will require a vote to be accepted.
- H. Economic Development Sales Tax Workshop requirements affect Lynn and Phil and are not required for the Board Members.
- I. The use of the Civic Center would be a revenue loss for the City so other available spaces will be used such as the Council Chamber or Library for round tables.

Next Meeting 8/11/2025

The meeting was adjourned at 4:50 p.m.

Minutes submitted by: Rhonda Plata

Minutes approved by:

A handwritten signature in dark ink, appearing to be "C. J. Smith", written over a horizontal line.

Date: 8-11-25

Date: _____