

Waller Economic Development Corporation

Meeting Minutes

8/11/2025

I. Call to order

Anthony Edmonds called the August meeting of the **WEDC** to order at 3:05 p.m. on 8/11/2025. In attendance: Lynn Spencer, Anthony Edmonds, Royce Rape, Elizabeth Dominguez, Jason Tones, Don Hart, Phil Boedeker, Sanjay Bali (PVAMU) and Rhonda Plata.

II. Open issues

A. Minutes from the 7/14/2025 meeting were presented. Royce made the motion to accept them as presented with Elizabeth making the second. The motion passed.

B. No financial report for May. June Financials were presented with sales tax being down 11%, the transfer is in the amount of \$58,196.17, the expenses were up due to closing out John's salary and benefits. Elizabeth made the motion to approve the June financials as presented, Royce made the second and the motion passed.

C. Phil has overseen the draft agreement for a PPE intern. This position requires a person with an obstacle to employment such as poverty, GED, etc. The agreement does have an indemnity provision. The EDC does have insurance coverage as well. There is no cost to the corporation and there will be a Workforce overseer. Interviews prior to engagement are allowed and services can be discontinued at any time. There is no maximum to the number of employees and there is a 240-hour limit. Once the 240 have been completed another intern can be acquired. Royce made the motion to pursue getting an intern, Elizabeth made the second and the motion passed.

D. Sanjay Bali from PVAMU inquired about receiving support and a letter from the EDC Board concerning PVAMU and a 5 million dollar grant they are pursuing. Anthony asked if Waller being in two counties was a concern and that will be asked to the PVAMU legal team. Anthony wants the City of Waller to be asked prior to any support being provided from the EDC Board. Jason wanted to know what benefit to the City would bring should the grant be awarded. The first proposal is due September 8th, 2025. Anthony referred them to the Waller County Judge Trey Duhon as the Board felt that support would matter more from the County.

E. The 2025-2026 budget was discussed. The new EDC building is in the budget including the cost for the survey. A vehicle was added to the budget including increasing insurance from 1200 to 3000. Moving expenses are included as well. Elizabeth made the motion to approve the budget, Royce made the second and the budget motion passed.

F. Phil will be formatting the EDC By-laws including page numbering along with a version control sheet.

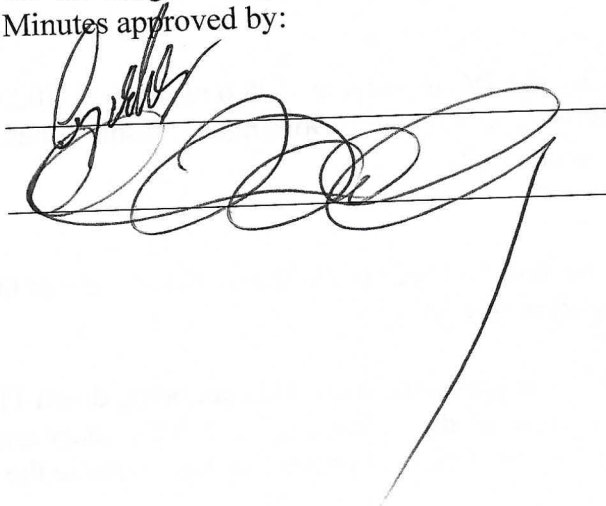
G. Resolution No 1-2025 was passed for credit card access for Lynn for EDC use by a motion from Royce and a second from Elizabeth. There does need to be clarification on entertaining use.

H. Elizabeth made the motion for Royce to be the TexPool representative, Royce made the second and the motion passed.

I. Entered Executive Session at 3:57 p.m.

J. Exited Executive Session at 4:16 with no actions taken.

Next Meeting 8/11/2025
The meeting was adjourned at 4:50 p.m.
Minutes approved by:

A handwritten signature in black ink, appearing to be "Rhonda Plata", is written over two horizontal lines. A long, thin line extends from the bottom of the signature downwards and to the right.

Minutes submitted by: Rhonda Plata

Date: _____

Date: 9/8/25