

Waller Economic Development Corporation

Meeting Minutes

4/14/2021

I. Call to order

Chuck Scianna called the April Meeting of the **WEDC** to order at 3:03 p.m. on 4/14/2021 on zoom call. In attendance: John Isom, Chuck Scianna, Elizabeth Dominguez, Anthony Edmonds, Bill Fendley, Royce Rape, and Maryann Carl, Gene Schmidt and Rhonda Plata.

II. Open issues

A. Bill moved to accept the minutes from 3/9/21 and 3/29/21. Royce made the 2nd. Motion passed with a positive vote.

B. Financials – Maryann pointed out the Year to Date totals will appear a little different due to audit adjustments. The purchase of land was paid straight out of the account. Chuck pointed out we do not have a balance sheet so the land will show as a fiscal expenditure until the audit adjustment and then it will show as an land asset. The last entry on page 2 will reflect the land purchase. Royce moved to accept the financials as presented, Bill made the second and the motion passed with a positive vote.

C. Discussion about the Open Board Position to finish the remainder of Cheryl's term. The Mayor would like one recommendation and would prefer it be a person that resides in the City Limits. Royce made the motion to nominate Elizabeth Dominguez to finish Cheryl Liere's term. Bill made the second and the motion passed.

D. Anthony inquired about the tenant and what was happening concerning insurance. The tenant was given 30 days notice from the 31st of March and the tenant is working on moving the mobile home. John informed the tenant of the change from the month-to-month arrangement described to her earlier and said that there will be no harassment as long as plans for moving the mobile home are moving forward. The tenant's rent check is being held by the City. Anthony informed the Board that no one would write an insurance policy for 14 days. The EDC already carries liability on the property through TML. Chuck questioned if having tenants would continue being an issue as the EDC purchased more property. John said this particular property is an issue due to it being residential and not commercial. John suggested the tenant purchase a 2 month policy. Anthony said the Premium would be 60.00 or so.

E. Sanitary Panther – 4:30 meeting to discuss water needs. There is planned to be an onsite water treatment plant and they will be recycling 50% of water used with the goal of increasing that percentage.

F. Project Jimmy – GHP, air/cool/heat exchange mfg, 40K-100Ksf, 10-20 ton crane, 10-20 acres, 100-150 jobs. Prospect has asked for pricing information.

G. Sports Complex – A&M sports management professor project to replicate LakePoint complex in Emerson GA, but also surround it with commercial support such as hotels, restaurants, etc. Baseball, Basketball & Volleyball Arena, Football (7 on 7), soccer, cheerleading. Year-round competitions. 50-100 acres. Looking at doctors 96, Transwestern 63 acres.

H. Still no movement or agreement on ESD sales tax agreement.

I. Chuck suggested getting better pavement markings and signage at the Buc-ee's road construction.

Next Meeting: 5/10/2021 3:00 p.m. via Zoom

Meeting adjourned at 3:57 p.m. Minutes submitted by: Rhonda Plata

Minutes approved by:

Date: _____

Date: _____