

**Waller Economic Development Corporation**  
**Meeting Minutes**  
5/10/2021

**I. Call to order**

**Anthony Edmonds** called the May Meeting of the **WEDC** to order at 3:01 p.m. on 4/14/2021 on zoom call. In attendance: John Isom, Elizabeth Dominguez, Anthony Edmonds, Bill Fendley, Royce Rape, and Maryann Carl, Gene Schmidt and Rhonda Plata.

**II. Open issues**

A. Royce moved to accept the minutes from 4/14/2021. Bill made the 2<sup>nd</sup>. Motion passed with a positive vote.

B. Financials – purchase of property shows as capital outlay of land. There was a 500.00 April deposit made after the 1<sup>st</sup>, it will show in the June reports. The money will be returned to the renter. The EDC is waiting to see if the mobile home can be moved. Royce moved the Financials be accepted as presented, Bill made the second and the motion passed.

C. Budget forms are needed in May, can be turned in by June 14<sup>th</sup>. Deadline is June 21<sup>st</sup>.

D. There have been several leads that John is reluctant to go after them due to the extremely high water requirements.

E. Neatherlin Homes – new home at Smith&Ashford plus upcoming 5-acre cottage community. Sent PPT.

F. Waller County Line - Richard Moro – meeting with Moro & developer about expanding and curb cut from TxDOT.

G. Tex-Tube – Pipe manufacturer located near NW Mall 610 @ I-10 has 88 acres in Waller and wants to build a manufacturing facility. Company says annexation rests on two factors: compare cost of well/septic to city utility costs and assistance with RR spur costs. Company talking to UP on rail, 3' elevation difference, John told him the EDC would consider their needs and try to offer incentives that will help them. Electrical needs: 15,000 KWA, CPE updated to say they could tap into the transmission line on Betka Rd & Blinka and build a new substation there to run distribution line to the property. CPE says could provide construction power in time to start construction and provide operational power level by the time company is into operations. Tex-Tube will provide further electrical load profile to CPE and sharpen cost estimates, then want to sit down with Mayor/Gene.

H. RV concierge storage – Elite RV – Binford Business Park – 7.5 acres, \$3-4M CapEx, 10 jobs – land will close April 15. The EDC agreed in 2016 to reimburse the BBP owner for one-half the cost of utility extension. Need to get an agreement in place with a maximum of 313,000.00 based on 50% of their estimate.

Next Meeting: 6/15/2021 3:00 p.m. in person/ZOOM

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

Minutes approved by:

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

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