

**Waller Economic Development Corporation**  
**Meeting Minutes**  
9/13/2021

**I. Call to order**

**Chuck Scianna** called the September Meeting of the **WEDC** to order at 3:03 p.m. on 9/13/2021. In attendance: Chuck Scianna, John Isom, Anthony Edmonds, Elizabeth Dominguez, Bill Fendley, Royce Rape, Gene Schmidt and Rhonda Plata.

**II. Open issues**

A. Minutes from the 8/09/21 meeting – Royce moved and Bill provided the Second to approve the minutes as presented. Motion passed.

B. Financials – 51,014.89 transfer to reserves. 80,399.60 Sales Tax. Royce asked to be reminded what payments were outstanding: 500,000.00 Beacon Hill, 313,000.00 Marlin for a total of 813,000.00 spoken for. Royce moved to approve the Financials be accepted as presented, Elizabeth made the second and the motion passed. John mentioned the City of Waller did a 4% raise for employees. It is in the EDC budget as well.

C. Closner Equipment requires additional detention. Per the Harris County retention/detention requirements, Closner's current detention does not meet the new requirements. Closner has closed on the property. John suggested if monies are provided that it be payable once the engineer signs off on the new detention. They are currently approved to receive a tax abatement of 50% for 3 years. Royce moved to provide 9500.00 to Closner for the new detention work payable when a Certificate of Occupancy has been issued. Bill provided the second and the motion passed.

D. 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 property south of WHS: Finishes Group has done couple of iterations of site concepts including retail concepts.

E. JLL – O&G light manufacturer is looking for 10-15 acres.

F. Project E. Boost is looking for 30-40 acres.

G. John has been authorized to contact the Dr.'s about their property (3-lots) and offer \$75,000 each. Doctors are not interested in selling at this time.

H. Finishes Etc. held a ground breaking ceremony at the FM 2920 property on Sept 2 with an open house at Haney center renovation. They are also working with Sounds on Wheels to move them to FM362 (or B290). There have also been talks about Citywide Broadband. Residents would pay 50.00 a month while businesses pay 150.00. It will not be a mandatory service. Anthony questioned the criteria for pay off. Finishes is looking in to expanding into the school district and large residential areas. This will be physical fiber and after payoff the City will own it. Next step is a feasibility study.

I. Tex Tube update: The Waller City Council approved an abatement of 5 years at 50% on Aug 23. Company has still not submitted ETJ release papers to the City of Houston.

J. ESD 200 Sales Tax Election – November 3 – 1% sales tax throughout ESD 200 John and Attorney met with the Mayors of Waller, Prairie View, Pattison, and Brookshire. Hempstead did not attend. Art Pertile will provide a resolution template for cities to pass; then elected leaders go to ESD

board. JI provided potential bullet points for resolution citations. ESD sales tax for June-Aug averaged \$311K or \$3.7M annualized. 2020 Property tax levy= \$5.1m,  $\$3.7\text{m}/\$5.1\text{m} = 72\%$  increase in ESD revenue due to sales tax, while at same time putting downward pressure on City revenues and bond ratings. Mayor asked JI to contact state rep/senator to ask them to either consider raising property tax cap or protect cities as they annex after ESD sales tax approval.

Next Meeting: 10/12/2021 3:00 p.m. ZOOM

Meeting adjourned at 3:56 p.m. Minutes submitted by: Rhonda Plata

Minutes approved by:

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

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