

**Waller Economic Development Corporation**  
**Meeting Minutes**  
10/12/2021

**I. Call to order**

**Chuck Scianna** called the virtual October Meeting of the **WEDC** to order at 3:02 p.m. on 10/12/2021. In attendance: Chuck Scianna, John Isom, Elizabeth Dominguez, Bill Fendley, Royce Rape, Gene Schmidt and Rhonda Plata.

**II. Open issues**

A. Minutes from the 9/13/21 meeting – Bill moved and Elizabeth provided the Second to approve the minutes as presented. Motion passed.

B. Financials – 45,035.24 transfer to reserves. Royce moved to approve the Financials be accepted as presented, Bill made the second and the motion passed. It was noted that the end of year sales tax is lower than 2020 but higher than all years previous.

C. Discussed the need to modify the 380 agreement for Binford Business Park to change name of ownership. The City Attorney requested the document be changed to reflect the proper name of the Developer from Cunningham Interests LTD to Black Gold Land Holdings. Royce moved to approve the modified agreement to reflect the name change, Bill made the second and the motion passed.

D. Tex-Tube – Tex-Tub indicates they desire abatement incentives because of high investment and quality jobs. City Council approved abatement of 5 year at 50% on Aug 23. Company is not in the City of Waller ETJ. John offered to increase the level of incentives with half the cost of extending utilities (not estimated by engineer yet – about 3000’ with a cost of \$80 a foot for water & sewer approximately 300,000.00). Chuck pointed out that they have requested a rail spur and abatements and that they threatened to pull out and build in Prairie View. It is his opinion that it is premature to give an agreement without a set amount. He also wants to be sure they are in the City ETJ prior to agreeing. John said that the rail spur has been approved. Gas line is very expensive. No motion today but the Board is favorable to one-half the cost of utility extensions up to a cap of \$150,000.00 if they come into the ETJ.

E. ERI – Equipment Resources International – relocating from Katy – 8000 sf building on 1.3 acres in Waller Industrial Park, Asked about incentives - no utility extension, small abatement unlikely, but John believes he can get him training dollar reimbursements that could be significant.

F. Avangard innovative – Natura PCR plant in Waller on Mathis Rd (former Ravago facility) Plastic recycler, plans to expand Waller plant including rail spur, wants to do ETJ transfer and annexation to get Waller utilities. They are meeting with City on Oct 12. They are increasing the number of staff from 150 employees to 300-400.

G. JLL – Oil and Gas light manufacturer and distributor. 15 taxable sales, 50 jobs, \$9M CapEX. John provided incentives overview. Conference October 13<sup>th</sup>.

H. World Recycled Products –leased the old Cordyne building at Alegacy Park. California company, 35-60 jobs phase 1 (molding & extrusion), more when add pyrolysis process to breakdown recycled tires with high heat and no combustion. Company states they are compliant with all TCEQ requirements – have requested documentation. Expect 60-70% veteran employees. John held ACS Apprenticeship program meeting with them on Oct 6 – they will use ACS. ACS is a vendor for Work Force Solutions and has been for 5 years. They have been awarded awards and use Veterans and disabled mostly. They want to use Waller as a case study. While using ACS, employers will be using a

vetted pipeline for hires and they can offer reimbursements for on the job training and apprenticeships. 75% up to 640 hours reimbursement free to the company and the employee.

I. Resolute closed on the old Flotek building.

J. ESD 200 Sales Tax Election – meeting being setup for Oct 21 for Mayors to approve draft MOU agreement to take to respective city councils, then ESD board.

K. Broadband - All Fiber Optics (part of Finishes Etc) – Met to discuss 1Gig fiber for the City on August 11 to JI and Aug 31 to City staff: Would provide upfront financing, debt payoff of ~6 years, 50/150 monthly costs, 24/40% payout to City. Would have \$150,000 buyout cost for feasibility study if City decided not to proceed after study. Maryann seeing if ARPA funds can be applied to study – WEDC cover buyout if happens as infrastructure plan or professional services? UPDATE: Mayor, City staff, and city attorneys met Sept 24 to discuss approach. Brandon Davis, who was city attorney for Dayton as they setup their city-owned broadband (to be operational this fall), is now an Olson attorney and was very positive about the upfront financing by All Fiber Optics. Next meeting is with AFO on Oct 18 to present more details to staff and attorneys. One concern John has is that AFO has installed military base broadband systems but has not operated and serviced a city system. John attended several broadband sessions at Texas Municipal Conference on Oct 6-7 and spoke with Magellan Advisors who were the consultants on the Mont Belvieu and Dayton projects which are the only two cities that currently own its broadband system and both of which were financed via city bond issue. Trying to assess how Magellan could help represent Waller to ensure that the feasibility study as well as implementation and operational plans are solid.

L. ETJ transfers –  
Stasny 66 acres on Cameron Rd – JI submitted ETJ release request to COH on Sept 10.  
Tex-Tube - met with COH July 19: waiting on TT to submit docs as they assess incentives offered.  
Penick 95 acres – Scott Lease – 95 acres south of city. Dependent on Towler ETJ release  
Towler – 36.585 ac tract is between Waller ETJ and Scott Lease on Penick (also include all of Penick RD touching Towler & Lease?) – would extend Waller ETJ to more future release potential)  
Terpstra – south of 290  
Indus 97 acs – Owens Rd  
Avangard Innovate – plastics recycling on Mathis Rd – expanding – ETJ transfer mtg on Oct 12.

M. Waller Villages announced Sept 28 on Stokes Rd – 59 duplexes (118 units) on 14 acres. \$35M CapEx, 2 & 3 bedrooms, 1090-1657 sf, \$1600-2250/monthly, commercial space reserved, potentially 700 homes on additional 52 if market demands

Next Meeting: 11/8/2021 3:00 p.m.

Meeting adjourned at 3:36 p.m. Minutes submitted by: Rhonda Plata

Minutes approved by:

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

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