

Waller Economic Development Corporation

Meeting Minutes

5/21/2022

I. Call to order

Mayor Danny Marburger called the May City of Waller/Waller EDC workshop to order at 8:05 a.m. on 5/21/2022. In attendance: Mayor Marburger, Nancy Arnold, Mike McCormick, Jason Tones, Edna Eaton, Bill Fendley, Royce Rape, John Isom, Chuck Scianna, Art Pertile, Dwayne Hajek, Cynthia Ward, Gene Schmidt, Maryann Carl, Chief Lopez, Kim Dickey and Rhonda Plata.

II. Open issues

A. Mayor discussed rules of open meetings and suggested that Art Pertile be included in EDC monthly meetings.

B. Art Pertile began discussing Agenda item 1 including the Industrial Corporation Act procedures and requirements, the EDC Articles of Incorporation and the by-laws. There are two types of EDC Corporations A and B. The original Act was passed in 1979 and allows EDC corporations to issue bonds with sales tax collection being added later. There are 218 type A corporations with the Waller EDC being one of them. An election is required to form an EDC and a city is allowed by law to have an A and a B but not two type A's. Type B corporations have a residential requirement that type A corporation does not and any Type B project requires an election. An EDC must comply with the Open Meetings and Public Information Acts. Art suggested using a different phone for EDC business and delete unnecessary emails once a month in the event that there is a Public Information request. The City Council retains the authority to approve all programs and expenditures of the EDC including promotional expenditures as well. The City Council must annually review the financial records of the WEDC (usually at the annual City audit). The EDC Board of Directors must consist of a minimum of 5 directors and each will serve terms not to exceed 3 years (can serve multiple terms) and are subject to removal at any time by the City Council. The EDC was developed under 2 Texas statues. The EDC Act does not have an ethics requirement, the Non-Profit Act does. The Conflict of Interest Statute does not apply but it must be disclosed.

C. it was suggested that the Waller EDC should be setting aside funds for future maintenance on any project with physical attributes and should establish a maintenance fund as a yearly budget item.

C. It was suggested to look at job growth as something to help businesses stay open not as just new jobs coming to town. The EDC should also be looking to retain jobs and recruit jobs. The EDC should decide what should be done to attract primary jobs, what types of industries should it attract, and hot to attract businesses that collect sales tax.

D. Art suggested that cities the size of Waller should be attempting to attract District and Regional offices and to focus on light manufacturing, jobs and other things that Waller has going for it. We should market jobs that fit the Waller profile. Use a reverse commute and easy of transportation as a benefit. The EDC can incentivize the cost of an engineer or architect to attract retail. Primary jobs do not mean permanent jobs and the EDC can look at the number of primary jobs and create an agreement to offset those positions along with the cost involved to attract the kind of business the City wants.

Meeting adjourned at 10:29 a.m. Minutes submitted by: Rhonda Plata