

Waller Economic Development Corporation
Meeting Minutes
10/10/2022

I. Call to order

Chuck Scianna called the October Meeting of the **WEDC** to order at 3:13 p.m. on 10/10/2022. In attendance: John Isom, Bill Fendley, Elizabeth Dominguez, Maryann Carl, Chuck Scianna, Hassan from Finishes Solutions, Gene Schmidt, Art Pertile, and Rhonda Plata.

II. Open issues

A. Minutes from the 9/12/22 meeting was presented and Bill made the motion to accept them as presented, Elizabeth made the second and the motion passed.

B. The Financial Reports for September were presented. The projected transfer is 58,099.47 and the September Sales Tax allocation 362,918.83. It was pointed out that this was the highest year in receipts and COVID helped in collecting higher than normal sales tax collection. Some expenses will be coming in October that will be shifted back to the 2022 fiscal year during the audit. Elizabeth made the motion to accept the financial report and the preliminary year end financials as presented, Bill made the second. The motion passed with a positive vote.

C. Resolution 2022-04 “A resolution of the City of Waller Economic Development Corporation authorizing the Board of the Corporation to move the Corporation’s certificate of deposit to an interest-bearing account” was presented as a motion to accept by Bill with a second by Elizabeth. The motion passed to execute the resolution.

D. Avangard is asking for help with utilities if annexed. They currently plan to expand the Waller plant including a rail spur and 13 acres currently in the Waller ETJ. The expansion would transfer the main 154-acre tract, double the number of employees and add 3 buildings. They are planning a utility expansion of 1.1 to 1.2 million. The EDC is willing to consider reimbursement of 40% of the extension cost with a performance requirement. Offer 350,000.00 with an incentive of 5000.00 increases in meeting the hiring of local employees that stay employed for a year requirement. The payment would occur at the time of the certificate of occupancy. Gene believes the water line can be used for other businesses in the area. Chuck suggested the proposal be rewritten with the local hire requirements. Art suggested a reimbursed rate of 25% a year.

E. Ace Green Recycling – a battery recycler that recycles lead-acid and lithium-ion batteries is looking for a site. They take all the battery parts and recycle and ship with no waste. The EDC Board wants to know what will be released into the sewer system. Gene said they are required to meet the City Ordinance concerning waste. They are looking to lease the first property then purchase and build a second building. City Council will be willing to abate up to 3 years. Currently waiting on a response from Ace Green Recycling. They are planning on 50 employees in phase one and 100 or so in phase two. The Board wants to know if phase one is significant enough to offer incentives if phase two does not happen. The Mayor is to present the abatement offer to City Council. Chuck suggested if any EDC incentives are offered that they be tied to a number of employees requirement.

F. Wolff and David Lane are requesting the first 250,000.00 as first criteria has been met. John would like Art and the Engineer to confirm so payment can be made.

G. County Assistance District was discussed. Art has provided a proposal concerning tax collection that will be presented at the next Council meeting that addresses the collection of funds in property annexed into the ETJ where monies were previously collected by an Assistance District. If the City annexes property in the CAD then the CAD will release the full 2% tax collection to the City but if the

City and County both provide services then the 2% would be split. Waller County does not want to create Assistance Districts in the Cities or ETJs just in the unincorporated areas of the County where they provide services. There needs to be an MOU agreement to address how this will be handled. Waller County Commissioner's Court reviewed several scenarios of CAD creation and voted to create 4 CADs basically one in each Comm Pct with City ETJs (including Houston) being cut out of the CADs. Upon reviewing the maps, John found that 8 tracts in Waller still needed to come off the map because they were in our ETJ or in Houston ETJ surrounded by Waller. Robert Pechukas, WC Chief of Staff agreed all 8 would come off the map and that an MOU agreement should be done. Waller City Council passed attorney's draft agreement on 9/19/2022. Commissioners have issue with reducing CAD territory when City advances annexation if it affects the bonds they may have already issued based on the CAD territory and are checking with their attorney on how that needs to be handled.

Next Meeting: 11/14/2022 3:00 p.m.

Meeting adjourned at 4:08 p.m. Minutes submitted by: Rhonda Plata

Minutes approved by:

_____ Date: _____

_____ Date: _____