

**Waller Economic Development Corporation**  
**Meeting Minutes**  
11/14/2022

**I. Call to order**

**Chuck Scianna** called the November Meeting of the **WEDC** to order at 3:08 p.m. on 11/14/2022. In attendance: John Isom, Bill Fendley, Elizabeth Dominguez, Chuck Scianna, Royce Rape, John Stevens, Jason Tonnes, Art Pertile, and Rhonda Plata.

**II. Open issues**

A. Minutes from the 10/10/22 meeting was presented and Bill made the motion to accept them as presented, Elizabeth made the second and the motion passed.

B. No year end adjustments made at this time, expecting them to occur in January. Royce made the motion to accept the Financial Report as presented, Bill made the second and the motion passed with a positive vote.

C. Discussed the Wells Fargo Credit Card and John's desire to increase the limit from \$5,000.00 to \$7,500.00. Royce made the motion to authorize the increase to \$7,500.00. Elizabeth made the second and Art mentioned it needs City approval prior to the increase. The motion passed with a positive vote.

D. Avangard – plant in Waller on Mathis Rd (former Ravago facility) that is a plastic recycler, plans to expand Waller plant including rail spur and 167 acres. 13 acres are already in the Waller ETJ. ETJ transfer of main 154-ac tract is in progress. Waste Management has invested in the business bringing in the rail. They have a partnership with Dow and a joint venture with Honeywell. John Stevens provided updates on their status and their request for assistance with costs. There was discussion on creating incentives on the number of employees and providing a bonus for employees hired that are local. The hourly wages will be 15-30 an hour. Art inquired about criteria for hiring, apprenticeship programs and what metrics would be used for hiring and recruiting. Avangard has requested a 40% reimbursement. Chuck requested a proposal from Avandard with all the information such as: jobs, expansion, tap charges for the utility expansion, plans for additional expansion, how the company wants to report, etc. Bill requested it be in writing and for it to be kept simple.

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. They are looking to lease the first property then purchase and build a second building. City Council Abatement Subcommittee attended a presentation and they do not want to offer an abatement at this time. John is still looking into a job grant to keep them engaged.

F. Binford Business Park incentive will begin paying in April 2023.

G. The Broadband report is expected to be presented to the City at the end of November.

H. John would like the next EDC workshop to have a land use on available land and how to utilize it to benefit the City of Waller. Business licensing may be the way to proceed. Art suggested for him to develop a tentative plan and then dates can be arranged.

I. Closner Construction - Data for 380 agreement with City (building abatement 50% for 3 years) has been sent to legal for review.

Next Meeting: 1/9/2023 3:00 p.m.

Meeting adjourned at 4:39 p.m.

Minutes submitted by: Rhonda Plata

Minutes approved by:

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

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