

Waller Economic Development Corporation

Meeting Minutes

3/14/2022

I. Call to order

Anthony Edmonds called the March Meeting of the **WEDC** to order at 3:05 p.m. on 3/14/2022. In attendance: John Isom, Elizabeth Dominguez, Anthony Edmonds, Royce Rape, Bill Fendley (by phone) Maryann Carl, Gene Schmidt, Jason Tones and Rhonda Plata.

II. Open issues

A. Minutes from the 2/14/22 meeting – Elizabeth moved to approve the corrected minutes and Royce provided the Second. Motion passed.

B. Sales Tax year to date is different because the audit is complete and this reflects the final audit adjustment. Sales Tax allocation 2/11/22 was 372,227.28. Proposed transfers of 68,137.19, balance amounts for: Money Market 1,245,466.87 and CD 2,930.609.97. Royce made the motion to accept the Financials as presented, Elizabeth made the second. The motion passed with a positive vote.

C. ROI – private lead generation company that would be more tailored to our community. The cost would be 50% upfront and 50% paid after the 15 leads. The cost of 15,000.00 could be split between Waller County Economic Development Partnership, The City of Prairie View and the Waller EDC. John verified there is no time limit and there will be 15 leads spread 3 ways. Initially ROI will talk to the County EDP, after the leads are presented all three entities will make a presentation. If a City wins then the County will provide support. Anthony pointed out that 80% of Waller County is available and the percentage of 33% is high in comparison. John informed the Board that the amount will be out of the Promo budget line. The City of Hempstead is not to be included in the meetings or leads. Anthony has requested something being put into writing outlining the terms and conditions between the County EDP, the City of Prairie View and the City of Waller and that each lead should include a vote between the 3 representatives. Bill moved to pay the 5000.00 and enter into the agreement once a written agreement has been signed by all 3 parties; Royce provided the second and the motion passed.

D. Concern about the proposed townhomes on the Haney Feed land affecting traffic has raised a question about traffic studies being done. Gene has not seen a site plan. There have also been five tracts since December with plans for them being distribution centers. If incentives are asked of the EDC, the EDC can request a traffic study. Gene said the City can also request a traffic study if required and it should be a case by case basis. Bill said it is not really a function of an EDC to request a traffic study; it is a function of public works. Anthony said the EDC Board will take it under consideration on a case by case basis if a study is required and Public Works has not requested one.

E. ESD – Chuck asked for John to get a written statement from the City of Waller Mayor about dropping or pursuing the collection of Sales Tax when property goes from unincorporated into the ETJ or city limits in the January meeting. Anthony asked about the letter and John will follow up with the Mayor.

F. Jason wants to have a meeting between the City of Waller and the EDC Board. John mentioned that there had been plans to have a workshop and that a date needs to be set. One of the topics Jason hopes to have is on having Distribution Centers in the City and how everyone feels about them. John said one of the topics he would like to have is attracting retail over Distribution Centers and that retail would have a higher sales tax income than a Distribution Center.

G. There are currently 5 ETJ transfers in progress.

H. Broadband - All Fiber Optics (part of Finishes Etc.) – 150,000.00 for the Feasibility Study has been approved by the Waller City Council on 2/21/22. The City Attorney is drafting a resolution for the EDC Board to declare the study as a WEDC infrastructure project if the City decides to stop the project after the study stage. Resolution vote to be included in the agenda for the April EDC Meeting.

Next Meeting: 4/11/2022 3:00 p.m. in person

Meeting adjourned at 4:25 p.m. Minutes submitted by: Rhonda Plata

Minutes approved by:

_____ Date: _____

_____ Date: _____