

**Waller Economic Development Corporation**  
**Meeting Minutes**  
4/11/2022

**I. Call to order**

**Chuck Scianna** called the April Meeting of the **WEDC** to order at 3:08 p.m. on 4/11/2022. In attendance: John Isom, Elizabeth Dominguez, Chuck Scianna (by phone), Royce Rape, Bill Fendley, Gene Schmidt, Jason Tones, Joel Bauler and Rhonda Plata.

**II. Open issues**

A. Minutes from the 3/14/22 meeting – Elizabeth moved to approve the corrected minutes and Bill provided the Second. Motion passed. John presented the letter from the Mayor concerning the ESD. It has been filed with the minutes and the EDC will follow the Mayor’s direction. It was stated that the Mayor is open to negotiating with the Waller Harris ESD about the sales tax on a case by case basis should the need arise.

B. Joel Bauler stated that Freedom Fest will resume after a 2 year hiatus on July 3<sup>rd</sup> and 4<sup>th</sup>. WISD has approved the dates and the use of the stadium. Fireworks in 2019 cost 12,000.00 and 24,000.00 are the estimated cost for 2022. There were crowds averaging 7500 to 8500 in the years prior to 2020. Some of the entertainment businesses have closed so some of the options may no longer be available. They are looking for replacements. Bill made the motion to donate \$12,500.00, Royce made the second and the motion passed.

C. Financials – transfer of 46,862.04. Money Market ending balance is 1,314,136.80 and the FNB CD ended with 2,930,609.97. All budget items at the 6-month mark are below budget. Bill moved to accept the Financials as presented, Royce made the second and the motion passed.

D. 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 has drafted 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. The Broadband plan is to provide 1 GB full fiber to each business and residence in the City with a cost of approximately \$50.00 for residence and \$150.00 for each business. Comcast has just brought fiber to the City so there will be three providers available. The City will receive a slice of the revenue as billing will be handled by the City. Gene pointed out it will be up to the City to say yes or no, Finishes will be able to say no without it effecting the cost once the Feasibility study has been complete. The study should be complete by August. A Contract will have to happen between Finishes and the City once the study has been paid for. Royce made the motion to sign the resolution making the EDC responsible for paying for the Study should the City say no, Elizabeth made the second and the motion passed.

E. Binford Business Park, 2 buildings completed in mid-May, has spent 4 million for detention and roads. The EDC agreed to pay 50% of the utilities on a refund basis estimated to be 313,617.00. The cost now is 507,250.00. They have purchased an additional 15 acres to add to the original acreage. The 507,250.00 amount concerns only the utilities extension. The sewer will be only for the business park but the water lines will also help the surrounding acreage. Streets are being built, detention is 75%, and buildings are 80%. Royce made the motion to amend the 2021 agreement to an amount of 507,250.00 from the original 313,617.00. The effective date remains the same – October 18, 2021 with a 10 year limit and will not be revisited. Bill made the second and the motion passed.

F. 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. As Anthony requested, John has crafted a document 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. Most will require a 2 out of 3 vote but there are also 3 leads available for one vote only.

G. There are 5 properties in process for ETJ transfers.

H. The City of Waller/EDC workshop has been scheduled for May 21, 2022 from 8-12.

I. Elkay Chemicals was shown tracts in Binford Business Park and Waller Industrial Park.

J. Company interested in building an RV park was shown 11 acres East of Buc-ees. John found they also do restaurants and tried to get them interested in that instead.

K. Closner Equipment - dealer for highway construction equipment, currently has offices in San Antonio, DFW, & Austin, and want to enter the Houston Metro market. They have purchased 5 acres south of NRG in Waller Industrial Park for an office building, maintenance, and laydown/equipment yard. August 12 Council offered 3 yr/50% abatement. September 20, Council approved WEDC grant of \$9500 to help with the ~\$20,000 detention cost to be paid when Certificate of Occupation is granted by the City. Engineering and permits have been approved.

L. Tex-Tube – Pipe manufacturer has 88 acres in Waller and wants to build a state-of-the-art facility in Waller. ETJ transfer request submitted 11/29/2021. Will ask WEDC to consider one-half cost of utility extension after annexation (utilities currently stop at Stress Engineering) & city engineer makes his estimate. ETJ transfer still in-progress with City of Houston.

Next Meeting: 5/3/2022 3:00 p.m.

Meeting adjourned at 4:07 p.m. Minutes submitted by: Rhonda Plata

Minutes approved by:

\_\_\_\_\_

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

\_\_\_\_\_

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