

**Waller Economic Development Corporation**  
**Meeting Minutes**  
1/9/2023

**I. Call to order**

**Anthony Edmonds** called the January Meeting of the **WEDC** to order at 3:02 p.m. on 1/9/2023. In attendance: John Isom, Bill Fendley, Elizabeth Dominguez, Anthony Edmonds, Royce Rape, Gene Schmidt, Jason Tones, Art Pertile, and Rhonda Plata.

**II. Open issues**

A. Minutes from the 11/14/22 meeting was presented and Royce made the motion to accept them as presented, Bill made the second and the motion passed.

B. Royce made the motion to accept the November Financials as presented, Elizabeth made the second and the motion passed with a positive vote. November proposed transfer \$69,636.79. Royce made the motion to accept the December Financials as presented, Elizabeth made the second and the motion passed with a positive vote. December proposed transfer \$85,941.43.

Anthony Edmonds Director term is up for renewal. Royce moved to extend the term again, Bill made the second and the motion passed with a positive vote. Discussion about the value of searching for new people to serve for future appointments. Since 2009, Directors have been appointed without term limits because of the value of continuity of board members across long-term projects. Anthony stated the EDC terms should reflect the City Council and at this time they do not have limits. Art pointed out that term limits could slow progress. Royce made the suggestion that if a Director resigns that they give as much notice as possible.

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. ETJ transfer of main 154-ac tract has been completed and all 167 acres are annexed. Waste Management has invested in the business bringing in the rail. They have a partnership with Dow and a joint venture with Honeywell. Avangard provided documentation and their request in writing as requested. They have completed about a third of the expansion. Art stated that any incentive should be paid on the back end after hiring employees. It was discussed that the offering of this incentive will not “break” the deal. Discussion on the needs of City utilities and how this expansion will affect the tax base. Royce said that the incentive should be based on hiring local employees only. Bill suggested a percentage of salary instead of a set number per employee hired. Art said that would be legal. Discussion on criteria for incentive such as when payable, length of employment, physical address verses mailing address and that any payouts be based on the Certificate of Occupancy date. Royce made the motion that the incentive offered to Avangard be modified to a maximum of 350,000.00 and based on the hiring of full-time employees from the following zip codes: 77484, 77447, 77445, and 77446. The locally hired employee must have been employed for 12 consecutive months and be a full-time employee with the incentive being 10% of the salary or wages earned by that employee for the year reported. The annual payment date would be the anniversary of the date the Certificate of Occupancy was issued with the incentive being paid up to three years. Bill made the second and the motion passed.

E. Contract Lumber – Based in Ohio, looking at a Texas expansion. They are leasing the former Emerson/NRG building for lumber wholesale warehouse. Art requested that John ask who their suppliers are so that we can pursue them coming to Waller as well.

F. EDC is getting a table for the Waller Area Chamber of Commerce Annual Dinner.

G. ST9 fracking company from Magnolia needs more space, needs 20 acres. John has met with them and discussed Waller sites.

H. Potential new ETJ release requests – Indus 97 acres on Owens Road east of Beacon Hill. Schild 140 acres on Business 290 – broker to suggest ETJ request now rather than after sale to developer.

Next Meeting: 2/13/2023 3:00 p.m.

Meeting adjourned at 4:05 p.m. Minutes submitted by: Rhonda Plata

Minutes approved by:

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

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