

Waller Economic Development Corporation

Meeting Minutes

5/08/2023

I. Call to order

Chuck Scianna called the May Meeting of the **WEDC** to order at 3:03 p.m. on 5/08/2023. In attendance: John Isom, Anthony Edmonds, Bill Fendley, Elizabeth Dominguez, Royce Rape, Chuck Scianna, Maryann Carl, Art Pertile and Rhonda Plata.

II. Open issues

A. Minutes from the 4/10/23 meeting was presented and Bill made the motion to accept them as presented, Elizabeth made the second and the motion passed.

B. Financial Report - Anthony made the motion to approve the Financial Report as presented, Elizabeth made the second and the motion passed. Proposed transfer \$83,319.21.

C. Chapter 380 agreement with incentive agreement with Natura PCR. \$350,000.00 max for utilities extension with hiring incentives. Art stated that only Cities can have 380 agreements even though the payment will be funded by the EDC. There will be an agreement between the City of Waller and the Waller EDC to handle this incentive package. Any 380-agreement made in the future will have its own agreement between the two parties. John wanted a clarification on the anniversary date. Is it based on the COO issuance or the ground breaking date of September 26th, 2022? Art will modify the language of the agreement to state the date of payment is based on the date the Certificate of Occupancy is issued. The modified agreement will be on the next meeting's agenda.

D. TFKable – UK based manufacturer of electrical cables and wants to have a Houston area facility. They are also looking at the Conroe and Brookshire areas. There is a height ordinance in the City of Waller central but not in outlying areas. John is waiting on more data. Chuck asked if they moved to the Brookshire area, how would they handle tower height restrictions caused by the Executive Airport? Art said they can amend any restrictions to accommodate.

F. Closner will require a 380-agreement.

G. Finishes Solutions is attempting to trying to make the old Haney Feed building into a food court.

H. the EDC/Chamber conference room chairs need to be recovered or replaced. The budget may need to be amended to cover the cost. The topic needs to be added to the next agenda.

Next Meeting: 6/12/2023 3:00 p.m.

Meeting adjourned at 3:56 p.m. Minutes submitted by: Rhonda Plata

Minutes approved by:

Date: _____

Date: _____