

**Waller Economic Development Corporation**  
**Meeting Minutes**  
6/10/2024

**I. Call to order**

**Chuck Scianna** called the June meeting of the **WEDC** to order at 3:11 p.m. on 6/10/2024. In attendance: John Isom, Elizabeth Dominguez, Chuck Scianna, Anthony Edmonds, Bill Fendley, Royce Rape, Phil Boedeker, Travis Sellers, Ryan Short and Rhonda Plata.

**II. Open issues**

- A. Minutes from the 05/13/2024 meeting was presented. Anthony made the motion to accept them as presented with Royce making the second. The motion passed.
- B. Financial Report – April reports presented with Anthony making a motion to accept as presented and Royce the second. The motion passed.
- C. The Welcome to Waller sign proposal for the repair and cleaning from Cy-Tex Construction in the amount of 1950.00 was accepted by motion made by Anthony and a second from Bill.
- D. Discussed the building on Farr Street across from Canon Funeral home that is currently for sale. It is a private home but available for commercial use. The price has increased to 725,000 from 635,000. Chuck feels currently the price increase has made it too costly, but it is a large lot. The home may need work to make it fit the EDC/Chamber needs. Request Melissa to keep looking.
- E. The building owned by Stephen Johnson across from City Hall may be an option if we need to leave current offices. It is for lease, not for sale.
- F. Discussed possible sewer upgrade on FM2920. The developers are not required to work with the City to create a MUD. Travis said they can create and operate the MUD, but it will not cover long term needs and a sewer upgrade will be necessary at some point. Chuck pointed out there are many avenues that can be pursued to fund any upgrade projects including reserves, loans and grants or a combination of any. The Board has authorized John to discuss options.
- G. Senate Bill 2038 allows property owners to withdraw from a City. Waller Town Center is looking at not being a part of the City and creating it's own MUD. The current 212 agreement that expires 6/1/24 between the City of Waller and Waller Town Center has been extended 2 years with an option to terminate at any time. If Waller Town Center withdraws from the City of Waller, the City will not be able to collect property or sales tax from them.
- H. Buc-ees agreement expires in 2027.
- I. Discussed the 2024/2025 budget. The Welcome to Waller sign repairs is out of the current budget. The anticipated lease increase did not occur, but the budget will remain at \$24,000.00 for the 2024/2025 budget. Budget item for relocating the office space was not utilized but will remain. The budget includes a 6,000 HDL Sales Tax Data which is a cost split with the City which would provide the EDC access to the data. There is also a budget item for the Unified Development Code of \$100,000 which is a cost split with the City but will need to be passed by City Council first. The operations budget does not include several incentive payments such as: \$250,000 Beacon Hill phase 2 incentive, \$150,000 payment for NaturaPCR 2024 incentive, or \$99,749 approximate payment to Black Gold Holdings (Binford Business Park). The City would like to upgrade the Audio/Visual capabilities at the Waller Civic Center with assistance from the EDC. Phil will check to see if Hotel/Motel taxes can be used for the upgrade. Chuck suggested a budget line placeholder

J. John met with Vince Yokum who is researching County Assistance District (CAD) sales tax election for November 2024 who agreed in basic principle of sharing sales tax between county and cities. If the property is within the unincorporated county, then Waller County receives the tax but if the property is annexed then the City will receive the tax.

K. WISD Bond election will be November for \$713.5 million.

Next Meeting 7/8/2024

The meeting adjourned at 4:13 p.m.

Minutes approved by:

Chuck Scanna  
[Signature]

Minutes submitted by: Rhonda Plata

Date: 8/12/24

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