

Waller Economic Development Corporation
Meeting Minutes
8/12/2024

I. Call to order

Anthony Edmonds called the August meeting of the **WEDC** to order at 3:04 p.m. on 8/12/2024. In attendance: John Isom, Elizabeth Dominguez, Chuck Scianna, Anthony Edmonds, Bill Fendley, Royce Rape, Phil Boedeker, Travis Sellers, Jason Tones and Rhonda Plata.

II. Open issues

- A. Minutes from the 06/10/2024 meeting was presented. Bill made the motion to accept them as presented with Royce making the second. The motion passed. There was no meeting in July due to Hurricane Beryl.
- B. Financial Report – May and June reports presented with Royce making a motion to accept the May report as presented and Anthony made the second. The motion passed. June is three quarters of the way through the budget cycle and all budget items appear ok. Royce made the motion to accept the June report as presented, Elizabeth made the second and the motion passed.
- C. The Buc-ee's contract was for 15 years with no monetary cap and there are 4 years remaining.
- D. No update from PBK for building plans on the lot the EDC owns. The lot adjacent to the EDC lot has a mobile home that the owners are purchasing from Rivenbarks. The cost to purchase that lot is prohibitive as they want enough to relocate. There is also some confusion about correct property lines. The next lot over is willing to sell: \$257,000.00 for the middle lot and 100,000.00 for the second. There have been no updates on the 6 lots behind City Hall other than the owner has promised the City of Waller first refusal. The Board is requesting comps and John inquired about limits the EDC can purchase land/buildings for. The Board also requested that Melissa Hegemeyer anonymously inquire about the old S&N building that is now available for sale.
- E. Sewer upgrades – developer wants to remain below the radar. Travis did a cost analysis; the cost for Blinn's property would be 6.75 million. Beacon Hill will require a well and tank and would require approximately 5 million. The general rule of thumb is 5 million per 5000 connections. Wastewater would have about the same financial requirement. The Waller Town Center will require a higher number of connections for about 10 million. There is an August 20th meeting planned with Waller Town Center and the City of Waller. John is looking for a grant to keep them in the ETJ. Chuck suggested "master planning" and talking to both but Travis believes 5 wells will be necessary once completed between the two. The only savings during planning would be to do all the work at once. 2030/2035 projection for Blinn. The EDC cannot help Blinn because of "jobs" requirements. John has been authorized by the Board to pursue a letter of engagement from Grantworks. Once the grant is needed, it will cost 15-20K to apply.
- F. City Retail Trade Area – 2022 data from HdL indicates 32,713 population within a 15-minute drive time from Jack in the Box on FM2920, the 2023 data shows a 42,000 population with a \$149M gap.
- G. The budget revenue projections are 1.4 million including a 5% cost of living raise effective October 1st. The Budget now contains a line item for incentives. Anthony made a motion to approve the proposed budget, Bill made the second and the motion passed.
- H. ETJ Sales Tax Agreement with individual companies is a concept being explored as an adaption of the strategic partnerships with MUD districts by Houston. It would be limited annexation to share

sales tax and is legally feasible due to Chapter 212 agreements. Hdl is gathering data on how much sales tax is involved.

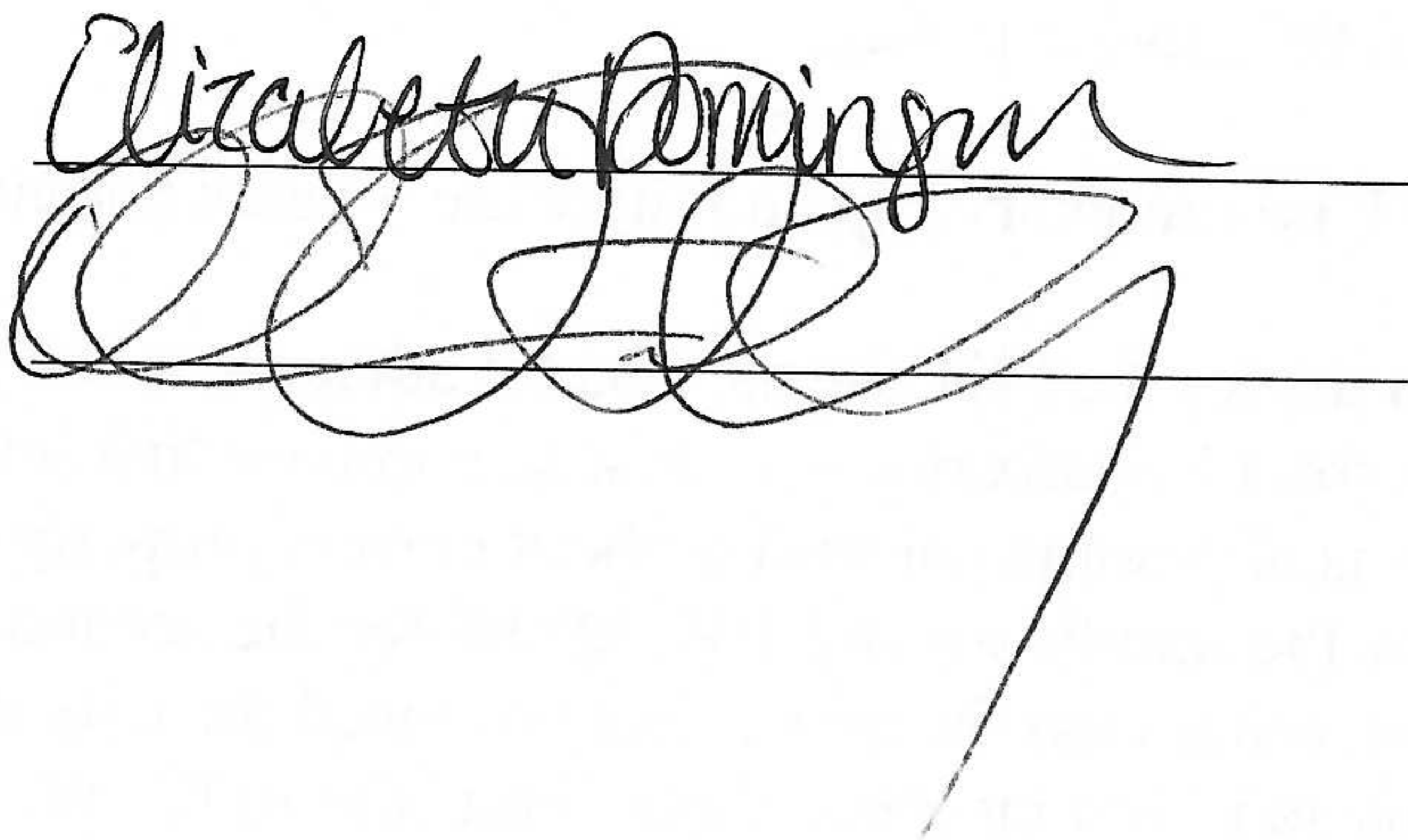
- I. TMAC Lean Six Sigma training will be offered in the Waller Civic Center for 2 weeks with WEDC co-sponsoring and paying the rental out of the promotional budget.
- J. Travis has a draft RFQ for the Unified Development Code to be approved by City Council on August 19th.
- K. A plan needs to be formed to search for a replacement due to John's planned retirement in 2025.
- L. Chuck and Elizabeth's terms are ending, they are both agreeable to returning.

Next Meeting 9/9/2024

The meeting was adjourned at 4:06 p.m.

Minutes approved by:

Minutes submitted by: Rhonda Plata



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