

**Waller Economic Development Corporation**  
**Meeting Minutes**  
10/14/2024

**I. Call to order**

**Chuck Scianna** called the October meeting of the **WEDC** to order at 3:08 p.m. on 10/14/2024. In attendance: John Isom, Elizabeth Dominguez, Bill Fendley, Chuck Scianna, Phil Boedeker, Travis Sellers, Jason Tones and Rhonda Plata.

**II. Open issues**

A. Minutes from the 09/09/2024 meeting were presented. Bill made the motion to accept them as presented with Elizabeth making the second. The motion passed.

B. Financial Report – Elizabeth made the motion to accept the Financial Report from July be accepted as presented, Bill made the second and the motion passed. July proposed transfer \$82,983.96. Bill made the motion that the August Financial Report be accepted as presented, Elizabeth made the second and the motion passed. The proposed transfer for August is \$60,069.97. There was not a September report presented.

C. There was a discussion concerning WEDC paying half the costs of a Unified Development Code study up to \$100,000.00, with a negotiation possibility should the costs be higher than \$200,000.00. There is no conflict legally with the EDC paying half. The cost will fall under development or consultation. Bill made the motion should the City of Waller proceed with a Unified Development Code, the WEDC will pay half of the cost up to \$100,000.00, Elizabeth made the second and the motion passed. The draft RFQ of the Unified Development Code for the vendor has not been approved by City Council yet.

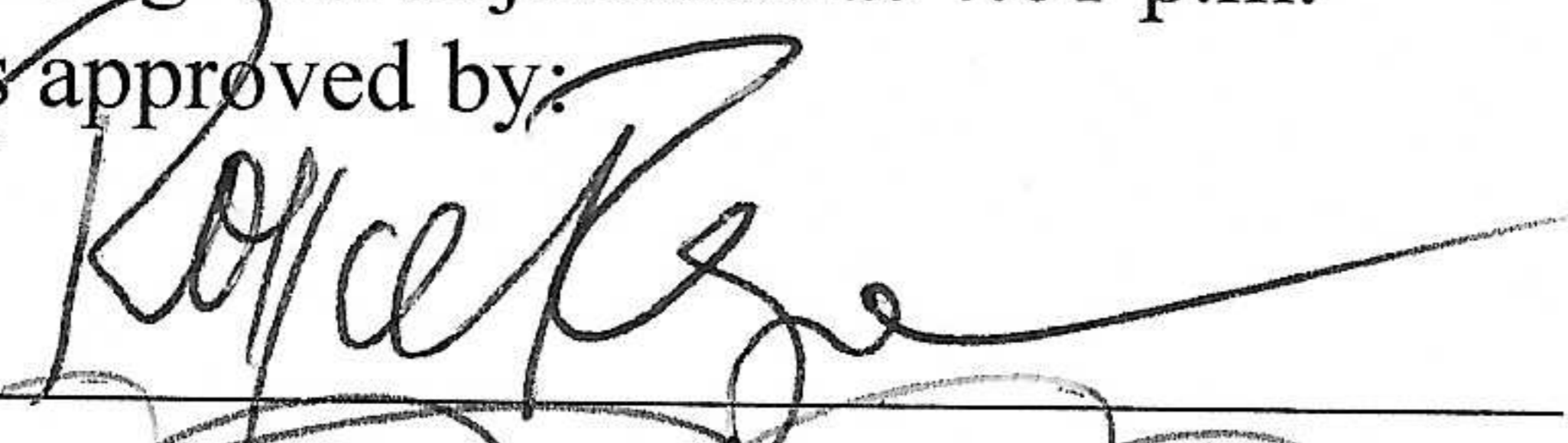
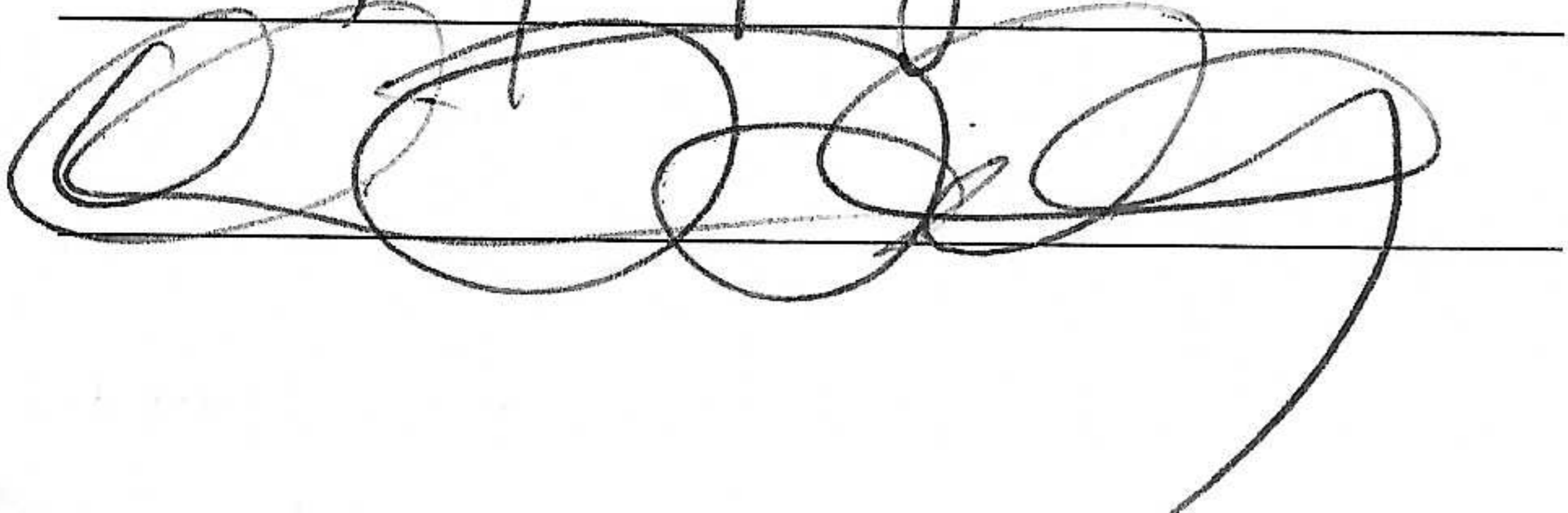
D. Discussion concerning paying for an HdL study to determine amount of potential sales tax available via Chapter 212 partial annexation agreements with the companies in the Waller ETJ. The 212 agreements can be nothing more than sales tax arrangements with police, fire and utilities negotiated. The \$3000.00 study would see if any entities were generating sales tax in the area. There are several companies with two being wholesalers in the area now. It was asked if we could get this information from the Comptroller's Office ourselves. Should a 212 agreement be made, the taxes would be reported to the Comptroller, the City would collect and then the City would reimburse the companies for any taxes negotiated in the agreement. If the ESD or County passes a further sales tax, taxes would no longer be available to the City. It was decided to table any action at this time.

E. Discussion concerning an EDC building being constructed on the lot previously purchased by the EDC. Other properties have been discussed and it is the consensus of the Board that the other properties would not be pursued at the time. Bill made the motion to begin the process of building a building on the currently owned lot and pursue bids on construction which includes the first step of the matter being presented to and authorized by the Waller City Council. Elizabeth made the second and the motion passed.

Next Meeting 11/13/2024

The meeting was adjourned at 4:01 p.m.

Minutes approved by:

Minutes submitted by: Rhonda Plata

Date: 11/13/24

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