

Waller Economic Development Corporation

Meeting Minutes

11/13/2024

I. Call to order

Royce Rape called the November meeting of the WEDC to order at 3:02 p.m. on 11/13/2024. In attendance: John Isom, Elizabeth Dominguez, Bill Fendley, Royce Rape, Chuck Scianna, Phil Boedeker, Jason Tones and Rhonda Plata.

II. Open issues

A. Minutes from the 10/14/2024 meeting were presented. Bill made the motion to accept them as presented with Elizabeth making the second. The motion passed.

B. Financial Report – September financials were presented with a 90,018.03 transfer. There will be yearend audit changes made. John pointed out that the budget items for payments to taxing entities and postage were over. Bill made the motion to accept the Financial Report as presented, Elizabeth made the second and the motion passed. No other monthly reports were presented.

C. NaturaPCR is requesting their first incentive payment of \$204,707.00. Elizabeth made the motion to pay the incentive per the agreement, Bill made the second and the motion passed.

D. Alegacy is doing a build-to-suit leasing project for Peerless Pump. The City of Waller has a Council subcommittee recommending that Counsel consider an abatement of 3 years at either 50 or 75%. The cost of the building improvements is estimated at approximately \$9,000,000. If any agreements are made, the point was made there should be stipulations in the event the tenant does not occupy making the abatement null. Alegacy will receive any tax benefits as they will be the owners for any abatement agreements. John broached a local hiring incentive for Peerless Pump like the NaturaPCR agreement.

E. Discussion concerning an EDC building being constructed on the lot previously purchased by the EDC. John has suggested a 2800' design build. There is a requirement of public building for a public entity over \$100,000 to have architect stamped plans. Phil recommends having the contractors take on the task of getting sealed plans. There is not a need for an RFQ and other demands required for government entities. Phil will qualify what is a public utility. PHIL REVIEW & CONFIRM


F. John has spoken with 2 candidates regarding his retirement. The suggestion was made to post the job opening on Texas EDC boards.


Next Meeting 12/09/2024 if necessary

The meeting was adjourned at 3:58 p.m.

Minutes submitted by: Rhonda Plata

Minutes approved by:





Date: 1-13-25

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