

Waller Economic Development Corporation
Meeting Minutes
1/13/2025

I. Call to order

Anthony Edmonds called the January meeting of the **WEDC** to order at 3:05 p.m. on 1/13/2025. In attendance: John Isom, Anthony Edmonds, Elizabeth Dominguez, Royce Rape, Phil Boedeker, Ryan Short, Nick Rich (guest from Silverfox) and Rhonda Plata.

II. Open issues

- A. Minutes from the 11/13/2024 meeting were presented. Royce made the motion to accept them as presented with a correction on topic E “Phil will qualify what is a public entity” with Elizabeth making the second. The motion passed.
- B. Financial Report – October financials were presented with an 82,183.92 transfer. Elizabeth made the motion to pass the October financials as presented, Royce made the second and the motion passed. November financials were presented with a transfer of 62,365.32 with a comment that expense accounts were in line with expectations. Royce made the motion to accept as presented, Elizabeth provided the second and the motion passed. Ryan pointed out with interest rates going down, the EDC accounts may be transferred to TexPool Prime. The TexPool accounts are open, and they provide a 60-day forecast notice of interest rates. The City of Waller decides account placement not the EDC. Ryan also made the Board aware that sales tax is behind about \$100,000.00 and with losses for the last 3 months, that creates a deficit of \$300,000.00 or so for the City of Waller and the EDC as a whole.
- C. Discussion concerning an EDC building being constructed on the lot previously purchased by the EDC. Discussion concerning an RFP for design build and companies that might be interested such as Hill Construction and GBS owned by Jim Phelan. A sealed bid is not required, nor does anything have to be pushed through the City of Waller except for standard paperwork.
- D. Nick Rich with Silverfox presented a short synopsis of their plans for the company relocation to Waller. They have a mandate for October. They will do the initial relocation and then have a second phase which will include additional space that can be leased by subcontractors. Phase 3 will contain an educational center where apprentices can learn a trade that will conclude with employment at the facility. Phase 4 will be gas/retail space and Silverfox will present their plans to Waller City Council in February.
- E. The Waller County Assistance District sales tax election was postponed until May 2025. A MOU needs to be created prior to the end of May concerning handling sales tax if the County election passes and the City later annexes the property stating will revert to the City.
- F. Director of City of Waller EDC position posting will be handled by the City Secretary and John will do the initial cull. The consensus is to have a sub-committee of 2 EDC Board Members and 2 City Council to interview prospects with an EDC Board meeting to approve the hire prior to City Council approval. Anthony and Royce would serve as representatives from the EDC Board. Phil confirmed that John Isom can be hired as a consultant.
- G. All-Tex Welding is purchasing the adjacent 5 acres at the corner of Washington and Mathis and adding 5-10 jobs in 2025.
- H. The Waller City Council approved a 3-year 50% city property tax rebate via Chapter 380 agreement with Alegacy in December. John has also been working with the City attorney to renew the City abatement guidelines for 2025-2026 and create a reinvestment zone so that the County can provide

a tax abatement to Alegacy for the Peerless Project. The 1/21/2025 Council meeting will consider designating Alegacy Business Park as City Reinvestment Zone 2-CI.

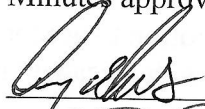
I. NaturaPCR had the first payment requested for the first year hiring incentive. There was a clerical error listing in the City Council agenda so \$204,107 was paid and the \$600.00 balance due will be paid in the 2025 payment request.

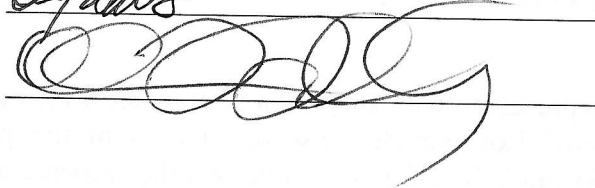
Next Meeting 2/10/2025

The meeting was adjourned at 3:56 p.m.

Minutes submitted by: Rhonda Plata

Minutes approved by:





Date: _____

Date: 2/10/2025