

## Waller Economic Development Corporation

### Meeting Minutes

2/10/2025

#### I. Call to order

**Anthony Edmonds** called the February meeting of the **WEDC** to order at 3:21 p.m. on 2/10/2025. In attendance: John Isom, Anthony Edmonds, Elizabeth Dominguez, Bill Fendley, Phil Boedeker, Travis Sellers, Jason Tones, Nick Rich (guest from Silverfox), David Lane (guest from Wolfe), Carlos Zepeda (guest from TxDOT) and Rhonda Plata.

#### II. Open issues

A. David Lane said the April 2025 deadline for the entrance ramp and access road to Beacon Hill will not be met and is delayed due to a TxDOT eminent domain ROW land purchase. There is also an overhead CenterPoint line that needs to be addressed. They are hoping for construction to end Summer 2025. Bill made the motion to extend the date on the phase 2 incentive until TxDOT provides the acceptance letter as a completion trigger and Phil has approved the completion documents. Elizabeth made the second and the motion passed.

B. Minutes from the 1/13/2025 meeting were presented. Elizabeth made the motion to accept them as presented with Bill making the second. The motion passed.

C. Financial Report – Contains the first job incentive payment to NaturaPCR causing a negative transfer of \$238,463.09. The Buc-ee's accumulation of \$874,000.00 is from reimbursements that should be used jointly by the City of Waller and the EDC for infrastructure. The Buc-ees reimbursement agreement expires in 2028. The packet also contained the required annual report to the Texas Comptroller's office. Bill made the motion to approve the December financials, Elizabeth made the second and the motion passed.

D. Nick with SilverFox presented their building phase plans and discussed a potential utility extension incentive. They will need City water and sewer. The property has not been annexed into the City yet. NaturaPCR has a private lift station that they may be able to negotiate use of or SilverFox may need their own. Travis will provide accurate information for public utilities to be extended, he believes that it will take two weeks to accumulate. If SilverFox gets their own lift station, that can be a requirement prior to annexation execution.

E. John gave an update about the planned 2800' EDC building. He has contacted Bradley Signature Homes, Hill Construction and Jim Phelan's company and is requesting a turnkey facility.

F. Director of City of Waller EDC position posting has been posted by the City Secretary. It is a job description from 2013 that does not state that Waller EDC is a type A organization, nor does it mention that there is an EDC Board to work with. The job opening has been posted to the TML and City of Waller websites but not on TEDC yet. The Board believes the job description needs to be updated and Phil confirmed that Jason can request a Council agenda item to address changing the posting. There will be a sub-committee of 2 EDC Board Members and 2 City Council to interview prospects with an EDC Board meeting to recommend the hire prior to City Council approval. Anthony and Royce would serve as representatives from the EDC Board and Jason and Don would be the representatives from the City Council. Phil confirmed that John Isom can be hired as a consultant.

G. March agenda needs to contain an item for Chuck's replacement and discussion and creation of an MOU prior to the potential May Waller County vote to establish a County Assistance District concerning taxes in unincorporated areas once they have been annexed by the City.

H. John will be meeting Project Greenstar Wednesday 2/12 along with a Harris County EcoDev representative concerning their possible move to Waller.

I. Clover Tool is relocating from Brookshire to a building in Binford Business Park and broke ground on January 10<sup>th</sup>.

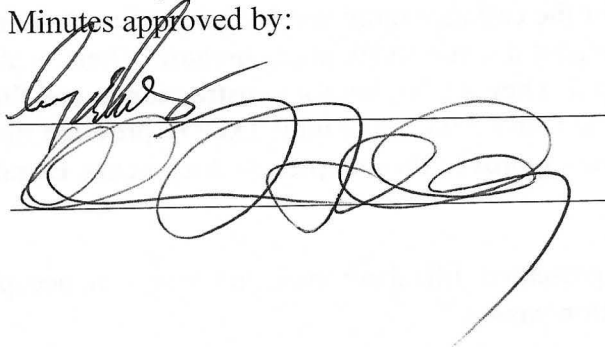
J. The Waller City Council has designated Alegacy Business Park as City of Waller Reinvestment Zone 2-CI which will assist the County do an abatement.

Next Meeting 3/10/2025

The meeting was adjourned at 5:03 p.m.

Minutes submitted by: Rhonda Plata

Minutes approved by:

A handwritten signature in black ink, appearing to be 'Rhonda Plata', is written over two horizontal lines. The signature is cursive and somewhat stylized.

Date: 3-10-25

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