

## Waller Economic Development Corporation

### Meeting Minutes

4/13/2020

#### I. Call to order

**Chuck Scianna** called the April meeting of the **WEDC** to order at 3:03 p.m. on 4/13/2020 on conference call. In attendance: John Isom, Chuck Scianna, Royce Rape, Anthony Edmonds, Bill Fendley, Cheryl Liere, Rhonda Plata, Gene Schmidt, and Maryanne Carl.

#### II. Approval of minutes from last meeting

March WEDC meeting minutes including red comments by John from 3/9/2020 were approved by a motion from Anthony, and a second by Royce and a positive vote.

Financial Report – John explained the revenues does not include Nov./Dec. and that other expenses includes the down payment and rent. Maryanne is going to create a line item for rent and rent payments from Chamber. The current financials do not contain any pandemic reflection that should show up in the June financials. February was a very strong month for sales tax. Chamber rent will show up in April financials for the May meeting. Anthony made the motion to accept as presented, Royce made the second and the motion passed with a positive vote.

#### III. Open issues

- A. Anthony wanted to go on record about the Waller City Council denial of extending the Retail Coach contract and how disappointed he is in the Council and he believes the EDC is being micromanaged but also not provided information or direction from the City Council. Chuck made the comment that the EDC has it's own budget and was under the impression that the EDC did not need Council approval. John explained that items over 5,000.00 and are not included in the Council approved EDC budget is usually brought before the Council for approval. In the future, the Retail Coach contract should be included in the Annual Budget.
- B. Discussed the McCaig 39 acre property with 16 acres in the flood plain. There would need to be an 100,000 down payment due August 2021 with the remainder of the 2 million due June of 2022. The McCaig family would like the EDC to loan them the 100,000. Anthony asked if know the actual value of the property as the family would like to sell it at 7.00 a square foot. John said David Wolff said the property being on the corner with frontage would be worth at least 9.00 a square foot if the market continues. Royce reminded everyone that the EDC Board previously discussed being willing to do the 100,000 dollar loan but not being able to pay 2 million and said that Betty Hart pointed out the family would like to sell the property prior to that payment being due with the new property owner being responsible. The property is in Houston's ETJ and Wolff has requested an ETJ transfer. Chuck asked how does the property access concern the EDC except for sales tax revenue. The McCaig property adjoins the Wolff planned business park and home plans. Anthony suggested that the McCaig's and Wolff converse about best plans going forward. Royce said the EDC should only concern itself with the 100,000 loan and Chuck said the contract should be required to have an end date and include interest. John said a State Infrastructure Bank loan would probably be in the 3% range and Anthony said that should be passed on to the McCaigs. Some other items were questioned: are the McCaigs willing to have a lien on the property, what parameters would be needed for the loan, is the property currently listed and with whom, what is the true time frame for the project (bid June 2022 and construction complete March 2023). Royce said it should probably be a 4 year loan if the McCaigs are willing to pay interest and list the property with a broker. The EDC Board did not show interest in the additional 3 properties as it did not benefit the City of Waller. John was authorized to let the McCaigs know the following in regard to EDC loans for the project:
  - \$100K loan in August 2021 – the EDC would consider loaning directly to the McCaigs

- the 39.2 acres would have a lien as collateral
  - loan interest would be at prime as of loan date
  - the property would have to be listed by a registered broker,
  - length would be 4 years and interest could be accrued until the loan is re-paid
  - This would require City Council approval.
- \$2M loan in June 2022 – the EDC would consider being the vehicle for a loan from the TxDOT State Infrastructure Board.
    - EDC would have a lien on the 39.2 acres for \$2M as collateral
    - the property would have to be listed by a registered broker.
    - The length would be 15 years.
    - The interest rate is expected to be 3.08% from the SIB pending underwriting the EDC app
    - Interest would be paid by the McCaigs and could not be accrued.
    - This would require Council approval

John is to speak with the Mayor and see what the City of Waller position is on the project and request.

- C. John broached the subject of the EDC providing loans or grants to local businesses affected by the Corona pandemic. The Board said the Texas Attorney General and City of Waller attorneys would need to look at the legalities first and that the monies necessary would limit how much assistance is available.

Next Meeting: 5/11/2020 3:00 p.m.  
 Meeting adjourned at 4:49 p.m.  
 Minutes submitted by: Rhonda Plata  
 Minutes approved by:

\_\_\_\_\_ Date: \_\_\_\_\_  
 \_\_\_\_\_ Date: \_\_\_\_\_