

**Waller Economic Development Corporation**  
**Meeting Minutes**  
12/13/2021

**I. Call to order**

**Royce Rape** called the December Meeting of the **WEDC** to order at 3:02 p.m. on 12/13/2021. In attendance: John Isom, Elizabeth Dominguez, Bill Fendley, Royce Rape, Chuck Sciana (by phone), Gene Schmidt and Rhonda Plata.

**II. Open issues**

A. Minutes from the 11/08/21 meeting – Bill moved and Elizabeth provided the Second to approve the minutes as presented. Motion passed.

B. Financials October – transfer of 50,375.05 with a balance of 1,035,975.55. November – transfer of 67,488.67 with a balance of 2,930,609.97. The CD auto-renewed with the original terms. There is enough funds in the Money Market account to cover all outstanding payments. Royce made the motion to accept the Financials for October and November as presented, Bill made the second. The motion passed with a positive vote.

C. Project Advanced Element – GHP – Australian mining company moving their headquarters to the States. Submitted Four Seasons and SRI SAI office space for consideration.

D. Project Power Clean – manufactures liquid immersion cooling for data centers. Looking for an existing building – submitted 38,520 sf 1300 Alegacy.

E. Alegacy building has now leased. J.W. Williams and Cameron are being purchased.

F. Broadband - All Fiber Optics (part of Finishes Etc) – Would have \$150,000 buyout cost for feasibility study if City decided not to proceed after study. Art Pertile said the EDC has authority to use EDC funds to pay for studies such as this, The WEDC Board is willing to consider paying if there is a contract and the ETJ would be included. John met with CobbFendley to discuss the feasibility study, CobbFendley usually does the engineering work after the study and there may be new funding available. There will be 6-10 million debt up front.

G. Mega Distribution Centers – John has stated he wants to discourage Mega DCs moving into Waller. He has been contacted by 3 different people with 3 different projects; one being the west side of Beacon Hill, the land Toyota is selling and the Northeast corner of what would have been Waller Town Center.

H. There are 5 properties in the process of being moved into the Waller ETJ and 3 properties will be following shortly.

J. Elizabeth and Chuck's terms are up for renewal, both are willing to remain. There will need to be a City Council agenda item for approval.

Next Meeting: 1/10/2022 3:00 p.m.

Meeting adjourned at 3:33 p.m. Minutes submitted by: Rhonda Plata

Minutes approved by:

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

\_\_\_\_\_

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