

Waller Economic Development Corporation
Meeting Minutes
02/03/2025 2026

I. Call to order

02/03/2026

Anthony Edmonds called the February meeting of the **WEDC** to order at 3:03 p.m. on ~~12/01/2025~~. In attendance: Lynn Spencer, Anthony Edmonds, Elizabeth Dominguez, Bill Fendley, Jason Tones, Justin Kirby, Royce Rape, Phil Boedeker, Travis Sellers, Don Hart, John Isom and Rhonda Plata.

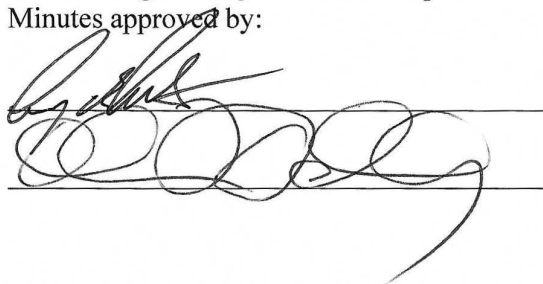
II. Open issues

- A. Minutes from the 12/01/2025 meeting were presented. Bill made the motion to accept them as presented with Elizabeth making the second. The motion passed.
- B. November Financials were presented and interest rates were discussed. Elizabeth made the motion to approve the November financials as presented, Royce made the second and the motion passed. It was decided that the Natura PCR incentive money will need to go into the general fund once the contract expires. Lynn will verify what the contract expiration date is.
- C. Royce made the motion to elect the following to positions with the Waller EDC Executive Board: Anthony Edmonds, President, Elizabeth Dominguez, Vice President, Bill Fendley, Secretary and Royce Rape as Treasurer, Bill made the second and the motion passed.
- D. Entered Executive Session at 3:13 p.m.
- E. Exited Executive Session at 4:11.
- F. Royce moved to authorize Lynn and Anthony to proceed in negotiations with the amounts discussed in Executive Session and present any accepted offer to Waller City Council for approval. Bill made the second and the motion passed.
- G. Lynn reviewed the strategic plan for 2026 and provided an overview of the planned calendar.
- H. Discussed pursuit and support of Opportunity Zone 2.0, which is a method to qualify deferring Capital Gain taxes for a period, pool capital expenditures in low income and rural areas and other benefits. John believes at least 2 tracts are likely eligible and 2 tracts in Harris County to not be. He will explore a partnership with Waller Co/Harris Co or just the City of Waller. He expects it to be submitted by June, and cost will be in budget. Bill made the motion to permit the pursuit of Opportunity Zone 2.0 using John Isom as the contractor and submitted letters of support. Elizabeth made the second and the motion passed.
- I. Lynn presented two quotes for website hosting. The item was tabled pending more quotes.
- J. Discussed GIS & enlarged map updates. This discussion was tabled until a later date.

Next Meeting 3/3/2026

The meeting was adjourned at 5:16 p.m.

Minutes approved by:



Minutes submitted by: Rhonda Plata

Date: 3-3-26

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Corrections made by Rhonda Plata