

# NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

## Minutes July 20, 2022

### MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:30 p.m. at the Nederland Economic Development Corporation, 1519 Boston Avenue, by President Sylvia Root.

### QUORUM

Board members present: Don Albanese, Billy Doornbos, Bret Duplant, Mitch Macon, Sylvia Root and Anthony Toups.

Absent: Mike Roebuck and Jim Wimberley, NEDC Attorney. Others present: Kay DeCuir, Executive Director, Christinia Herrmann, Executive Secretary and Leila Luo, University of Texas Summer Intern. Guests present: Juana Magana, Alejandro Alaniz; Felix Lopez and Joe Aref, Developer.

### INVOCATION AND PLEDGE

Billy Doornbos gave the Invocation and led the Pledge

### MINUTES

A motion was made by Mitch Macon and seconded by Don Albanese to approve the minutes of the June 15, 2022 meeting.

Motion Carried

Ayes: Albanese, Macon, Root and Toups.

Noes: None. Abstained: Doornbos and Duplant

Absent: Roebuck

### EXECUTIVE SESSION

The regular meeting was recessed at 4:32 p.m. by President Root for the purpose of conducting an Executive Session of the Nederland Economic Development Corporation, as authorized by the Texas Government Code Chapter 551.087 Deliberations regarding Economic Development Incentives; Texas Government Code Chapter 551.071 to discuss litigation and/or legal advice; and Texas Government Code Chapter 551.072 to discuss acquisition, exchange and/or release of property.

### RECONVENE

The regular meeting was reconvened by President Root at 5:03 p.m. President Root announced no action was needed on Texas Government Code, Chapter 551.071-litigation and/or legal advice; nor Texas Government Code Chapter 551.072 to discuss potential acquisition, exchange and/or release of property.

President Root announced action was needed on Texas Government Code, Chapter 551.087- to discuss actions regarding Economic Development Incentives;

A motion was made by Billy Doornbos and seconded by Anthony Toups to approve the expenditure of funds, not to exceed seventy-five thousand dollars (\$75,000.00) with a payback of 1.3 years, to Juana's Country Kitchen, 3113 Nederland Avenue, Nederland, TX 77627.

Motion carried.

Ayes: Albanese, Doornbos, Duplant, Macon, Root and Toups.

Noes: none Absent: Roebuck.

### **FINANCIALS**

Kay DeCuir shared the Financial Reports as of June 2022, (April 2022 data).

- Sales Tax received was \$88,579.30 with a Total Revenue of \$102,966.15, which includes Rental Income, Interest Income and Miscellaneous Income.
- Paid out \$12,567.83 from Special Programs for PRIDE Awards to Beauty Basics and For The Love of Foods
- Reviewed Reserved Funds for Downtown Revitalization, Emergency Funds, Boston Avenue Revitalization, and Airport PRIDE Program.

### **BUDGET 2022-2023**

- Proposed Budget for 2022-2023 is \$966,760.00 and gave an overview of
  - Projected Sales Revenue and Interest
  - Accounting items

### **BRE SURVEY PRESENTATION**

Shared results of the Business Retention and Expansion (BRE) Survey that was handed out to random local businesses. The survey focused on what Businesses would do if we had a disaster causing a temporary shutdown. The survey was divided into the following categories;

- Top 3 Concerns
- Greatest Concerns for Employees
- Business Operating Expenses (Pandemic/Hurricane)
- Top 3 Ways for NEDC to Assist Businesses
- Businesses Current Status
- How many would close voluntary if force to close
- Employee count changed due to Covid-19
- Workforce morale on a scale 1 – 7 (1 being the lowest)
- Usage of social media to sell product and/or service
- Anticipate any plans, within the next 3 months for any permanent reductions in workforce
- General Comments

### **COMMUNICATION**

Kay DeCuir shared the following with the Board;

- Workforce Unemployment Comparison of May 2021 and May 2022
- She will be presenting Employee and Leadership Training on Customer Service for two local entities
- Fall Concert Series Dates will be, September 15<sup>th</sup> & 29<sup>th</sup> and October 13<sup>th</sup> & 20<sup>th</sup>
- Demo on Atlanta/Twin City properties began on Monday, July 18th and she will work with Architecture Alliance on design for new infrastructure layout
- Update on Request for Public Information
- Arch Dedication to City needs to be scheduled before school starts. She'll send email with proposed dates. Time would be 6:00 pm
- NEDC's participation in the City's Celebration of 125 years. Shopping bags to be handed out on Market Day, postcards featuring the Welkom Arch to be donated to the Museums to sell, working on a scavenger hunt for community where winner will receive \$125.00 and we will have each Market Day Vendor donate an item to fill a basket (or wagon) to be given away to one lucky shopper at the end of Market Day.

**ADJOURN**

There being no further business, a motion was made by Anthony Toups and seconded by Mitch Macon to adjourn the meeting at 5:40 pm.

Motion Carried

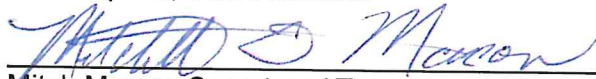
Ayes: Albanese, Doornbos, Duplant, Macon, Root and Toups.

Noes: none    Absent: Roebuck.



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Bret Duplant, Vice President



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Mitch Macon, Secretary / Treasurer