

# **NEDERLAND ECONOMIC DEVELOPMENT CORPORATION**

## **Minutes August 17, 2022**

### **MEETING**

A meeting of the Nederland Economic Development Corporation was called to order at 4:31 p.m. at the Nederland Economic Development Corporation, 1519 Boston Avenue, by Vice-President Bret Duplant.

### **QUORUM**

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

Absent: Mitch Macon. Others present: Jim Wimberley, NEDC Attorney, Kay DeCuir, Executive Director, and Christina Herrmann, Executive Secretary.

### **INVOCATION AND PLEDGE**

Kay DeCuir gave the Invocation and led the Pledge

### **MINUTES**

**A motion was made by Billy Doornbos and seconded by Anthony Toups to approve the minutes of the July 20, 2022 meeting.**

**Motion Carried**

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

**Noes: None. Abstained: Roebuck**

**Absent: Macon**

### **EXECUTIVE SESSION**

The regular meeting was recessed at 4:34 p.m. by Vice-President Duplant 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 Vice-President Duplant at 5:09 p.m. Vice-President Duplant 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 and on Texas Government Code, Chapter 551.071 litigation and/or legal advice.

Texas Government Code, Chapter 551.087;

**A motion was made by Mike Roebuck and seconded by Billy Doornbos to approve the expenditure of funds, not to exceed twenty-five thousand dollars (\$25,000.00) with a payback of 2.1 years, to Tran Plaza, 3205 Nederland Avenue, Nederland, TX.**

**Motion carried.**

**Ayes: Albanese, Doornbos, Duplant, Roebuck, Root and Toups.**

**Noes: None Absent: Macon**

**A motion was made by Anthony Toups and seconded Sylvia Root to correct the name on incentive approved during July 20, 2022 meeting from Juana's Country Kitchen to Juanita's Country Kitchen. The amount and payback of seventy-five thousand dollars (\$75,000.00) with a payback of 1.3 years, remains the same as previously approved.**  
**Motion carried.**

**Ayes: Albanese, Doornbos, Duplant, Roebuck, Root and Toups.**  
**Noes: none Absent: Macon**

#### Texas Government Code, Chapter 551.071

**A motion was made by Billy Doornbos and seconded by Anthony Toups authorizing Jim Wimberley, NEDC Attorney, to draft updates to the NEDC Bylaws for the Board to review.**  
**Motion carried.**

**Ayes: Albanese, Doornbos, Duplant, Roebuck, Root and Toups.**  
**Noes: none Absent: Macon**

Vice-President Duplant announced no action was needed on Texas Government Code, Chapter 551.072  
- to discuss potential acquisition, exchange and/or release of property.

#### COMMUNICATION

Kay DeCuir shared the following with the Board;

- Financials for May
  - We have exceeded budgeted amount of Sales Revenue every year since 2013
  - As of May, the annual Sales Tax Revenue has exceeded the budgeted amount with 4 months remaining in Budget year. If we can collect at least \$50,000.00 in each of these remaining months, we will have \$200,000.00 to go towards the building of cottages.
  - Under Special Programs, we have awarded \$281,334.31 out of the allocated \$500,000.00 for current budget year ending September 30, 2022
  - Final payment on the Arch, in the amount of \$14,731.50, had been made to McInnis Construction
  - A payment of \$2,500.00 was paid to Gb Demolition for 10 loads hauled in and spread at the Atlanta/Twin City properties
  - Albanese asked if Covid Grant was included. Kay informed them the money was not received in time to be included on the May report. She explained Mr. Albanese was referring to the grant received from the city for the EDC to use to present Job Training in regards to; applying for a job, interviewing for a job, resources, etc. Training will be held once a quarter and she'll reach out to area Churches for use of facilities. Roebuck inquired as to method of advertising training. Kay informed him advertising would be through radio, tv and Social Media ads
- Reminded Directors of the Chamber's Boots & Bulls event to be held on September 30<sup>th</sup> from 6:00 – 8:00 pm and would need to know who would be attending
- Fall Concert Series – Dates and times set. Sept 15 – David Joel; Sept 29 Bayou Sounds; October 13 – Still Cruisin' and Oct 20 The Mud Flatts. All concerts will be held from 6:30 – 8:00 pm at the Bank Drive -thru Teller parking lot. We will begin seeking sponsors. (\$2,500. Per concert) Mike Roebuck stated Echo Construction will sponsor the Oct. 13<sup>th</sup> – Still Cruisin' concert. Anthony Toups will check on stage and get back with Kay
- She will reach out to an Architect and to a few contractors regarding plans and construction of Cottages. Suggested they be built one at a time. Mike Roebuck and Jim Wimberley suggested to have it all done at once as it would be cheaper, especially with all the concrete. Size of each cottage would be 1500 sq. ft. on a slab with Hardie Siding, large picture windows and porches.

- Market Day will be held Saturday, October 15<sup>th</sup> and we currently have 35 vendors signed up filling 49 spaces. Most of our regular vendors submit their applications in September
- In conjunction with the City's 125<sup>th</sup> Celebration, we will give away a limited amount of Shopping Bags during Market Day, have a drawing for a basket of items donated by our vendors and in November will have host a Scavenger Hunt for residences leading them to Historical places around Nederland and the winner will receive \$125.00.
- Sylvia Root will not be at the September Meeting and Bret Duplant to lead the meeting. Meeting may need to be moved up a week.

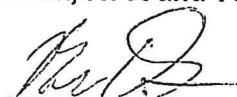
**ADJOURN**

There being no further business, a motion was made by Don Albanese and seconded by Billy Doornbos to adjourn the meeting at 5:40 pm.

Motion Carried

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

Noes: none Absent: Macon.



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Bret Duplant, Vice-President



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Mitch Macon- Secretary/Treasurer