

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes December 14, 2022

MEETING

A joint meeting of the Nederland Economic Development Corporation and The City of Nederland was called to order at 4:30 p.m. at the Nederland Economic Development Corporation Office, 1519 Boston Avenue, by President Bret Duplant and Mayor Don Albanese.

QUORUM

NEDC Board members present: Mike Roebuck, Billy Doornbos, Bret Duplant, Sylvia Root and Anthony Touns, Don Albanese Others present: Jim Wimberley, NEDC Attorney, Kay DeCuir, Executive Director. Absent: Mitch Macon

City Officials present were Mayor Don Albanese, Councilman Randy Sonnier, Councilman Talmadge Austin, Councilman David Guillot, Councilwoman Sylvia Root, City Manager Chris Duque and Jesse Branick City Attorney.

INVOCATION AND PLEDGE

Kay DeCuir gave the Invocation and led the Pledge

EXECUTIVE SESSION

The regular meeting was recessed at 4:33 p.m. by President Duplant and Mayor Albanese for the purpose of conducting an Executive Session of the Nederland Economic Development Corporation and The City of Nederland, 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 Duplant and Mayor Albanese at 4:52 p.m. President Duplant and Mayor Albanese announced no action was needed on Texas Government Code, Chapter 551.087- to discuss actions regarding Economic Development Incentives; 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.

MEETING ADJOURNED at 4:52 pm

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:55 p.m. at the Nederland Economic Development Corporation Office, 1519 Boston Avenue, by President Bret Duplant.

QUORUM

NEDC Board members present: Mike Roebuck, Billy Doornbos, Bret Duplant, Sylvia Root, Anthony Touns, Mitch Macon, Don Albanese Others present: Jim Wimberley, NEDC Attorney, Kay DeCuir, Executive Director.

MINUTES

A motion was made by Sylvia Root and seconded by Billy Wayne Doornbos to approve the minutes of the November 16, 2022 meeting.

Motion Carried

Ayes: Roebuck, Doornbos, Duplant, Root, Touns, Macon and Albanese.

Noes: None.

EXECUTIVE SESSION

The regular meeting was recessed at 4:56 p.m. by 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 President Duplant at 5:25 p.m. President Duplant announced action was needed on Texas Government Code, Chapter 551.087- to discuss actions regarding Economic Development Incentives; 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.

A motion was made by Anthony Toups and seconded by Sylvia Root to purchase 219 Twin City Highway and 1118 Atlanta Avenue for the purpose of the Atlanta Avenue Downtown Expansion District. The price of the purchase was four hundred thirty-seven thousand and 00/100. (\$437,000.00).

Motion Carried

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

Noes: None.

PRIDE

An application was received from a business, Heritage Express Car Wash, for a project consisting of landscaping located at 911 Twin City Highway in Nederland, TX. They are requesting ten thousand dollars and 00/100 (\$10,000.00) on a project totaling twenty-seven thousand four hundred ninety-five dollars and .50/100 (\$27,495.50).

A motion was made by Billy Wayne Doornbos and seconded by Mike Roebuck to approve the PRIDE Program application for Heritage Express Car Wash in an amount not to exceed ten thousand dollars and 00/100 (\$10,000.00).

Motion Carried

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

Noes: None

COMMUNICATION

Kay DeCuir shared the following with the Board;

- Financials once again are strong. We have increased our sales to 5.65% over sales in 2021 at this time last year. Working currently on the audit files with our auditors.
- October through December the NEDC has competed the 125 Anniversary Scavenger Hunt, Fall Market Day (our largest ever), 2022 Fall Concert Series, The Golf Cart Tour of Lights and our new marketing commercials in Texas and Louisiana for Shop Local, Shop Often, Shop Nederland Campaigns.
- We started surveying on Atlanta Avenue for the future development. The project will be underway in January 2023.
- In 2022 the NEDC acquired many properties and now is the time to begin work on those projects.
- Kay requested committees to be assigned to assist in the upcoming projects of the NEDC. She requested a committee for the Bank Building/Event Center and a committee for the Atlanta Avenue Expansion Project. Mike Roebuck, Bret Duplant and Sylvia Root volunteered to assist with the Atlanta Avenue Project. Anthony Toups, Billy Wayne Doornbos and Mitch Macon offered to work on the Bank/Event Center.
- Quotes for interior demo of the Bank/Event Center will begin in January 2023.

- On January 12, 2023 the Southeast Texas Economic Development Foundation will host its annual luncheon. A table has been reserved for the NEDC Board of Directors.
- April 2023, Cheryl Dowden will begin work with NEDC as our Financial Manager and we will begin work on her contract in the near future.
- Kay will work with the Nederland High School or possibly hire someone at minimum of 5 hours a week to help with clerical/filing in January if needed.
- Kay will have an intern from UT for June-July 2023.
- Kay will be on vacation Friday, December 16th through Monday December 19th.
- NEDC will be closed the same holidays for Christmas as the city.


ADJOURN

There being no further business, Sylvia Root made a motion to adjourn the meeting with a second by Billy Wayne Doornbos. Meeting was adjourned at 5:35 pm.

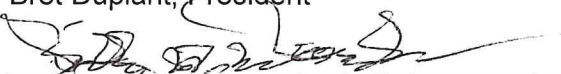
Motion Carried

Ayes: Doornbos, Duplant, Root, Toups, Albanese, Macon, Roebuck

Noes:



Bret Duplant, President



Billy Doornbos, Vice President