

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes December 13, 2023

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 5:01 p.m. at the Nederland Economic Development Corporation, 1519 Boston Avenue, by President Bret Duplant.

QUORUM

Board members present: Bret Duplant, Don Albanese, Billy Wayne Doornbos, Bill Neal, Anthony Toups, Mitch Macon and Kasey Taylor.

Others present Kay DeCuir Nederland EDC Executive Director.

Absent: None

INVOCATION AND PLEDGE

Bret Duplant gave the Invocation and led the Pledge.

MINUTES

A motion was made by Billy Neal and seconded by Don Albanese to approve the minutes of the November 15, 2023 meeting.

Motion Carried

Ayes: Albanese, Doornbos, Duplant, Toups, Neal and Taylor.

Abstain: Macon

Noes: None

EXECUTIVE SESSION

The regular meeting was recessed at 5:02 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; 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 5:17p.m. President Duplant announced action was needed on Texas Government Code Chapter 551.087 Deliberations regarding Economic Development Incentives; no action was needed for Texas Government Code Chapter 551.071 to discuss litigation and/or legal advice; no action was needed for Texas Government Code Chapter 551.072 to discuss acquisition, exchange and/or release of property.

COST BUSINESS ANALYSIS

A motion was made by Kasey Taylor and seconded by Mitch Macon to rescind the previous \$30,000.00 incentive to PHO-09. This was due to the high cost of materials and the business prefers to wait until 2024 to begin construction and is ready to open their business now.

Motion Carried

Ayes: Albanese, Doornbos, Duplant, Toups, Neal, Macon and Taylor.

Motion Carried

Noes: None

A motion was made by Anthony Toups and seconded by Don Albanese to award a CBA incentive in the amount of \$75,000.00 to Highway Furniture and Mattress contingent upon their acquisition of the property located at 708 Nederland Avenue. The company will have an expected annual sale of \$1.7 million.

Ayes: Albanese, Doornbos, Duplant, Toups, Neal, Macon and Taylor.

Motion Carried

Noes: None

PRIDE

A motion was made by Billy Doornbos and seconded by Kasey Taylor to award Seven Stones Day Spa located at 1003 Nederland Avenue a PRIDE Incentive for signage in the amount of (\$8,234.86) eight thousand two hundred thirty-four dollars and 86/00. The total cost of the signage is (\$16,469.72) sixteen thousand four hundred sixty-nine dollars and 72/00.

Motion Carried

Ayes: Albanese, Doornbos, Duplant, Toups, Neal, Macon and Taylor.

Noes: None.

A motion was made by Anthony Toups and seconded by Billy Doornbos to award Seven PHO-09 located at 3324 Nederland Avenue a PRIDE Incentive for signage in the amount of (\$10,000.00) ten thousand dollars and 00/00. The total cost of the signage is (\$22,478.11) twenty-two thousand four hundred seventy-eight dollars and 11/00.

Motion Carried

Ayes: Albanese, Doornbos, Duplant, Toups, Neal, Macon and Taylor.

Noes: None.

COMMUNICATION

Kay DeCuir shared the following with the Board;

- Kay attended the Public Hearing from Energy Transfer and the TCEQ at the PAC Center.
- Crumbl Cookie will open Dec. 15 to the public. We have been waiting on this for almost 2 years.
- Farm House Frozen Yogurt opened last Friday.
- King Taco will open in about a month or the next few weeks.
- LaKatrina hopes to open before the holidays, formerly Doc's Yard House.
- 1118 Atlanta we had a potential buyer but at this time they do not have the funds to purchase.
- 1308 Boston Avenue should close next week between the NEDC and City of Nederland.
- 1132 Atlanta Avenue Suite 101, Model F submitted their earnest money and signed LOI. The contract will be created and signed within a week. The potential new property owner has already met with the Architect for changes to the building at the buyer's expense.
- Water lines had to be re-routed from 1118 Atlanta Avenue and 219 N Twin City Highway as the lines were running directly below the new construction sites.
- The Twelve Days of Christmas event is going well and NEDC creates a video each morning and posts it on Facebook of the winners. We are so thankful to the businesses who donated the wonderful baskets for our community winners.
- The full-time NEDC Administrative Assistant will begin on December 20, 2023.
- The NEDC Finance Manager will join the NEDC early February.
- The NEDC Christmas Commercial #shoplocal #shopoften #shopnederland is now playing on all television stations.
- Kay meets the last Monday of each month with the architect and contractors on the Off Boston Development for updates,
- January 11, 2024 is the Southeast Texas Economic Development Forecast Luncheon. A table has been reserved for the NEDC Board.
- The next NEDC Meeting will be held on January 17, 2024.

ADJOURN

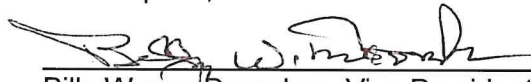
There being no further business, a motion was made by Anthony Toups and seconded by Billy Wayne Doornbos to adjourn the meeting at 5:39 pm.

Motion Carried

Ayes: Albanese, Doornbos, Duplant, Toups, Neal, Macon and Taylor.

Noes: None


Secretary/Treasurer
Bret Duplant, President


Billy Wayne Doornbos, Vice President