

# NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

## Minutes February 21, 2024

### 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 President Bret Duplant.

### QUORUM

Board members present: Don Albanese, Billy Neal, Anthony Toups, Bret Duplant.

Others present Kay DeCuir Nederland EDC Executive Director, Maggie Guillot, Nederland EDC Admin. Asst., Cheryl Dowden, NEDC Finance Manager and Jim Wimberley, NEDC Attorney

Absent: Billy Wayne Doornbos, Kasey Taylor, Mitch Macon

### INVOCATION AND PLEDGE

Bret Duplant gave the Invocation and led the Pledge.

### MINUTES

A motion was made by Anthony Toups and seconded by Don Albanese to approve the minutes of the January 17, 2024 meeting.

Motion Carried

Ayes: Albanese, Toups, Neal

Absent: Billy Wayne Doornbos, Kasey Taylor, Mitch Macon

Abstain: Duplant

Noes: None

### EXECUTIVE SESSION

The regular meeting was recessed at 4:33 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 4:53 p.m. announced no action was needed on Texas Government Code Chapter 551.087 Deliberations regarding Economic Development Incentives; action was needed for Texas Government Code Chapter 551.071 to discuss litigation and/or legal advice and no action was needed for Texas Government Code Chapter 551.072 to discuss acquisition, exchange and/or release of property.

A motion was made by Don Albanese and seconded by Billy Neal to approve the City of Nederland/NEDC MOU Agreement from 2023-2028.

Motion Carried

Ayes: Albanese, Toups, Neal, and Duplant

Motion Carried

Absent: Billy Wayne Doornbos, Kasey Taylor, Mitch Macon

Noes: None

A motion was made by Anthony Toups and seconded by Billy Neal to award Mid County Landscaping \$10,000 (ten thousand dollars 00/00) PRIDE Incentive for signage and exterior façade located at 131 S 12<sup>th</sup> Street, Nederland, TX, 77627 for a project in the amount \$21,196.39 (twenty-one thousand one hundred ninety-six dollars 39/00.)

Motion Carried

**Ayes: Albanese, Toups, Neal, and Duplant**

**Motion Carried**

**Absent: Billy Wayne Doornbos, Kasey Taylor, Mitch Macon**

**Noes: None**

### **COMMUNICATION**

The Director shared the following with the Board;

- A Power Point presentation and the Off Boston Commercial was shared with the board. Commercial aired February 19, 2024 and will air for 3 months. One cottage is still under contract and going well, we have a few other potential buyers. A change order was made today for Unit E to add additional 6 windows, total cost labor and materials was \$4,767.44.
- Cheryl Dowden started her new position as NEDC Finance Manager February 12, 2024.
- Phil Klein did a PIR for Financials 2022-2023 Year.
- Flood Insurance has been locked in on all NEDC properties. Total expense was \$6,285.
- 1215/1217 Boston Ave waiting to close.
- 1111 Boston Ave was tabled at the last City Council meeting and Kay will attend February 26 meeting to answer any questions regarding the purchase.
- New camera system was installed February 13-14 and the new server was updated on February 15 and the cost was \$3,007.16.
- Audit should be completed soon.
- Nederland Heritage Festival is March 12.

### **ADJOURN**

**There being no further business, a motion was made by Mitch Macon and seconded by Don Albanese to adjourn the meeting at 5:17 pm.**


**Motion Carried**

**Ayes: Albanese, Toups, Neal, and Duplant**

**Absent: Billy Wayne Doornbos, Kasey Taylor, Mitch Macon**

**Noes: None**

  
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Bret Duplant, President

  
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Billy Wayne Doornbos, Vice President or Mitch Macon,  
Sec/Treasurer