

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes April 16, 2025

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 Anthony Toups.

QUORUM

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

Others present: Kay DeCuir Nederland EDC Executive Director, Maggie Guillot, Nederland EDC Admin. Asst., Cheryl Dowden, Nederland EDC Finance Manager, Jim Wimberley, Nederland EDC Attorney, and 2 community members.

Absent: None.

INVOCATION AND PLEDGE

Anthony Toups gave the Invocation and led the Pledge.

MINUTES

A motion was made by Billy Wayne Doornbos and seconded by Bret Duplant to approve the minutes of the March 19, 2025 meeting with the addition of Mitch Macon present at the meeting.

Motion Carried

Ayes: Anthony Toups, Kasey Taylor, Don Albanese, Billy Neal, Bret Duplant, Billy Wayne Doornbos, Mitch Macon.

Absent: None.

Abstain: None.

Noes: None.

EXECUTIVE SESSION

The regular meeting was recessed by President Anthony Toups at 4:33 p.m. 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; Texas Government Code Chapter 551.074 to discuss Personnel.

RECONVENE

The regular meeting was reconvened by President Anthony Toups at 4:36 p.m. announced no 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; and action was needed for Texas Government Code Chapter 551.074 to discuss Personnel.

PERSONNEL

A motion was made by Kasey Taylor and seconded by Mitch Macon to accept Mrs. Cheryl Dowden's resignation of Finance Manager for the NEDC effective May 5, 2025.

Motion Carried

Ayes: Anthony Toups, Kasey Taylor, Don Albanese, Billy Neal, Bret Duplant, Billy Wayne Doornbos, Mitch Macon.

Absent: None.

Noes: None.

PRIDE

A motion was made by Kasey Taylor and seconded by Bret Duplant to rescind a PRIDE Program in the amount of \$650.00 (six hundred fifty dollars 00/00) to Healing Journeys to be located at 3205 Nederland Avenue Ste. 1, Nederland, TX, 77627. Total project for signage is \$1,300.00 (one thousand three hundred dollars 00/00.) Client has chosen to wait until a later time to apply.

Motion Carried

Ayes: Anthony Toups, Kasey Taylor, Don Albanese, Billy Neal, Bret Duplant, Billy Wayne Doornbos, Mitch Macon.

Absent: None.

Noes: None.

A motion was made by Bret Duplant and seconded by Billy Wayne Doornbos to rescind a PRIDE Program in the amount of \$702.50 (seven hundred two dollars 50/00) to L E I Pilates to be located at 1204 Boston Avenue, Nederland, TX, 77627. Total project for window graphics and signage is \$1,405.00 (one thousand four hundred five dollars 00/00.) The client will apply for a CBA in May 2025.

Motion Carried

Ayes: Anthony Toups, Kasey Taylor, Don Albanese, Billy Neal, Bret Duplant, Billy Wayne Doornbos, Mitch Macon.

Absent: None.

Noes: None.

FINANCIALS AND AUDIT REVIEW

Cheryl Dowden, Nederland EDC Finance Manager, presented the financials and Audit Review.

A motion was made by Billy Wayne Doornbos and seconded by Mitch Macon to approve the financials and Audit Review as presented by Cheryl Dowden.

Motion Carried

Ayes: Bret Duplant, Billy Wayne Doornbos, Billy Neal, Don Albanese, Kasey Taylor, Anthony Toups, Mitch Macon.

Absent: None.

Noes: None.

COMMUNICATION

The Director shared the following with the Board;

- Heather Lange received the contract to sell the NEDC Off Boston units. Heather would like to have an Open House at the Off Boston Development for Cinco De Mayo to REALTORS and the public. Heather is waiting on a response from the City Manager for approval. Kay DeCuir has an indemnification form ready to go so the NEDC is not held liable for serving alcohol since it is not our activity.
- The Off Boston Development flooring for units A, D, and E are being ripped out this week and will be reinstalled as corrections.
- The Director is working on the budget for 2025-2026.
- Paul from Juxtapose let us know we will need new laptops because our current laptops will not support Windows 11 starting in October 2025.
- We have all of our Audits on our website with the help of Virtuoso.
- We have ordered all of the surveys for the Off Boston Development to adjust what JCAD has listed now. The surveys should be completed by next Friday, April 25, 2025.
- The Nederland Chamber of Commerce is having their first Annual Casino Night on June 12, 2025.
- The NEDC will be closed for Good Friday, April 18, 2025.

ADJOURN

There being no further business, a motion was made by Don Albanese and seconded by Billy Neal to adjourn the meeting at 5:04 p.m.

Motion Carried

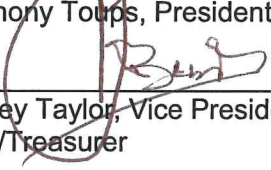
Ayes: Bret Duplant, Anthony Toups, Billy Neal, Don Albanese, Kasey Taylor, Billy Wayne Doornbos, Mitch Macon.

Absent: None.

Noes: None.



Anthony Toups, President



Kasey Taylor, Vice President or Billy Wayne Doornbos,
Sec/Treasurer