

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes June 18, 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, Don Albanese, Billy Neal.

Others present: Kay DeCuir Nederland EDC Executive Director, Maggie Guillot, Nederland EDC Admin. Asst., Jim Wimberley, Nederland EDC Attorney, and a community member.

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

INVOCATION AND PLEDGE

Anthony Toups gave the Invocation and led the Pledge.

MINUTES

No motion was made to approve the May 21, 2025 Minutes due to Bret Duplant having to abstain from approving the minutes from the May Board Meeting absence, therefore there was no quorum to vote.

EXECUTIVE SESSION

The regular meeting was not recessed 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.

*No Executive Session was held. *

PRIDE

A motion was made by Bret Duplant and seconded by Billy Neal to award Lange Realty Group \$1,528.00 (one thousand five hundred twenty-eight dollars 00/00) PRIDE Incentive for signage and painting located at 1215 Boston Avenue, Nederland, TX, 77627 for a project in the amount \$3,056.00 (three thousand fifty-six dollars 00/00.)

Motion Carried

Ayes: Anthony Toups, Don Albanese, Billy Neal, Bret Duplant.

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

Noes: None.

A motion was made by Billy Neal and seconded by Don Albanese to award Tip Top Nails and Spa \$8,547.50 (eight thousand five hundred forty-seven dollars 50/00) PRIDE Incentive for exterior improvements, brick sealant, brick replacement where broken, concrete improvements, and window graphics located at 1415 Nederland Avenue, Nederland, TX, 77627 for a project in the amount \$17,095.00 (seventeen thousand ninety-five dollars 00/00.)

Motion Carried

Ayes: Anthony Toups, Don Albanese, Billy Neal, Bret Duplant.

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

Noes: None.

A motion was made by Bret Duplant and seconded by Don Albanese to award Kumon of Nederland \$2,029.69 (two thousand twenty-nine dollars 69/00) PRIDE Incentive for pylon sign located at 1603 S. Highway 69, Nederland, TX, 77627 for a project in the amount \$4,059.38 (four thousand fifty-nine dollars 38/00.)

Motion Carried

Ayes: Anthony Touns, Don Albanese, Billy Neal, Bret Duplant.

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

Noes: None.

FINANCIALS

Kay DeCuir, Executive Director, presented the financials.

A motion was made by Bret Duplant and seconded by Don Albanese to approve the financials as presented by Kay DeCuir.

Motion Carried

Ayes: Anthony Touns, Don Albanese, Billy Neal, Bret Duplant.

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

Noes: None.

COMMUNICATION

The Director shared the following with the Board;

- The Nederland EDC 2025-2026 Budget Workshop will be held at the July Board meeting on July 16, 2025 at 4:30 P.M.
- The NEDC Director reached out to the franchise owner of Popeye's and found out they will be reopening the location at 2621 U.S. 69 Access Rd, Nederland, TX 77627, but not the location at 1804 FM 365, Nederland, TX 77627. The NEDC Director would like to attend the International Shopping Center in Las Vegas in 2026 to meet with additional franchise owners to bring more businesses to Nederland.
- The NEDC is renegotiating a new contract with the City of Nederland involving Cheryl Dowden and the Finance Department continuing to assist in the NEDC finances. We are wanting to amend the money we were paying to the City of Nederland to save \$4,000.00.
- The NEDC is working with Jerry Diaz for our concert series on October 2nd, 9th, 16th, and 23rd.
- The NEDC has been attending ribbon cuttings, Business of the Month, Coffees, and helping sell memberships for the Nederland Chamber of Commerce.
- The NEDC received a check for \$1,000.00 from the Southeast Texas Economic Development Foundation for working on the Cost of Living Index for the entire region every quarter.
- The NEDC is working with department leaders at the City of Nederland to confirm they will set up the barricades we rent out for the concerts and Fall Market Day. They have agreed.
- The NEDC will be closed on July the 4th in observance of the holiday.
- The NEDC Realtor helping with our Off Boston units, Heather Lange, has them all listed on Crexi, Southeast Texas MLS, and the properties are advertised daily on social media. She has had a few leads and is working with as many commercial agents as she can.
- June 24th, the NEDC will be performing a walk-thru at our Off Boston units to make sure everything is completed, so we can close out the project.
- The Director of the NEDC will be out of the office from July 1st-14th.
- We are waiting on a city ordinance for 1311 Boston Avenue to continue with the event center.

ADJOURN


There being no further business, a motion was made by Bret Duplant and seconded by Billy Neal to adjourn the meeting at 5:02 p.m.

Motion Carried

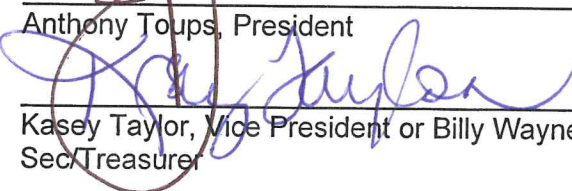
Ayes: Anthony Toups, Don Albanese, Billy Neal, Bret Duplant.

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

Noes: None.



Anthony Toups, President



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