

# NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

## Minutes May 21, 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: Anthony Toups, Don Albanese, Billy Neal, Billy Wayne Doornbos, Mitch Macon. Others present: Kay DeCuir Nederland EDC Executive Director, Maggie Guillot, Nederland EDC Admin. Asst., Jim Wimberley, Nederland EDC Attorney, Rustin Penland, and 3 community members. Absent: Bret Duplant and Kasey Taylor.

### INVOCATION AND PLEDGE

Anthony Toups gave the Invocation and led the Pledge.

### MINUTES

A motion was made by Don Albanese and seconded by Mitch Macon to approve the minutes of the March 19, 2025 (amended) meeting with the addition of Mitch Macon present at the meeting.

#### **Motion Carried**

**Ayes: Anthony Toups, Don Albanese, Billy Neal, Billy Wayne Doornbos, Mitch Macon.**

**Absent: Bret Duplant and Kasey Taylor.**

**Abstain: None.**

**Noes: None.**

A motion was made by Billy Wayne Doornbos and seconded by Don Albanese to approve the minutes of the April 16, 2025 meeting.

#### **Motion Carried**

**Ayes: Anthony Toups, Don Albanese, Billy Neal, Billy Wayne Doornbos, Mitch Macon.**

**Absent: Bret Duplant and Kasey Taylor.**

**Abstain: None.**

**Noes: None.**

A motion was made by Mitch Macon and seconded by Don Albanese to approve the minutes of the April 30, 2025 Special meeting.

#### **Motion Carried**

**Ayes: Anthony Toups, Don Albanese, Billy Neal, Billy Wayne Doornbos, Mitch Macon.**

**Absent: Bret Duplant and Kasey Taylor.**

**Abstain: None.**

**Noes: None.**

### EXECUTIVE SESSION

The regular meeting was recessed by President Anthony Toups at 4:37 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.

### RECONVENE

The regular meeting was reconvened by President Anthony Toups at 5:11 p.m. 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.

### **RESOLUTION**

A motion was made by Mitch Macon and seconded by Don Albanese to approve Resolution 2025-01 for the Nederland EDC Employee Healthcare Renewal for 2025 effective July 1, 2025 as presented.

#### **Motion Carried**

**Ayes: Anthony Toups, Don Albanese, Billy Neal, Billy Wayne Doornbos, Mitch Macon.**

**Absent: Bret Duplant and Kasey Taylor.**

**Abstain: None.**

**Noes: None.**

### **CBA**

A motion was made by Billy Wayne Doornbos and seconded by Mitch Macon to approve a CBA Incentive to L E I Pilates, LLC, 1204 Boston Avenue, Nederland, TX. 77627 in the amount of \$10,000.00 (ten thousand dollars 00/00) with a 2-year payback.

#### **Motion Carried**

**Ayes: Anthony Toups, Don Albanese, Billy Neal, Billy Wayne Doornbos, Mitch Macon.**

**Absent: Bret Duplant and Kasey Taylor.**

**Abstain: None.**

**Noes: None.**

### **PRIDE**

A motion was made by Billy Neal and seconded by Mitch Macon to approve a PRIDE Program in the amount of \$5,250.00 (five thousand two hundred fifty dollars 00/00) to Kirk C. Thomas to be located at 1215 Boston Avenue, Nederland, TX, 77627 for parking lot improvements. Total project for signage is \$10,500.00 (ten thousand five hundred dollars 00/00.)

#### **Motion Carried**

**Ayes: Anthony Toups, Don Albanese, Billy Neal, Billy Wayne Doornbos, Mitch Macon.**

**Absent: Bret Duplant and Kasey Taylor.**

**Abstain: None.**

**Noes: None.**

### **FINANCIALS**

Kay DeCuir, Nederland EDC Executive Director, presented the financials.

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

#### **Motion Carried**

**Ayes: Anthony Toups, Don Albanese, Billy Neal, Billy Wayne Doornbos, Mitch Macon.**

**Absent: Bret Duplant and Kasey Taylor.**

**Abstain: None.**

**Noes: None.**

### **COMMUNICATION**

The Director shared the following with the Board;

- Happy 90<sup>th</sup> Birthday to Billy Neal and Happy Retirement to Don Albanese.
- The Nederland EDC will be closed Monday, May 26, 2025 for Memorial Day.

- We are now working with Jerry Diaz for our Nederland, TX. Fall Concert Series in October. We have started on commercial ads and working with Jerry Diaz on contracts with the bands. We created a new Facebook Page named Nederland, TX. Fall Concert Series. We are currently looking for sponsors.
- The Juniors and Seniors from the Nederland Highschool Art Department that worked on the Dutch Shoe project received scholarships for the shoes they worked on.

### **ADJOURN**

There being no further business, a motion was made by Mitch Macon and seconded by Billy Wayne Doornbos to adjourn the meeting at 5:32 p.m.

### **Motion Carried**

**Ayes: Anthony Toups, Don Albanese, Billy Neal, Billy Wayne Doornbos, Mitch Macon.**

**Absent: Bret Duplant and Kasey Taylor.**

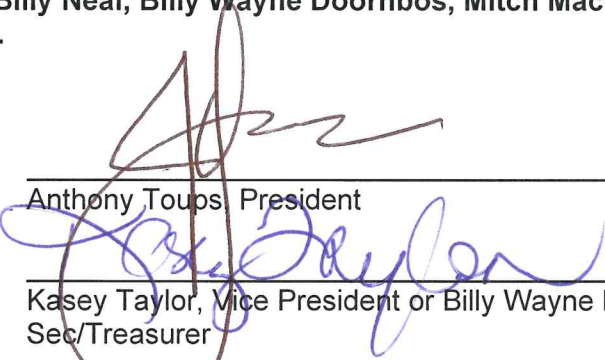
**Abstain: None.**

**Noes: None.**



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Anthony Toups, President



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