

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes September 17, 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 Touns.

QUORUM

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

Others present: Kay DeCuir Nederland EDC Executive Director, Maggie Guillot, Nederland EDC Admin. Asst., Jim Wimberley, Nederland EDC Attorney, and 4 community members.

Absent: Kasey Taylor.

INVOCATION AND PLEDGE

Anthony Touns gave the Invocation and led the Pledge.

MINUTES

A motion was made by Don Albanese and seconded by Billy Neal to approve the minutes of the August 20, 2025 meeting.

Motion Carried

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

Absent: Kasey Taylor.

Abstain: Billy Wayne Doornbos.

Noes: None.

EXECUTIVE SESSION

The regular meeting was recessed by President Anthony Touns at 4:32 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 Touns at 4:41 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.

OPEN FORUM

Todd Perkins asked questions of the Board regarding the following topics: NEDC selling properties, Bylaws, and oversight for the NEDC.

Jackie Touns asked questions of the Board regarding the following topics: Forum in March 2025, Off Boston Development, updating Bylaws.

PRIDE

A motion was made by Billy Neal and seconded by Mitch Macon to award Huy Hoang, LLC \$10,000.00 (ten thousand dollars 00/00) PRIDE Incentive for exterior paint located at 3320 Highway 365, Nederland, TX, 77627 for a project in the amount \$22,000.00 (twenty-two thousand dollars 00/00.)

Motion Carried

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

Absent: Kasey Taylor.

Abstain: None.

Noes: None.

FINANCIALS

Kay DeCuir, Nederland EDC Executive Director, presented the financials for July 2025.

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

Motion Carried

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

Absent: Kasey Taylor.

Abstain: None.

Noes: None.

RECOGNITION OF OUTGOING BOARD MEMBER

Mr. Don Albanese was recognized for his volunteer years of service and dedication to the Nederland EDC Board of Directors.

COMMUNICATION

The Director shared the following with the Board;

- Fall concert Series is coming up. October 2, 9, 16, 23, from 7:00 PM – 8:30 PM. There will be a food truck at each concert. We have enough sponsors this year that it doesn't cost the NEDC at all.
- We have 65 booths out of 120 booths for our Fall Market Day on October 18 from 10:00 AM – 4:00 PM.
- The Dutch shoes have all been picked up. It took 3 days for each shoe to remove the paint and sand the shoe. Shoes will be repainted by Cheryl at Doodles. Clean-up was thanks to the Director's mother and husband who volunteered.
- The banners for the light posts on Off Boston were installed today by the Director's husband. It took 5 hours.
- The Nederland Chamber of Commerce Boots and Bull will be September 25th at Broussard's Farm.
- Kay and Maggie completed webinar training last week for Economic Development.
- Kay will be attending Texas Economic Development in San Antonio October 29 - October 31.
- We received another grant for job creation to assist with our CBA's.

ADJOURN

There being no further business, a motion was made by Billy Wayne Doornbos and seconded by Bret Duplant to adjourn the meeting at 5:38 p.m.

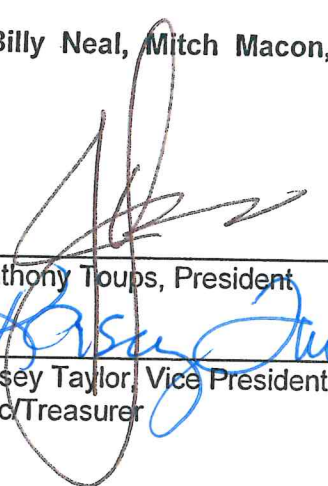
Motion Carried

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

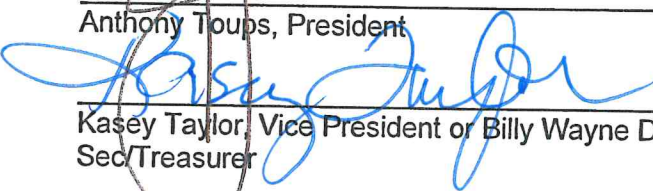
Absent: Kasey Taylor.

Abstain: None.

Noes: None.



Anthony Toups, President



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