

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes October 15, 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, Jeff Darby, Stephen Hemelt, Billy Neal, Bret Duplant, Mitch Macon, Kasey Taylor.

Others present: Kay DeCuir Nederland EDC Executive Director, Maggie Guillot, Nederland EDC Admin. Asst., Jim Wimberley, Nederland EDC Attorney, Jimmy Harrison with Higginbotham Insurance, and 11 community members.

Absent: None.

INVOCATION AND PLEDGE

Anthony Toups gave the Invocation and led the Pledge.

RECOGNITION OF OUTGOING BOARD MEMBER

Mr. Billy Wayne Doornbos was recognized for his volunteer years of service and dedication to the Nederland EDC Board of Directors.

MINUTES

A motion was made by Mitch Macon and seconded by Bret Duplant to approve the minutes of the September 17, 2025 meeting.

Motion Carried

Ayes: Anthony Toups, Billy Neal, Mitch Macon, Bret Duplant.

Absent: None.

Abstain: Kasey Taylor, Jeff Darby, Stephen Hemelt.

Noes: None.

EXECUTIVE SESSION

The regular meeting was recessed by President Anthony Toups at 4:34 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 4:54 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; action was needed for Texas Government Code Chapter 551.072 to discuss acquisition, exchange and/or release of property.

SEALED BID READING

A motion was made by Kasey Taylor and seconded by Mitch Macon to approve the Sealed Bid for 1111 Boston Avenue submitted by Kirk Thomas in the amount of \$71,500.00 (seventy-one thousand five hundred dollars 00/00) and has a 30-day closing date following final decision from The City of Nederland.

Motion Carried

Ayes: Anthony Toups, Billy Neal, Mitch Macon, Bret Duplant, Kasey Taylor, Jeff Darby, and Stephen Hemelt.

Absent: None.

Abstain: None.
Noes: None.

OPEN FORUM

Dr. Samuel Said with Vision Reborn Ministries presented to The Board his Ministry Plan and potential acquisition on a property on Twin City Highway and in the future need NEDC assistance.

Todd Perkins asked the Board about the 1111 Boston Avenue Sealed Bid process. He asked why did the Board use a Sealed Bid process to sell the building and was it necessary. Mr. Perkins also brought up other properties owned by the NEDC that were still for sale.

INSURANCE UPDATE PRESENTATION

Jimmy Harrison with Higginbotham Insurance presented the NEDC Property Insurance Update.

CBA/PRIDE

A motion was made by Bret Duplant and seconded by Jeff Darby to award The Schooner Restaurant a \$10,000.00 (ten thousand dollars 00/00) PRIDE Incentive for exterior beautification located at 1507 S. Hwy 69, Nederland, TX, 77627 for a project that exceeds \$20,000.00 (twenty thousand dollars 00/00).

Motion Carried

Ayes: Anthony Touns, Billy Neal, Mitch Macon, Bret Duplant, Kasey Taylor, Jeff Darby, and Stephen Hemelt.

Absent: None.

Abstain: None.

Noes: None.

A motion was made by Jeff Darby and seconded by Bret Duplant to award The Plaza Shopping Center a \$10,000.00 (ten thousand dollars 00/00) PRIDE Incentive for exterior beautification located at 1507 S. Hwy 69, Nederland, TX, 77627 for a project that exceeds \$20,000.00 (twenty thousand dollars 00/00).

Motion Carried

Ayes: Anthony Touns, Billy Neal, Mitch Macon, Bret Duplant, Kasey Taylor, Jeff Darby, and Stephen Hemelt.

Absent: None.

Abstain: None.

Noes: None.

FINANCIALS

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

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

Motion Carried

Ayes: Anthony Touns, Billy Neal, Mitch Macon, Bret Duplant, Kasey Taylor, Jeff Darby, and Stephen Hemelt.

Absent: None.

Abstain: None.

Noes: None.

A motion was made by Jeff Darby and seconded by Kasey Taylor to approve Resolution 2025-02 amending Fiscal Year 2024-2025 as presented by Kay DeCuir.

Motion Carried

Ayes: Anthony Touns, Billy Neal, Mitch Macon, Bret Duplant, Kasey Taylor, Jeff Darby, and Stephen Hemelt.

Absent: None.

Abstain: None.

Noes: None.

OFFICER ELECTIONS 2025-2026

A motion was made by Jeff Darby and seconded by Bret Duplant to accept all nominations for the 2025-2026 officers as presented.

President: Anthony Touns

Vice President: Kasey Taylor

Secretary/Treasurer: Mitch Macon

Motion Carried

Ayes: Anthony Touns, Billy Neal, Mitch Macon, Bret Duplant, Kasey Taylor, Jeff Darby, and Stephen Hemelt.

Absent: None.

Abstain: None.

Noes: None.

COMMUNICATION

The Director shared the following with the Board;

- The Director's husband has picked up 2 more Dutch shoes that have been repainted from Cheryl at Doodles. 9 out of 11 shoes have been repainted. Kay and Maggie will be planting the tulips in those Dutch shoes tomorrow. We have received more citizens wanting to purchase Dutch shoes.
- We have 4 officers in the morning and 4 officers in the afternoon for Fall Market Day. We are completely full with vendors this year. Our storefront food on Boston is Buckstin Brewery, Sorella's, Legendairy, Butchers Korner, and Touch of Cajun. Our food truck vendors for our Fall Market Day are Hungry Highway, The Dude's Foods, Piggin Out Pork, and Rad Rooster. We will have 3 different sections with port-a-potties and hand wash stations.
- Kay and Maggie received new laptops this week as approved by The Board and budgeted for the 2025-2026 fiscal year.
- Tomorrow night is our concert with Jerry Diaz and Hanna's Reef with The Dude's Foods as our food truck vendor.
- The commercial for Shop Local, Shop Often, Shop Nederland is ready and will be aired starting November 1.

ADJOURN

There being no further business, a motion was made by Kasey Taylor and seconded by Billy Neal to adjourn the meeting at 5:56 p.m.

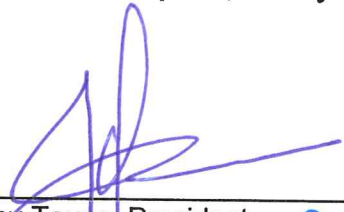
Motion Carried

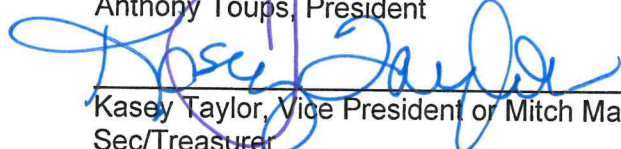
Ayes: Anthony Toups, Billy Neal, Mitch Macon, Bret Duplant, Kasey Taylor, Jeff Darby, and Stephen Hemelt.

Absent: None.

Abstain: None.

Noes: None.



Anthony Toups, President

Kasey Taylor, Vice President or Mitch Macon,
Sec/Treasurer