

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

COPY
000417

**Minutes
October 23, 2013**

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:30 p.m. at the Nederland Economic Development Corporation Office, 1903 Atlanta Avenue, by President Jimmy McNeill.

QUORUM

Board members present: Don Albanese, Craig Belaire, Larry Ducharme, Jim McNeill, Regan Meaux and Bert Rogers. Tardy: Randy Sonnier. Absent: None. Others present: Jim Wimberley, NEDC Attorney, Kay DeCuir NEDC Executive Director and Marlinda Odom, NEDC Secretary. Guest present: Chris Duque, Nederland City Manager.

MINUTES

A motion was made by Craig Belaire and seconded by Don Albanese to approve the minutes of September 18, 2013.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux and Rogers.

Noes: None. Absent: Sonnier.

NEW BOARD MEMBER

NEDC Board President, Jimmy McNeill introduced Regan Meaux as the new NEDC member to replace retiring board member Stuart Kieschnick and Bert Rogers as a new NEDC member to replace resigning board member Talmadge Austin.

PUBLIC HEARING

The regular meeting was recessed at 4:33 p.m. by Jimmy McNeill for the purpose of conducting a public hearing regarding the potential expenditure of funds for economic development for a new restaurant, Jungle Bar and Grill to be located at 2095 Highway 69 North, Nederland, Texas.

Kay DeCuir reported that this restaurant would occupy the building that was previously Sanderson's Bar and Grill. She stated the IAC Committee had met and recommends an incentive of fifty thousand dollars and no/100 (\$50,000.00) with a 1.2 year payback.

COPY 000418

A motion was made by Larry Ducharme and seconded by Randy Sonnier to approve the expenditure of funds, not to exceed fifty thousand dollars and no/100 (\$50,000.00) with a 1.2 year payback for the new restaurant Jungle Bar and Grill to be located at 2095 Highway 69 North, Nederland, Texas contingent upon the proper financial statements released and projected numbers met through the recovery period.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.

Noes: None. Absent: None.

PRIDE PROGRAM

A discussion was held regarding applications for the PRIDE Program.

An application was received from Southern Chique for a project which consists of painting, lights and signage located at 1204 Boston Avenue in Nederland, Texas. They are requesting one thousand eight hundred forty four dollars and 60/100 (1,844.60) for a project totaling three thousand six hundred eighty nine dollars and 20/100 (\$3,689.20).

A motion was made by Larry Ducharme and seconded by Bert Rogers to approve the PRIDE Program application for Southern Chique in the amount not to exceed one thousand eight hundred forty four dollars and 60/100 (1,844.60) for painting, lights and signage at 1204 Boston Avenue in Nederland, Texas.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.

Noes: None. Absent: None.

An application was received from Regency Real Estate for a project which consists of a sign, located at 3508 Canal Avenue in Nederland, Texas. They are requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling twenty three thousand six hundred sixty two dollars and 60/100 (\$23,662.60).

A motion was made by Bert Rogers and seconded by Don Albanese to approve the PRIDE Program application for Regency Real Estate in the amount of ten thousand dollars and no/100 (\$10,000.00) for a sign located at 3508 Canal Avenue in Nederland, Texas.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.

Noes: None. Absent: None.

An application was received from The UPS Store for a project which consists of a sign located at 3318 Highway 365 in Nederland, Texas. They are requesting five thousand three hundred twenty five dollars and 93/100 (\$5,263.93) for a project totaling ten thousand six hundred fifty one dollars and 86/100 (\$10,651.86).

000419
COPY

A motion was made by Don Albanese and seconded by Larry Ducharme to approve the PRIDE Program application for The UPS Store in the amount of five thousand three hundred twenty five dollars and 93/100 (\$5,263.93) for a sign located 3318 Highway 365 in Nederland, Texas.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.

Noes: None. Absent: None

An application was received from Taco Rey for a project which consists of a sign located at 1505 Nederland Avenue in Nederland, Texas. They are requesting five thousand two hundred sixty three dollars and 10/100 (\$5,263.00) for a project totaling ten thousand five hundred twenty six dollars and no/100 (\$10,526.00).

A motion was made by Craig Belaire and seconded by Reagan Meaux to approve the PRIDE Program application for Taco Rey in the amount of five thousand two hundred sixty three dollars and 10/100 (\$5,263.00) for a sign located at 1505 Nederland Avenue, in Nederland, Texas.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.

Noes: None. Absent: None Nederland, Texas.

An application was received from Remax First for a project which consists of a sign located at 3720 Nederland Avenue in Nederland, Texas. They are requesting six thousand four hundred forty dollars and 88/100 (\$6,440.88) for a project totaling twelve thousand eight hundred eighty one dollars and 75/100 (\$12,881.75)

A motion was made by Don Albanese and seconded by Bert Rogers to approve the PRIDE Program application for Remax First in the amount of six thousand four hundred forty dollars and 88/100 (\$6,440.88) for a sign located at 3720 Nederland Avenue, in Nederland, Texas.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.

Noes: None. Absent: None.

An application was received from Care Free Formal Wear for a project which consists of signage located at 3105 Nederland Avenue in Nederland, Texas. They are requesting nine hundred forty nine dollars and 53/100 (\$949.53) for a project totaling one thousand eight hundred ninety nine dollars and 05/100 (\$1,899.05).

A motion was made by Don Albanese and seconded by Larry Ducharme to approve the PRIDE Program application for Care Free Formal Wear in the amount of nine hundred forty nine dollars and 53/100 (\$949.53) for signage located at 3105 Nederland Avenue, in Nederland, Texas.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.

Noes: None. Absent: None.

COPY 000420

An application was received from Guardian Force Security for a project which consists of new building façade located at 1204 North Highway 69 in Nederland, Texas. They are requesting nine thousand two hundred ninety three dollars and 37/100 (\$9,293.37) for a project totaling eighteen thousand five hundred eighty six dollars and 73/100 (\$18,586.73).

A motion was made by Larry Ducharme and seconded by Don Albanese to approve the PRIDE Program application for Guardian Force Security in the amount of nine thousand two hundred ninety three dollars and 37/100 (\$9,293.37) for a new building façade located at 1204 North Highway 69, in Nederland, Texas.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.

Noes: None. Absent: None.

An application was received from Shaila International Inc. for a project which consists of a sign located at 2223 Nederland Avenue in Nederland, Texas. They are requesting five thousand nine hundred twenty dollars and no/100 (\$5,920.00) for a project totaling eleven thousand eight hundred forty dollars and no/100 (\$11,840.00).

A motion was made by Randy Sonnier and seconded by Don Albanese to approve the PRIDE Program application for Shaila International Inc. in the amount of five thousand nine hundred twenty dollars and no/100 (\$5,920.00) for a sign located at 2223 Nederland Avenue in Nederland, Texas.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.

Noes: None. Absent: None.

An application was received from A. O. I. Inc. for a project which consists of additional concrete parking located at 1120 Highway 69 North in Nederland, Texas. They are requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling twenty three thousand two hundred fifty four dollars and 27/100 (\$23,254.27).

A motion was made by Randy Sonnier and seconded by Bert Rogers to approve the PRIDE Program application for A. O. I. Inc. in the amount of ten thousand dollars and no/100 (\$10,000.00) for additional concrete parking located at 1120 Highway 69 North in Nederland, Texas.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.

Noes: None. Absent: None.

FINANCIAL REPORTS

Due to the end of the year audit there were no financials available.

000421
COPY

EXECUTIVE SESSION

The regular meeting was recessed at 5:00 p.m. by President McNeill for the purpose of conducting an Executive Session as authorized by the Texas Government Code, Chapter 551.087, to discuss the offer of an incentive to a business prospect, Texas Government Code Chapter 551.071 to discuss litigation and/or legal advise; and Texas Government Code Chapter 551.072, to discuss acquisition, exchange, and/or release of property.

RECONVENE

The regular meeting was reconvened by President McNeill at 5:05 p.m. President McNeill announced no action is needed on Texas Government Code, Chapter 551.887, to discuss and/or deliberate concerning financial and /or commercial information received from potential business prospects regarding potential economic development incentive; Texas Government Code Chapter 551.071 to discuss litigation and/or legal advise; and Texas Government Code, Chapter 551.072 discuss potential acquisition, exchange, and/or release of property.

A motion was made by Randy Sonnier and seconded by Craig Belaire to amend the minutes from the September 18, 2013 to reflect that Randy Sonnier voted no to accept proposal presented by Albanese Cormier Holdings for the 3.9 acres adjacent to Sterling Ridge for a housing development. Randy Sonnier was late to the meeting and therefore not present at the time the minutes were voted on.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.

Noes: None. Absent: None.

COMMUNICATION

Kay DeCuir presented the Board with a written Executive Director's Report with each item detailing activities of the NEDC office since the last Board meeting.

ADJOURN

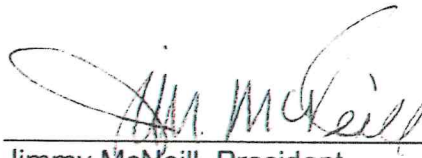
There being no further business, a motion was made by Randy Sonnier and seconded by Larry Ducharme that the meeting be adjourned at 5:20 p.m.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.

Noes: None. Absent: None.

000422
COPY



Jimmy McNeill, President



Larry Ducharme, Secretary/Treasurer

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes November 20, 2013

COPY

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:30 p.m. at the Nederland Economic Development Corporation Office, 1903 Atlanta Avenue, by President Jimmy McNeill.

QUORUM

Board members present: Don Albanese, Craig Belaire, Larry Ducharme, Jim McNeill, Regan Meaux and Bert Rogers. Absent: Randy Sonnier. Others present: Jim Wimberley, NEDC Attorney, Kay DeCuir NEDC Executive Director and Marlinda Odom, NEDC Secretary. Guest present: Gay Ferguson, Nederland Assistant City Manager.

MINUTES

A motion was made by Larry Ducharme and seconded by Don Albanese to approve the minutes of October 23, 2013.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux and Rogers.

Noes: None. Absent: Sonnier.

EXECUTIVE SESSION

The regular meeting was recessed at 4:31 p.m. by President McNeill for the purpose of conducting an Executive Session as authorized by the Texas Government Code, Chapter 551.087, to discuss the offer of an incentive to a business prospect, Texas Government Code Chapter 551.071 to discuss litigation and/or legal advise; and Texas Government Code Chapter 551.072, to discuss acquisition, exchange, and/or release of property.

RECONVENE

The regular meeting was reconvened by President McNeill at 5:15 p.m. President McNeill announced no action is needed on Texas Government Code, Chapter 551.887, to discuss and/or deliberate concerning financial and /or commercial information received from potential business prospects regarding potential economic development incentive and Texas Government Code Chapter 551.071 to discuss litigation and/or legal advise.

President Jimmy McNeill announced that the following action is needed on Texas Government Code, Chapter 551.072 discuss potential acquisition, exchange, and/or release of property.

A motion was made by Larry Ducharme and seconded by Bert Rogers to close the monitoring on Sterling Ridge Housing Development and release the Letter of Credit to Community Bank of Texas.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux and Rogers.

Noes: None. Absent: Sonnier.

PRIDE PROGRAM

A discussion was held regarding applications for the PRIDE Program.

An application was received from Pricewise LLC for a project which consists of new building façade, landscaping and sign located at 2924 Nederland Avenue in Nederland, Texas. They are requesting ten thousand dollars and no/100 ((\$10,000.00) for a project totaling twenty thousand dollars and no/100 (\$20,000.00).

A motion was made by Bert Rogers and seconded by Don Albanese to approve the PRIDE Program application for Pricewise LLC in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00) for new building façade, landscaping and sign at 2924 Nederland Avenue in Nederland, Texas.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux and Rogers.

Noes: None. Absent: Sonnier.

An application was received from Visionmann Optometrists for a project which consists of signage, located at 1722 Nederland Avenue in Nederland, Texas. They are requesting three hundred ninety seven dollars and 96/100 (\$397.96) for a project totaling seven hundred ninety five dollars and 91/100 (\$795.91).

A motion was made by Don Albanese and seconded by Larry Ducharme to approve the PRIDE Program application for Visionmann Optometrists in the amount of three hundred ninety seven dollars and 96/100 (\$397.96) for a sign located at 1722 Nederland Avenue in Nederland, Texas.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux and Rogers.

Noes: None. Absent: Sonnier.

COMMUNICATION

Kay DeCuir presented the Board with a written Executive Director's Report with each item detailing activities of the NEDC office since the last Board meeting.

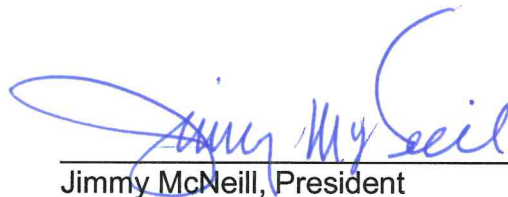
ADJOURN

There being no further business, a motion was made by Bert Rogers and seconded by Larry Ducharme that the meeting be adjourned at 5:25 p.m.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers.

Noes: None. Absent: Sonnier.



Jimmy McNeill, President



Larry Ducharme, Secretary/Treasurer

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

**Minutes
December 18, 2013**

COPY

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:30 p.m. at the Nederland Economic Development Corporation Office, 1903 Atlanta Avenue, by President Jimmy McNeill.

QUORUM

Board members present: Don Albanese, Craig Belaire, Jim McNeill, Bert Rogers and Randy Sonnier. Absent: Larry Ducharme and Regan Meaux. Others present: Jim Wimberley, NEDC Attorney, Kay DeCuir NEDC Executive Director. Guest present: Chris Duque, Nederland City Manager.

MINUTES

A motion was made by Craig Belaire and seconded by Bert Rogers to approve the minutes of November 20, 2013.

Motion carried.

Ayes: Albanese, Belaire, McNeill, Rogers and Sonnier

Noes: None. Absent: Ducharme and Meaux

EXECUTIVE SESSION

The regular meeting was recessed at 4:35 p.m. by President McNeill for the purpose of conducting an Executive Session as authorized by the Texas Government Code, Chapter 551.087, to discuss the offer of an incentive to a business prospect, Texas Government Code Chapter 551.071 to discuss litigation and/or legal advise; and Texas Government Code Chapter 551.072, to discuss acquisition, exchange, and/or release of property.

RECONVENE

The regular meeting was reconvened by President McNeill at 5:00 p.m. President McNeill announced no action is needed on Texas Government Code, Chapter 551.887, to discuss and/or deliberate concerning financial and /or commercial information received from potential business prospects regarding potential economic development incentive; Texas Government Code Chapter 551.071 to discuss litigation and/or legal advise and Texas Government Code, Chapter 551.072 discuss potential acquisition, exchange, and/or release of property.

PRIDE PROGRAM

A discussion was held regarding applications for the PRIDE Program.

An application was received from Old Mercantile Antiques for a project which consists of new building façade located at 1166 Boston Avenue in Nederland, Texas. They are requesting four thousand two hundred fifty dollars and no/100 ((\$4,250.00) for a project totaling eight thousand five hundred dollars and no/100 (\$8,500.00).

A motion was made by Craig Belaire and seconded by Bert Rogers to approve the PRIDE Program application for Old Mercantile Antiques in the amount not to exceed four thousand two hundred fifty dollars and no/100 (\$4,250.00) for new building façade located at 1166 Boston Avenue in Nederland, Texas.

Motion carried.

Ayes: Albanese, Belaire, McNeill, Rogers and Sonnier.

Noes: None. Absent: Ducharme and Meaux.

An application was received from Eaton Meats for a project which consists of enclosing the front porch located at 2505 Nederland Avenue in Nederland, Texas. They are requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling twenty nine thousand eight hundred sixty dollars and no/100 (\$29,860.00).

The project was voted down because it doesn't qualify for PRIDE since it is construction of facility.

An application was received from American Real Estate-Holly Hinds for a project which consists of a sign located at 906 S. Twin City Highway in Nederland, Texas. They are requesting four thousand four hundred seventy eight dollars and 84/100 for a project totaling eight thousand nine hundred fifty seven dollars and 68/100.

A motion was made by Don Albanese and seconded by Randy Sonnier to approve the PRIDE Program application for American Real Estate-Holly Hinds in the amount not to exceed four thousand four hundred seventy eight dollars and 84/100 for a sign located at 906 S. Twin City Highway in Nederland, Texas.

Motion carried.

Ayes: Albanese, Belaire, McNeill, Rogers and Sonnier.

Noes: None. Absent: Ducharme and Meaux.

COMMUNICATION

Kay DeCuir presented the Board with a written Executive Director's Report with each item detailing activities of the NEDC office since the last Board meeting.

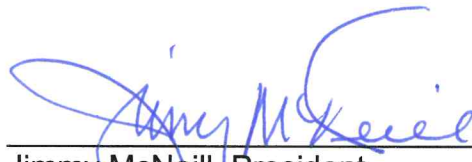
ADJOURN

There being no further business, a motion was made by Bert Rogers and seconded by Randy Sonnier that the meeting be adjourned at 5:15 p.m.

Motion carried.

Ayes: Albanese, Belaire, McNeill, Rogers and Sonnier.

Noes: None. Absent: Ducharme and Meaux



Jimmy McNeill, President



Larry Ducharme, Secretary/Treasurer

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes January 15, 2014

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:31 p.m. at the Nederland Economic Development Corporation Office, 1903 Atlanta Avenue, by President Jimmy McNeill.

QUORUM

Board members present: Don Albanese, Craig Beldaire, Larry Ducharme, Jim McNeill, Regan Meaux and Bert Rogers. Absent: Randy Sonnier. Others present: Kay DeCuir NEDC Executive Director, Marlinda Odom, NEDC Secretary. Guest present: Chris Duque, Nederland City Manager.

MINUTES

A motion was made by Bert Rogers and seconded by Don Albanese to approve the minutes of December 18, 2013.

Motion carried.

Ayes: Albanese, Beldaire, Ducharme, McNeill, Meaux and Rogers.

Noes: None. Absent: Sonnier.

PUBLIC ADDRESS OF HMH PRIDE MEETING

Vince Haneef reported to the board he had received a PRIDE grant in 2012 but was unable to complete all the work by the October 31, 2013 deadline. He was requesting payment for the work that had been completed by the due date.

EXECUTIVE SESSION

The regular meeting was recessed at 4:35 p.m. by President McNeill for the purpose of conducting an Executive Session as authorized by the Texas Government Code, Chapter 551.087, to discuss the offer of an incentive to a business prospect, Texas Government Code Chapter 551.071 to discuss litigation and/or legal advise; and Texas Government Code Chapter 551.072, to discuss acquisition, exchange, and/or release of property.

RECONVENE

The regular meeting was reconvened by President McNeill at 4:50 p.m. President McNeill announced no action is needed on Texas Government Code, Chapter 551.887, to discuss

and/or deliberate concerning financial and /or commercial information received from potential business prospects regarding potential economic development incentive; Texas Government Code Chapter 551.071 to discuss litigation and/or legal advise and Texas Government Code, Chapter 551.072 discuss potential acquisition, exchange, and/or release of property.

Vince Haneef was brought back into open session and awarded \$5,500.00 for ½ of PRIDE Application as presented for window improvements.

A motion was made by Larry Ducharme and seconded by Don Albanese to approve the PRIDE Program application for HHM in the amount of five thousand five hundred dollars and no/100 (\$5,500.00) for the windows.

Motion carried.

Ayes: Albanese, McNeill, Rogers, Ducharme and Meaux.

Noes: Belaire. Absent: Sonnier

PRIDE PROGRAM

A discussion was held regarding applications for the PRIDE Program.

An application was received from Eaton Meats for a project which consists of enclosing the front porch located at 2505 Nederland Avenue in Nederland, Texas. They are requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling twenty nine thousand eight hundred sixty dollars and no/100 (\$29,860.00).

The project doesn't qualify for PRIDE since it is construction of a facility.

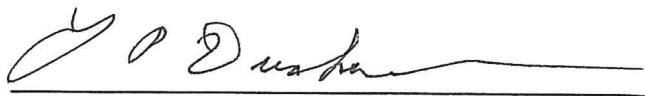
COMMUNICATION

Kay DeCuir presented the Board with a written Executive Director's Report with each item detailing activities of the NEDC office since the last Board meeting. There will be no Board Meeting in February unless there is something that can't wait until March.

ADJOURN

There being no further business, a motion was made by Craig Belaire and seconded by Larry Ducharme that the meeting be adjourned at 5:35 p.m.


Jimmy McNeill, President


Larry Ducharme, Secretary/Treasurer

CERTIFIED AGENDA

This Certified Agenda is prepared in accordance with Section 551.103 of the Texas Government Code. The undersigned presiding officer certifies that this agenda is a true and correct record of the proceedings.

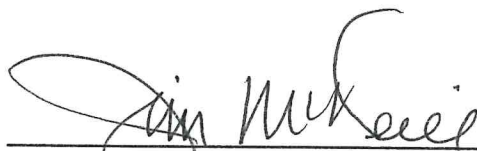
Date: February 13, 2014

Time of Beginning of Closed Session: 4:31 p.m.

Purpose for closed session: Consultation related to personnel issues pursuant to Section 551.074, Texas Government Code, Concerning Personnel Discussions

Subject matter of Personnel related discussions: Discussion regarding employee performance and complaints and potential discipline of the Corporation's employee, Marlinda Odom.

Time of End of Closed Session: 5:15 p.m.

A handwritten signature in black ink, appearing to read "Jim McNeill", is written over a horizontal line.

Jim McNeill, Presiding Officer
President, Nederland Economic
Development Corporation

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes March 19, 2014

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:32 p.m. at the Nederland Economic Development Corporation Office, 1903 Atlanta Avenue, by President Jim McNeill.

QUORUM

Board members present: Don Albanese, Craig Belaire, Jim McNeill, Bert Rogers, Regan Meaux and Randy Sonnier. Absent: Larry Ducharme. Others present: Jim Wimberley, NEDC Attorney, Kay DeCuir NEDC Executive Director. Guests present: Chris Duque, Nederland City Manager, and Ms. Christine Herrmann.

MINUTES

A motion was made by Randy Sonnier and seconded by Craig Belaire to approve the minutes of December 18, 2013.

Motion carried.

Ayes: Albanese, Belaire, McNeill, Rogers, Meaux and Sonnier

Noes: None. Absent: Ducharme

A motion was made by Randy Sonnier and seconded by Bert Rogers to approve the minutes of January 15, 2014.

Motion carried.

Ayes: Albanese, Belaire, McNeill, Rogers, Meaux and Sonnier

Noes: None. Absent: Ducharme

EXECUTIVE SESSION

The regular meeting was recessed at 4:40 p.m. by President McNeill for the purpose of conducting an Executive Session as authorized by the Texas Government Code, Chapter 551.087, to discuss the offer of an incentive to a business prospect, Texas Government Code Chapter 551.071 to discuss litigation and/or legal advise; and Texas Government Code Chapter 551.072, to discuss acquisition, exchange, and/or release of property.

RECONVENE

The regular meeting was reconvened by President McNeill at 4:50 p.m. President McNeill announced no action is needed on Texas Government Code, Chapter 551.887, to discuss and/or deliberate concerning financial and /or commercial information received from potential business prospects regarding potential economic development incentive; Texas Government Code Chapter 551.071 to discuss litigation and/or legal advise and Texas Government Code, Chapter 551.072 discuss potential acquisition, exchange, and/or release of property.

PRIDE PROGRAM

A discussion was held regarding applications for the PRIDE Program.

An application was received from Texas Off Road & Suspension, Inc. for a project which consists of a new sign and awning located at 203 South Memorial Hwy. in Nederland, Texas. They are requesting five thousand nine hundred twenty-three dollars and 71/100 (\$5,923.71) for a project totaling eleven thousand eight hundred forty-seven dollars and 42/100 (\$11,847.42).

A motion was made by Craig Belaire and seconded by Bert Rogers to approve the PRIDE Program application for Texas Off Road & Suspension, Inc. in the amount not to exceed five thousand nine hundred twenty-three dollars and 71/100 (\$5,923.71) for a new sign and awning located at 203 South Memorial Hwy. in Nederland, Texas.
Motion carried.

Ayes: Albanese, Belaire, McNeill, Roger, Meaux and Sonnier.

Noes: None. Absent: Ducharme

An application was received from Elizabeth Valastro Insurance Agency for a project which consists of new signage on windows, doors and an awning located at 2824 Avenue H in Nederland, Texas. She is requesting two hundred seventy-seven dollars and 66/100. (\$277.66) for a project totaling five hundred fifty-five dollars and 32/100 (\$555.32).

A motion was made by Don Albanese and seconded by Craig Belaire to approve the PRIDE Program application for Elizabeth Valastro Insurance Agency in the amount not to exceed two hundred seventy-seven dollars and 66/100. (\$277.66) for new signage on windows, doors and an awning located at 2824 Avenue H in Nederland, Texas.
Motion carried.

Ayes: Albanese, Belaire, McNeill, Roger, Meaux and Sonnier.

Noes: None. Absent: Ducharme

An application was received from American Real Estate-Diana Shumaker for a project which consists of a sign located at 1508 South 21st Street in Nederland, Texas. They are requesting four thousand four hundred fifty-one dollars and 78/100 (\$4451.78) for a project totaling eight thousand nine hundred three dollars and 56/100 (\$8903.56).

A motion was made by Bert Rogers and seconded by Randy Sonnier to approve the PRIDE Program application for American Real Estate-Diana Shumaker in the amount not to exceed four thousand four hundred fifty-one dollars and 78/100 (\$4451.78) for a sign located at 1508 South 21st Street in Nederland, Texas.

Motion carried.

Ayes: Albanese, Belaire, McNeill, Rogers, Meaux and Sonnier.

Noes: None. Absent: Ducharme

COMMUNICATION

Kay DeCuir introduced Ms. Christinia Herrmann as the new NEDC Administrative Assistant. Kay DeCuir presented the Board with a written Executive Director's Report with each item detailing activities of the NEDC office since the last Board meeting.

ADJOURN

There being no further business, a motion was made by Randy Sonnier and seconded by Regan Meaux that the meeting be adjourned at 5:30 p.m.

Motion carried.

Ayes: Albanese, Belaire, McNeill, Rogers, Meaux and Sonnier.

Noes: None. Absent: Ducharme

A handwritten signature in cursive script, appearing to read "Jim McNeill", written over a horizontal line.

Jim McNeill, President

A handwritten signature in cursive script, appearing to read "Larry Ducharme", written over a horizontal line.

Larry Ducharme, Secretary/Treasurer

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes April 23, 2014

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:30 p.m. at the Nederland Economic Development Corporation Office, 1903 Atlanta Avenue, by President Jim McNeill.

QUORUM

Board members present: Don Albanese, Craig Belaire, Jim McNeill, Bert Rogers, and Regan Meaux. Absent: Larry Ducharme and Randy Sonnier. Others present: Craig Tahaney Attorney, sitting in for Jim Wimberley, NEDC Attorney, Kay DeCuir NEDC Executive Director and Christinia Herrmann, NEDC Administrative Secretary. Guests present: Chris Duque, Nederland City Manager.

MINUTES

A motion was made by Bert Rogers and seconded by Don Albanese to approve the minutes of March 19, 2014.

Motion carried.

Ayes: Albanese, Belaire, McNeill, Rogers, and Meaux.

Noes: None. Absent: Ducharme and Sonnier

EXECUTIVE SESSION

The regular meeting was recessed at 4:32 p.m. by President McNeill for the purpose of conducting an Executive Session as authorized by the Texas Government Code, Chapter 551.087, to discuss the offer of an incentive to a business prospect, Texas Government Code Chapter 551.071 to discuss litigation and/or legal advise; and Texas Government Code Chapter 551.072, to discuss acquisition, exchange, and/or release of property.

RECONVENE

The regular meeting was reconvened by President McNeill at 4:45 p.m. President McNeill announced no action is needed on Texas Government Code, Chapter 551.887, to discuss and/or deliberate concerning financial and /or commercial information received from potential business prospects regarding potential economic development incentive; Texas Government Code Chapter 551.071 to discuss litigation and/or legal advise and Texas Government Code, Chapter 551.072 discuss potential acquisition, exchange, and/or release of property.

PRIDE PROGRAM

A discussion was held regarding applications for the PRIDE Program.

An application was received from Construction Zone SET for a project which consists of an update to exterior façade, painting, parking and signage located at 231 N. Twin City Hwy in

Nederland, Texas. They are requesting ten thousand dollars for a project totaling seventy-four thousand dollars (\$74,000).

A motion was made by Craig Belaire and seconded by Don Albanese to approve the PRIDE Program application for Construction Zone SET in the amount not to exceed ten thousand dollars (\$10000.00) for a new exterior facade, painting, parking and signage located at 231 N. Twin City Hwy in Nederland, Texas.

Motion carried.

Ayes: Albanese, Belaire, McNeill, Roger, and Meaux.

Noes: None. Absent: Ducharme and Sonnier

An application was received from Kemp Properties for a project which consists of an update to exterior which will consist of bricking and stuccoing two sides of building, adding concrete parking to both sides of building, adding post and shutters to bricked sides, landscaping and adding brick columns for signage. They are requesting ten thousand dollars for a project totaling twenty five thousand two hundred sixty dollars (\$25,260).

A motion was made by Craig Belaire and seconded by Bert Rogers to approve the PRIDE Program application for Kemp Properties in the amount not to exceed ten thousand (\$10000.00) for replacing two sides of exterior with brick/stucco, adding post, shutters, concrete parking, landscaping and brick columns for signage at 186 Hill Terrace in Nederland, Texas.

Motion carried.

Ayes: Albanese, Belaire, McNeill, Roger, and Meaux.

Noes: None. Absent: Ducharme and Sonnier

IMPACT ANALYSIS COMMITTEE (IAC) Grant Award **Miller Outdoor Equipment**

Kay DeCuir reported that an application for an incentive had been received from Fred Miller's Outdoor Equipment. The business is currently located in Groves and will be moving to Nederland. They would like incentive to assist with building remodel. Remodeling will consist of walls to separate office area from showroom floor and to install durable flooring in showroom. This business will occupy a space located in the Exygon Plaza, 1001 Nederland Avenue, Nederland, TX. She stated that the IAC Committee had met and recommends an incentive of twenty thousand dollars and no/100 (\$20000.00) with a 1.2 year payback. Kay stated a thirty thousand dollar incentive would have a 1.7 year payback.

A motion was made by Craig Belaire and seconded by Bert Rogers and Regan Meaux to approve the expenditure of funds, not to exceed twenty thousand dollars and no/100 (\$20000.00) with a 1.2 year payback for Fred Miller's Outdoor Equipment to be located at 1001 Nederland Avenue, Nederland, Texas contingent upon the proper financial statements released and projected numbers met through the recovery period.

Motion carried.

Ayes: Albanese, Belaire, McNeill, Roger and Meaux

Noes: None Absent: Ducharme and Sonnier

COMMUNICATION

Kay DeCuir presented the Board with a written Executive Director's Report with each item detailing activities of the NEDC office since the last Board meeting.

Christinia Herrmann presented the Board with written Summary of Client Monitoring Status detailing sales tax receivables for each individual client and plan of action for future file monitoring.

Bert Rogers requested information regarding retention of records and security against loss of records. A plan is in place to scan and save files electronically.

ADJOURN

There being no further business, a motion was made by Don Albanese and seconded by Regan Meaux that the meeting be adjourned at 5:45 p.m.

Motion carried.

Ayes: Albanese, Belaire, McNeill, Rogers, and Meaux.

Noes: None. Absent: Ducharme and Sonnier



Randy Sonnier, Vice-President



Larry Ducharme, Secretary/Treasurer

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes April 28, 2014

MEETING

A joint special meeting of the Nederland Economic Development Corporation and the Nederland City Council was called to order at 3:00 p.m. at the Nederland City Hall, 207 North 12th Street, Nederland, Texas, by President Jim McNeill.

QUORUM

Board members present: Don Albanese, Craig Belaire, Larry Ducharme, Bert Rogers, Jim McNeill and Regan Meaux. Absent: Randy Sonnier. Others present: Jim Wimberley, NEDC Attorney, Kay DeCuir, NEDC Executive Director and Christinia Herrmann, Secretary, NEDC. Nederland City Officials present: Chris Duque, Nederland City Manager, Dick Nugent, Nederland City Mayor, Gay Ferguson, Nederland City Secretary, Don Albanese, Nederland City Mayor Pro-Tem, Bert Rogers, Nederland City Councilman, T C Austin, Nederland City Councilman, Billy Neal, Nederland City Councilman, and Bert Rogers, Nederland City Councilman.

Guest present: Steve Hamilton, Nederland City Public Works Director and Mary Meaux, Port Arthur News Reporter.

AIRPORT DEVELOPMENT

Kay DeCuir, NEDC Director gave an update on the airport commercial development. She informed the NEDC Board and City Council an informal meeting with the developer, Velocity Retail / Accelerated Development was scheduled for Wednesday, April 30, 2014 at the EDC Office. Kay stated the developer was ready to sign a lease and present a \$50000 deposit to the County in order to proceed with the project.

EXECUTIVE SESSION

The regular meeting was recessed at 3:10 p.m. by President Jim McNeill for the purpose of conducting an Executive Session as authorized by the Texas Government Code, Chapter 551.087, to discuss the offer of an incentive to a business prospects; Texas Government Code, Chapter 551.071 to discuss litigation and/or legal advise and Texas Government Code, Chapter 551.072, to discuss acquisition, exchange, and/or release of property.

RECONVENE

The regular meeting was reconvened by President Jim McNeill at 3:40 p.m. President McNeill announced no action is needed on Texas Government Code, Chapter 551.071 to discuss litigation and/or legal advice or Texas Government Code, Chapter 551.072, to discuss acquisition, exchange, and/or release of property.

ADJOURN

There being no further business, President McNeill adjourned the meeting at 3:41p.m.



Randy Sonnier, Vice-President



Larry Ducharme, Secretary/Treasurer

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes May 21, 2014

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:31 p.m. at the Nederland Economic Development Corporation Office, 1903 Atlanta Avenue, by Vice President Randy Sonnier.

QUORUM

Board members present: Don Albanese, Craig Belaire, Randy Sonnier, Larry Ducharme and Bert Rogers. Absent: Regan Meaux and Jim McNeill. Others present: Kay DeCuir NEDC Executive Director and Christinia Herrmann, NEDC Administrative Secretary. Guests present: Chris Duque, Nederland City Manager.

MINUTES

A motion was made by Larry Ducharme and seconded by Craig Belaire to approve the minutes of April 23, 2014.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Rogers, and Sonnier.

Noes: None. Absent: McNeill and Meaux

A motion was made by Larry Ducharme and seconded by Craig Belaire to approve the minutes of the April 28, 2014 Special Joint Meeting with the City of Nederland, TX.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Rogers, and Sonnier

Noes: None. Absent: McNeill and Meaux

EXECUTIVE SESSION

The regular meeting was recessed at 4:33 p.m. by Vice President Sonnier for the purpose of conducting an Executive Session as authorized by the Texas Government Code, Chapter 551.087, to discuss the offer of an incentive to a business prospect, Texas Government Code Chapter 551.071 to discuss litigation and/or legal advise; and Texas Government Code Chapter 551.072, to discuss acquisition, exchange, and/or release of property.

RECONVENE

The regular meeting was reconvened by Vice President Sonnier at 4:43 p.m. Vice President Sonnier announced no action is needed on Texas Government Code, Chapter 551.887, to discuss and/or deliberate concerning financial and /or commercial information received from potential business prospects regarding potential economic development incentive; Texas Government Code Chapter 551.071 to discuss litigation and/or legal advise and Texas Government Code, Chapter 551.072 discuss potential acquisition, exchange, and/or release of property.

FINANCIAL REPORTS

Kay Decuir presented the income and expense reports for the NEDC ending April 30, 2014.

A motion was made by Bert Rogers and seconded by Don Albanese to approve the Financial Reports ending April 30, 2014.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Rogers, and Sonnier

Noes: None. Absent: McNeill and Meaux

PRIDE PROGRAM

A discussion was held regarding applications for the PRIDE Program.

An application was received from CAT 5 for a project which consists of parking enhancements and signage located at 3004 Nederland Avenue in Nederland, Texas. They are requesting five thousand and twenty dollars (\$5,020.) for a project totaling ten thousand and forty dollars (\$10,400).

A motion was made by Craig Belaire and seconded by Larry Ducharme to approve the PRIDE Program application for CAT 5 in the amount of five thousand and twenty dollars (\$5020.00) for parking enhancements and signage located at 3004 Nederland in Nederland, Texas.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Rogers, and Sonnier.

Noes: None. Absent: McNeill and Meaux

An application was received from Glory B's for a project which consists of landscaping and signage at 3105 Nederland Avenue, Suite A in Nederland, Texas. They are requesting four hundred twenty-five dollars and fifty-six cents (\$425.56) for a project totaling eight hundred fifty dollars and ninety-two cents (\$850.92).

A motion was made by Craig Belaire and seconded by Don Albanese to approve the PRIDE Program application for Glory B's in the amount of four hundred twenty-five dollars and fifty-six cents for landscaping and signage at 3105 Nederland Avenue Suite A in Nederland, Texas.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Rogers, and Sonnier.

Noes: None. Absent: McNeill and Meaux

An application was received from Nikki Nails & Co (Salon) for a project which consists of signage at 3015 Nederland Avenue, Suite A in Nederland, Texas. They are requesting four thousand three hundred fifty-seven dollars and sixty-five cents (\$4357.65) for a project totaling eight thousand seven hundred fourteen dollars and thirteen cents (\$8714.13) at 3015 Nederland Avenue, Suite A in Nederland, Texas.

A motion was made by Don Albanese and seconded by Larry Ducharme to approve the PRIDE Program application for Nikki Nails & Co (Salon) in the amount of four thousand three hundred fifty-seven dollars and sixty-five cents (\$4357.65) for signage at 3015 Nederland Avenue, Suite A in Nederland, Texas.

Motion Carried.

Ayes: Albanese, Belaire, Ducharme, Rogers, and Sonnier

Noes: None. Absent: McNeill and Meaux

COMMUNICATION

Kay DeCuir presented the Board with a copy of the EDC packet which was given out at the May 2014 ICSC Conference and gave an overview of the NEDC Team's meetings with Airport Developers, vendors, local Realtors and another local EDC Team Member at the ICSC Conference. Kay also gave a report on the current status of client loan repayments.

Christinia Herrmann presented the Board with written Summary of Client Monitoring Status detailing sales tax receivables for each individual client.

ADJOURN

There being no further business, a motion was made by Bert Rogers and seconded by Don Albanese that the meeting be adjourned at 5:07p.m.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Rogers, and Sonnier.

Noes: None. Absent: McNeill and Meaux



Jim McNeill, President



Larry Ducharme, Secretary/Treasurer

COPY

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

**Minutes
June 18, 2014**

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:30 p.m. at the Nederland Economic Development Corporation Office, 1903 Atlanta Avenue, by President Jim McNeill.

QUORUM

Board members present: Don Albanese, Craig Belaire, Jim McNeill, Bert Rogers, Regan Meaux, Larry Ducharme and Randy Sonnier. Absent: None. Others present: Jim Wimberley, NEDC Attorney, Kay DeCuir NEDC Executive Director and Christinia Herrmann, NEDC Administrative Secretary. Guests present: Chris Duque, Nederland City Manager, Tom Cormier, Albanese-Cormier Holding, LLC, Mike Albanese, Albanese-Cormier Holding, LLC and Eldon Albanese, Albanese-Cormier Holding, LLC.

EXECUTIVE SESSION

The regular meeting was recessed at 4:30 p.m. by President McNeill for the purpose of conducting an Executive Session as authorized by the Texas Government Code, Chapter 551.087, to discuss the offer of an incentive to a business prospect, Texas Government Code Chapter 551.071 to discuss litigation and/or legal advise; and Texas Government Code Chapter 551.072, to discuss acquisition, exchange, and/or release of property.

RECONVENE

The regular meeting was reconvened by President McNeill at 5:32 p.m. President McNeill announced no action is needed on Texas Government Code, Chapter 551.887, to discuss and/or deliberate concerning financial and /or commercial information received from potential business prospects regarding potential economic development incentive; and Texas Government Code, Chapter 551.072 discuss potential acquisition, exchange, and/or release of property.

President Jim McNeill announced that the following action is needed on Texas Government Code, Chapter 551.071 to discuss and/or deliberate concerning litigation and/or legal advice.

A motion was made by Randy Sonnier and seconded by Larry Ducharme to uphold the contract with Albanese-Cormier Holding, LLC and authorize Kay DeCuir, NEDC Director to inform Albanese-Cormier Holding, LLC.

Motion carried.

Ayes: Belaire, Meaux, Sonnier, Rogers, Albanese, Ducharme, McNeill

Noes: None. Absent: None.

MINUTES

A motion was made by Bert Rogers and seconded by Randy Sonnier to approve the minutes of May 21, 2014.

Motion carried.

Ayes: Albanese, Belaire, McNeill, Rogers, Ducharme, Sonnier and Meaux.

Noes: None. Absent: None

RESOLUTION

A discussion was held regarding the participation of the Nederland Economic Development Corporation's (NEDC) Employees in the City of Nederland's Benefit Plan Group.

A motion was made by Randy Sonnier and seconded by Larry Ducharme to approve the participation of NEDC Employees in the City of Nederland's Benefit Plan Group.

Motion carried.

Ayes: Belaire, Meaux, Sonnier, Rogers, Albanese, Ducharme, and McNeill.

Noes: None. Absent: None

MURALS

A discussion was held regarding the Nederland Economic Development Corporation's participation in the City Wide Mural Beautification Project.

A motion was made by Craig Belaire and seconded by Bert Rogers to approve NEDC's participation in the City-Wide Mural Beautification Project and providing a fund not to exceed two thousand dollars (\$2000.)

Motion carried.

Ayes: Belaire, Meaux, Sonnier, Rogers, Albanese, Ducharme, and McNeill.

Noes: None. Absent: None

FINANCIAL REPORTS

The board reviewed the income and expenses for the NEDC ending May 31, 2014. Christinia Herrmann reported the Client Monitoring was current with the exception of one account and the NEDC Staff is working to resolve the issue.

PRIDE PROGRAM

A discussion was held regarding applications for the PRIDE Program.

An application was received from Boston Avenue Emporium for a project which consists of an update to exterior façade, painting, parking, lighting and signage located at 1123 Boston Avenue in Nederland, Texas. They are requesting four thousand seven hundred eighty-seven dollars and 50/100 (\$4787.50) for a project totaling nine thousand five hundred seventy-five dollars (\$9575.00).

A motion was made by Craig Belaire and seconded by Bert Rogers to approve the PRIDE Program application for Boston Avenue Emporium in the amount not to exceed four thousand seven hundred eighty-seven dollars and 50/100 (\$4787.50) for an update to exterior facade, painting, parking, lighting and signage located at 1123 Boston Avenue in Nederland, Texas.

Motion carried.

Ayes: Belaire, Meaux, Sonnier, Rogers, Albanese, Ducharme and McNeill.
Noes: None. Absent: None

An application was received from Salon Elle for a project which consists of an update to exterior which will consist of adding Hardi Plank siding to building, replacing fascia/soffits, restriping parking lot and moving curbs, installing awnings, signage and landscaping at 922 South Twin City Highway in Nederland, TX. They are requesting ten thousand dollars (\$10000.00) for a project totaling twenty three thousand thirty-eight dollars and 83/100 (\$23038.83).

A motion was made by Craig Belaire and seconded by Don Albanese to approve the PRIDE Program application for Salon Elle in the amount not to exceed ten thousand (\$10000.00) for adding Hardi Plank siding, replacing fascia/soffits, restriping parking lot and moving curbs, installing awnings, signage and landscaping at 922 South Twin City Highway in Nederland, Texas.

Motion carried.

Ayes: Belaire, Meaux, Sonnier, Rogers, Albanese, Ducharme and McNeill.
Noes: None. Absent: None

COMMUNICATION


Kay DeCuir presented an overview to the Board outlining the activities of the NEDC office since the last Board meeting. She shared copies of her presentation given to the Nederland City Council, copies of packets handed out at the ICSC Conference, feedback on the Business Continuity Classes, and a Professional Development Class Schedule. Kay also informed the Board that the NEDC Staff was in the process of developing a Business Continuity Plan for the NEDC.

ADJOURN


There being no further business, a motion was made by Randy Sonnier and seconded by Bert Rogers that the meeting be adjourned at 5:50 p.m.

Motion carried.

Ayes: Belaire, Meaux, Sonnier, Rogers, Albanese, Ducharme and McNeill.
Noes: None. Absent: None



Jim McNeill, President



Larry Ducharme, Secretary/Treasurer

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

**Minutes
July 16, 2014**

COPY

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:30 p.m. at the Nederland Economic Development Corporation Office, 1903 Atlanta Avenue, by President Jim McNeill.

QUORUM

Board members present: Don Albanese, Craig Belaire, Jim McNeill, Bert Rogers, Regan Meaux, and Larry Ducharme. Absent: Randy Sonnier. Others present: Jim Wimberley, NEDC Attorney, Kay DeCuir NEDC Executive Director and Christinia Herrmann, NEDC Administrative Secretary. Guests present: Holly Guidry, Nederland Human Resource Director and Mary Meaux, Port Arthur News Reporter.

MINUTES

A motion was made by Don Albanese and seconded by Bert Rogers to approve the minutes of June 18, 2014.

Motion carried.

Ayes: Albanese, Belaire, McNeill, Rogers, Ducharme, and Meaux.

Noes: None. Absent: Sonnier

EXECUTIVE SESSION

The regular meeting was recessed at 4:31p.m. by President McNeill for the purpose of conducting an Executive Session as authorized by the Texas Government Code, Chapter 551.087, to discuss the offer of an incentive to a business prospect, Texas Government Code Chapter 551.071 to discuss litigation and/or legal advise; Texas Government Code Chapter 551.072, to discuss acquisition, exchange, and/or release of property; and Texas Government Code Chapter 551.074, to discuss personnel: Executive Director.

RECONVENE

The regular meeting was reconvened by President McNeill at 5:04 p.m. President McNeill announced no action is needed on Texas Government Code, Chapter 551.087, to discuss and/or deliberate concerning financial and /or commercial information received from potential business prospects regarding potential economic development incentive.

President Jim McNeill announced that the following action is needed on Texas Government Code, Chapter 551.071 to discuss and/or deliberate concerning litigation and/or legal advice; Texas Government Code, Chapter 551.072 to discuss potential acquisition, exchange, and/or release of property; and Texas Government Code, Chapter 551.074, to discuss personnel: Executive Director.

A motion was made by Bert Rogers and seconded by Regan Meaux to accept the modification to the plat requirements for the 3.98 acre tract next to Sterling Ridge from twenty-two (22) lots to twenty (20) lots with Albanese-Cormier Holding, LLC.

Motion carried.

Ayes: Belaire, Meaux, Rogers, Ducharme, McNeill

Noes: None. **Absent:** Sonnier. **Abstained:** Albanese

A motion was made by Larry Ducharme and seconded by Regan Meaux to approve a bonus for NEDC Executive Director Kay Director.

Motion carried.

Ayes: Belaire, Meaux, Rogers, Albanese, Ducharme, and McNeill.

Noes: None. **Absent:** Sonnier

FINANCIAL REPORTS

The board reviewed the income and expenses for the NEDC ending June 30, 2014. We are over budget in Training and Travel as we did not budget for the ICSC Recon Conference and were encouraged by developers to attend this conference. Also, Kay DeCuir has been working to complete her International Economic Developing Certification within one year, 2 months (1.2years).

BUDGET

A motion was made by Larry Ducharme and seconded by Bert Rogers to accept the 2014-2015 proposed budget for presentation to the City Council for their approval.

Motion carried.

Ayes: Belaire, Meaux, Rogers, Albanese, Ducharme and McNeill.

Noes: None. **Absent:** Sonnier.

PRIDE PROGRAM

No applications submitted for consideration for the July meeting.

COMMUNICATION

Kay DeCuir presented an overview to the Board outlining the activities of the NEDC office since the last Board meeting. She informed them an application had been submitted for a ten thousand dollar (\$10000.) grant to Stanley Black N Decker. If the NEDC is awarded the grant, it would be used for our Mural Project. Christinia Herrmann shared information regarding the activity of the NEDC's Facebook Page. Christinia Herrmann reported requests for second quarter Client Monitoring documents had been sent to all Monitored Businesses and reports were being received. She also stated one business had fulfilled their obligation and monitoring was closed.

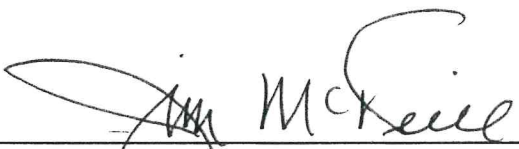
ADJOURN

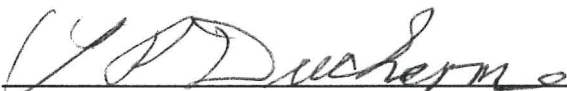
There being no further business, a motion was made by Larry Ducharme and seconded by Don Albanese that the meeting be adjourned at 5:25 p.m.

Motion carried.

Ayes: Belaire, Meaux, Rogers, Albanese, Ducharme and McNeill.

Noes: None. Absent: Sonnier



Jim McNeill, President

Larry Ducharme, Secretary/Treasurer

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes
August 20, 2014

COPY

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:30 p.m. at the Nederland Economic Development Corporation Office, 1903 Atlanta Avenue, by President Jim McNeill.

QUORUM

Board members present: Don Albanese, Craig Belaire, Jim McNeill, Bert Rogers, Larry Ducharme, and Randy Sonnier. Absent: Regan Meaux. Others present: Jim Wimberley NEDC Attorney, and Kay DeCuir NEDC Executive Director. Guests present: Chris Duque, Nederland City Manager.

MINUTES

A motion was made by Larry Ducharme and seconded by Randy Sonnier to approve the minutes of July 16, 2014.

Motion carried.

Ayes: Albanese, Belaire, McNeill, Rogers, Ducharme and Sonnier.

Noes: None. Absent: Meaux

EXECUTIVE SESSION

The regular meeting was recessed at 4:32 p.m. by President McNeill for the purpose of conducting an Executive Session as authorized by the Texas Government Code, Chapter 551.087, to discuss the offer of an incentive to a business prospect, Texas Government Code Chapter 551.071 to discuss litigation and/or legal advise; and Texas Government Code Chapter 551.072, to discuss acquisition, exchange, and/or release of property.

RECONVENE

The regular meeting was reconvened by President McNeill at 4:42 p.m. President McNeill announced no action is needed on Texas Government Code, Chapter 551.887, to discuss and/or deliberate concerning financial and /or commercial information received from potential business prospects regarding potential economic development incentive; Texas Government Code Chapter 551.071 to discuss litigation and/or legal advise and Texas Government Code, Chapter 551.072 discuss potential acquisition, exchange, and/or release of property.

PRIDE PROGRAM

A discussion was held regarding applications for the PRIDE Program.

An application was received from CROP, LLC for a project which consists of an update to exterior façade and painting located at 910 South 27th Street in Nederland, Texas. They are requesting ten thousand dollars (\$10,000.) for a project totaling thirty thousand dollars (\$30,000).

A motion was made by Craig Belaire and seconded by Don Albanese to approve the PRIDE Program application for CROP, LLC in the amount not to exceed ten thousand dollars (\$10,000.00) for a new exterior facade and painting located at 910 South 27th Street in Nederland, Texas.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, McNeill, Rogers and Sonnier.

Noes: None. Absent: Meaux

An application was received from Homestead Mortgage for a project which consists of signage. They are requesting four hundred thirty dollars (\$430.00) for a project totaling eight hundred sixty-one dollars (\$861.00).

A motion was made by Randy Sonnier and seconded by Larry Ducharme to approve the PRIDE Program application for Homestead Mortgage in the amount not to exceed four hundred thirty dollars (\$430.00) for signage at 910 South 27th Street in Nederland, Texas.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, McNeill, Roger, and Sonnier.

Noes: None. Absent: Meaux

NOMINATING COMMITTEE

A Nominating Committee for NEDC Board of Directors was formed naming Bert Rogers and Regan Meaux as the committee members for the purpose of nominating candidates for the position of Vice-President.

A motion was made by Randy Sonnier and seconded by Larry Ducharme to approve the formation of a Nominating Committee consisting of Bert Rogers and Regan Meaux.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, McNeill, Roger and Sonnier

Noes: None Absent: Meaux

COMMUNICATION

Kay DeCuir presented the Board with an update of NEDC's Financials and Client File Monitoring.

Bert Rogers requested shirts with new NEDC logo for all NEDC Board Members.

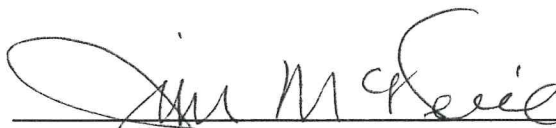
ADJOURN


There being no further business, a motion was made by Don Albanese and seconded by Randy Sonnier that the meeting be adjourned at 5:15 p.m.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, McNeill, Rogers, and Sonnier.

Noes: None. Absent: Meaux



Jim McNeill, President

Larry Ducharme, Secretary/Treasurer

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes
September 10, 2014

COPY

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:30 p.m. at the Nederland Economic Development Corporation Office, 1903 Atlanta Avenue, by President Jim McNeill.

QUORUM

Board members present: Craig Belaire, Jim McNeill, Bert Rogers, Regan Meaux, and Randy Sonnier. Absent: Don Albanese and Larry Ducharme. Others present: Kay DeCuir, NEDC Executive Director and Christinia Herrmann, NEDC Administrative Secretary. Guests present: Chris Duque, Nederland City Manager.

MINUTES

A motion was made by Craig Belaire and seconded by Bert Rogers to approve the minutes of August 20, 2014.

Motion carried.

Ayes: Belaire, McNeill, Meaux, Rogers and Sonnier.

Noes: None. Absent: Albanese and Ducharme

EXECUTIVE SESSION

The regular meeting was recessed at 4:31 p.m. by President McNeill for the purpose of conducting an Executive Session as authorized by the Texas Government Code, Chapter 551.087, to discuss the offer of an incentive to a business prospect, Texas Government Code Chapter 551.071 to discuss litigation and/or legal advise; and Texas Government Code Chapter 551.072, to discuss acquisition, exchange, and/or release of property.

RECONVENE

The regular meeting was reconvened by President McNeill at 4:45 p.m. President McNeill announced no action is needed on Texas Government Code, Chapter 551.887, to discuss and/or deliberate concerning financial and / or commercial information received from potential business prospects regarding potential economic development incentive; Texas Government Code Chapter 551.071 to discuss litigation and/or legal advise and Texas Government Code, Chapter 551.072 to discuss potential acquisition, exchange, and / or release of property.

FINANCIAL REPORT

August Financials will not be available until September 12, 2014 and will be presented at the October 15, 2014 meeting.

FUND BALANCE RESOLUTION

Discuss and consider action approving the establishment of a Fund Balance Reserve for the Nederland EDC in the amount of three million dollars (\$3,000,000.). (Seven hundred fifty thousand dollars (\$750,000.) reserved for emergency operating funds and two million two hundred fifty thousand dollars (\$2,250,000.) reserved for Airport Project Incentives.

A motion was made by Randy Sonnier and seconded by Regan Meaux to approve the establishment of a Fund Balance Reserve in the amount of three million dollars (\$3,000,000.).

Motion carried.

Ayes: Belaire, Meaux, Sonnier, Rogers, and McNeill.

Noes: None. Absent: Albanese and Ducharme

PRIDE PROGRAM

A discussion was held regarding applications for the PRIDE Program.

An application was received from WellFast Health for a project which consists of signage located at 1509 South Highway 69 in Nederland, Texas. They are requesting three thousand seven hundred fifty-seven dollars and 52/100 (\$3757.52) for a project totaling seven thousand five hundred fifteen dollars 04/100 (\$7515.04).

A motion was made by Randy Sonnier and seconded by Bert Rogers to approve the PRIDE Program application for WellFast Health in the amount not to exceed three thousand seven hundred fifty-seven dollars and 52/100 (\$3757.52) for signage located at 1509 South Highway 69 in Nederland, Texas.

Motion carried.

Ayes: Belaire, Meaux, Sonnier, Rogers, and McNeill.

Noes: None. Absent: Albanese and Ducharme

OFFICER ELECTION 2014 - 2015

The Nominating Committee for NEDC Board of Directors, consisting of Bert Rogers and Regan Meaux, made their recommendation to nominate Jim McNeill as President, Randy Sonnier as Vice President and Larry Ducharme as Secretary-Treasurer for the 2014 – 2015 year.

A motion was made by Bert Rogers and seconded by Regan Meaux to approve the nominations to elect Jim McNeill as President, Randy Sonnier as Vice President and Larry Ducharme as Secretary-Treasurer for the 2014 – 2015 year.

Motion carried.

Ayes: Belaire, Meaux, Sonnier, Rogers and McNeill

Noes: None Absent: Albanese and Ducharme

COMMUNICATION

Kay DeCuir presented the Board with an update of NEDC's Client File Monitoring, locations and costs of "Shop Nederland" Billboards, as well as an update on new businesses in town. She also reminded Board Members of the upcoming Chamber Events, Boots and Bulls Celebrity Waiter on September 18, 2014 and the Golf Tournament on October 3, 2014.

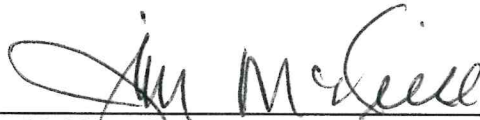
ADJOURN

There being no further business, a motion was made by Randy Sonnier and seconded by Bert Rogers that the meeting be adjourned at 5:18 p.m.

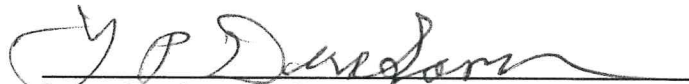
Motion carried.

Ayes: Belaire, Meaux, McNeill, Rogers, and Sonnier.

Noes: None. Absent: Albanese and Ducharme



Jim McNeill, President



Larry Ducharme, Secretary/Treasurer