

# NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes  
April 15, 2015

**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, 1519 Boston Avenue, by President Jim McNeill.

## **QUORUM**

Board members present: Don Albanese, Craig Belaire, Larry Ducharme, Regan Meaux, Bert Rogers, Randy Sonnier, and Jim McNeill. 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, Chelsea Henderson, Port Arthur News.

## **MINUTES**

A motion was made by Craig Belaire and seconded by Randy Sonnier to approve the minutes of March 25, 2015.

Motion carried.

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

Noes: None. Absent: None

## **EXECUTIVE SESSION**

The regular meeting was recessed at 4:32 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 prospect, Texas Government Code Chapter 551.071 to discuss litigation and/or legal advice; 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 4:52 p.m. President McNeill announced the following action is needed on Texas Government Code, Chapter 551.087, to discuss the offer of an incentive to a business prospect;

A motion was made by Bert Rogers and seconded by Randy Sonnier to approve the PRIDE Program application for AOI, Inc. in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00) for expansion of parking lot located at 1120 Highway 69 North in Nederland, Texas.

Motion carried.

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

Noes: None. Absent: None

President McNeill announced no action was needed on Texas Government Code Chapter 551.071 to discuss litigation and/or legal advice;

President McNeill announced the following action was 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 Regan Meaux authorizing NEDC Director Kay DeCuir to make a counter offer of sixty-five thousand dollars and no/100 (\$65000.00) on the sale of property located at 1148 Nederland Avenue which would include the property located at 1147 Atlanta Avenue.**

**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 a new business, AOI, Inc. for a project consisting of parking lot expansion located at 1120 Highway 69 North in Nederland, TX. They are requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling twenty-two thousand eight hundred sixty-two dollars and no/100 (\$22,862.00).

**A motion was made by Bert Rogers and seconded by Randy Sonnier to approve the PRIDE Program application for AOI, Inc. in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00) for parking lot expansion located at 1120 Highway 69 North in Nederland, Texas provided AOI, Inc. furnishes invoices for real cost of project materials upon project completion.**

**Motion carried.**

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

**Noes: None. Absent: None**

### **FINANCIAL REPORTS**

Director Kay DeCuir shared the March Financial Reports and noted the sales tax revenue was up.

### **COMMUNICATION**

Kay DeCuir gave an update on the building renovations and informed the Board the brick had been sealed to protect against water leakage, wood trim on second floor needed to be changed and flashing added, front porch would be painted as soon as weather permits, the stairway handrails would be installed this week and a bookcase, capable of opening and closing, would be installed to hide the staircase. Kay also mentioned an Open House would be scheduled immediately following our June Board Meeting. She also informed the Board, the Developers were still working with the same two prospects for the Airport Project.

Kay also answered Board Members' questions relating to updates on The Jungle and what the plans were for the current Philpott location once the dealership moves to its new location.

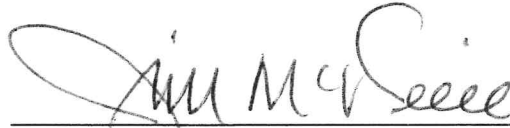
**ADJOURN**

There being no further business, a motion was made by Randy Sonnier and seconded by Don Albanese that the meeting be adjourned at 5:05 p.m.

Motion carried.

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

Noes: None. Absent: None



Jim McNeill, President



Larry Ducharme, Secretary/Treasurer