

# NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

## Minutes August 19, 2015

### 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, and Jim McNeill. Absent: Randy Sonnier. Others present: Jim Wimberley, NEDC Attorney, Kay DeCuir, NEDC Executive Director and Christinia Herrmann, NEDC Administrative Secretary. Guests present: Chris Duque, City Manager

### MINUTES

**A motion was made by Craig Belaire and seconded by Regan Meaux to approve the minutes of July 15, 2015.**

**Motion carried.**

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

**Noes: None. Absent: Sonnier**

### EXECUTIVE SESSION

The regular meeting was recessed at 4:31p.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; 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.

### RECONVENE

The regular meeting was reconvened by President McNeill at 4:45 p.m. President McNeill announced no action was needed on 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; Texas Government Code, Chapter 551.072 discuss potential acquisition, exchange, and/or release of property; or Texas Government Code Chapter 551.074 to discuss Personnel.

### 2016 BOARD OFFICER COMMITTEE REPORT / 2016 BOARD OFFICER ELECTION

Don Albanese presented slate of Officers for the October 2015 – September 2016 year as Craig Belaire – President, Larry Ducharme – Vice President and Bert Rogers – Secretary/Treasurer. After a brief discussion, a motion was made by Don Albanese and seconded by Regan Meaux to elect Craig Belaire as President, contingent upon approval to hold office by his employer, Larry Ducharme as Vice President and Bert Rogers as Secretary/Treasurer.

**Motion Carried**

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

**Noes: None. Absent: Sonnier**

## **PRIDE PROGRAM**

A discussion was held regarding applications for the PRIDE Program.

An application was received from a business, Kelly Shanks – Ameriprise Financial Services for a project consisting of signage located at 316 N. 13th Street in Nederland, TX. He is requesting eight hundred seventy-seven dollars and .42/100 (\$877.42) for a project totaling one thousand seven hundred fifty-four dollars and .83/100 (\$1,754.83).

**A motion was made by Larry Ducharme and seconded by Bert Rogers to approve the PRIDE Program application for Kelly Shanks – Ameriprise Financial Services in the amount not to exceed eight hundred seventy-seven dollars and .42/100 (\$877.42) for signage at 316 N. 13th Street in Nederland, Texas.**

**Motion carried.**

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

**Noes: None. Absent: Sonnier**

## **FINANCIAL REPORTS**

Director Kay DeCuir shared the July Financial Reports. She pointed out tax for July was good and also informed the Board Members that the property on Nederland Avenue and Atlanta Avenue had closed with the buyer accepting the remaining slight encroachments and the gross amount received was sixty-three thousand two hundred twenty-eight dollars and .70/100 (\$63,228.70). Attorney Wimberley pointed out that he had informed Mrs. Daisy Bowers, owner of the Villa Motel which encroaches on the EDC's property, that the EDC had assigned our "Claims and Cause of Action" over to the new owner. Jim McNeill pointed out that the year-to-date Actual Revenue was one million nine hundred ninety thousand eight hundred sixty-five dollars and .51/100 (\$1,990,865.51) and commended Director on a good job, especially when the budgeted year-to-date Revenue was six hundred eighty-six thousand eight hundred dollars and no/100 (\$686,800.00).

## **COMMUNICATION**

Larry Ducharme complimented President Jim McNeill on serving as the NEDC's Board President and asked if we were working on any incentives. He also inquired if there were any prospective tenants for the vacant building located on Boston at Twin City Hwy. Kay and Christinia advised the Property Leasing Representative has a possible tenant for a portion of the building and were trying to decide if they wanted to subdivide space or use the space for another business venture.

Kay DeCuir informed the Board of issues with the EDC server which was purchased in 2007. She explained she is receiving excessive spam email and was informed by Paul Baker that they have installed all the security programs the system is capable of handling and that our server is out of date. We need to decide if we will replace server or begin using the Cloud. Kay will research the options and give an update in September and she will also present a Reclassification of Budget in order to better align budget categories with actual expenses for the current budget year.

Kay informed the Board that she had contacted the Impact Analysis Committee as requested by President McNeill to see if the current members would like to continue on this committee for another year. All members agreed to stay on for another year.

An update was given on upcoming events on which the EDC will be partnering with the City, Chamber and Heritage Festival such as Trunk-R-Treat, Christmas on the Avenue and Light Up Nederland. These events will be used to gage business participation and interest in bringing back Third Thursdays. Kay explained how the EDC Staff plans to decorate the exterior of building for these events by using recycled materials to create the décor and solicited participation from the Board Members for Trunk R Treat and requested the EDC sponsor the prize money for the proposed "Light Up Nederland" contest

to be held during the holiday season. The objective is to involve residential neighborhoods and businesses in lighting up Nederland for the holidays with separate prize categories for businesses and residents. The winners will be announced and prizes awarded during the Tree Lighting Ceremony during Christmas on the Avenue.

**A motion was made by Bert Rogers and seconded by Regan Meaux to approve two thousand dollars and no/100 (\$2000.00) for "Light Up Nederland" prize awards.**

**Motion carried.**

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

**Noes: None. Absent: Sonnier**

Other items Kay shared included advising the Board of the upcoming Chamber's Boots and Bulls Event to be held at 6:00 p.m. on September 24, 2015, a thank you note received from Mary Ann Harris of MALLHAR, LLC for the PRIDE Award she received, the cost and location of the "Shop Nederland" Billboards for the Christmas Season, and that she would be attending Disaster Resilience Training in October.

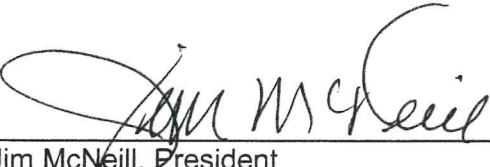
**ADJOURN**

**There being no further business, a motion was made by Regan Meaux and seconded by Craig Belaire that the meeting be adjourned at 5:25 p.m.**

**Motion carried.**

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

**Noes: None. Absent: Sonnier**



Jim McNeill, President



Larry Ducharme, Secretary/Treasurer