

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes December 16, 2020

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 11:42 a.m. at the Nederland Economic Development Corporation Office, 1519 Boston Avenue, by President Brian Swindel.

QUORUM

Board members present: Don Albanese, Mitch Macon, Billy Neal, Mike Roebuck, Sylvia Root and Brian Swindel.

Absent: Bret Duplant and Kay DeCuir - Executive Director. Others present: Jim Wimberley, NEDC Attorney and Christinia Herrmann, Executive Secretary.

INVOCATION AND PLEDGE TO AMERICAN FLAG

Brian Swindel gave the invocation and led the Pledge.

MINUTES

A motion was made by Sylvia Root and seconded by Don Albanese to approve the minutes of November 18, 2020 and November 23, 2020.

Motion Carried.

Ayes: Albanese, Macon, Neal, Roebuck, Root and Swindel.

Noes: None. Absent: Duplant.

EXECUTIVE SESSION

The regular meeting was recessed at 11:43 a.m. by President Swindel 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; or Texas Government Code Chapter 551.071 to discuss litigation and/or legal advice.

RECONVENE

The regular meeting was reconvened by President Swindel at 12:03 p.m. President Swindel announced no action was needed on Texas Government Code Chapter 551.071 to discuss litigation and/or legal advice.

President Swindel announced the following actions were needed under Texas Government Code, Chapter 551.087, regarding Economic Development Negotiations;

A motion was made by Sylvia Root and seconded by Billy Neal to continue with the Covid 19 Disaster Assistance Loans for Nederland based businesses, with the Program to be administered under the same terms and conditions as originally implemented, including the maximum loan amount, per business applicant, not to exceed seventy-five hundred dollars and no/100 (\$7,500.00).

Motion Carried.

Ayes: Albanese, Macon, Neal, Roebuck, Root and Swindel.

Noes: None. Absent: Duplant.

After discussion related to potential drainage issues, as raised by the City Council, at the site of the proposed Boston Avenue business district "gateway arch" signage (the "Sign Project"), a motion was made by Mike Roebuck and seconded by Mitch Macon to direct Kay DeCuir, NEDC Executive Director, to (i) request the architect and engineering firm originally retained to develop construction specifications for the Sign Project, to amend said specifications, by a Construction Addendum, as necessary to attempt to economically address existing and construction related

drainage issues at the Sign Project site and (ii) to obtain bid differentials from the NEDC selected contractor for pricing related to such Construction Addendum.

Motion Carried.

Ayes: Albanese, Macon, Neal, Roebuck, Root and Swindel.

Noes: None. **Absent:** Duplant.

RECOGNITION OF REGAN MEAUX

Postponed as Regan was unable to attend meeting

WELCOME NEW NEDC BOARD DIRECTOR – Bret Duplant

Postponed as Bret was unable to attend meeting

CHANGE OF OFFICER – SECRETARY/TREASURER

A motion was made by Sylvia Root and seconded by Billy Neal to appointment Mitch Macon to fulfill Regan Meaux's remaining term as Secretary/Treasurer.

Motion Carried.

Ayes: Albanese, Macon, Neal, Roebuck, Root and Swindel.

Noes: None. **Absent:** Duplant.

PRIDE

A motion was made by Sylvia Root and seconded by Mitch Macon to rescind the PRIDE application for Touchdown, located at 104 South Twin City Highway in Nederland in the amount of ten thousand dollars (\$10,000.00).

Motion Carried.

Ayes: Albanese, Macon, Neal, Roebuck, Root and Swindel.

Noes: None. **Absent:** Meaux and Duplant.

An application was received from a business, Tycoon Investments dba Mid-County Express, for a project consisting of a signage and installation at 104 South Twin City Highway in Nederland, TX. They are requesting ten thousand dollars and no/100 (\$10,000.00) on a project totaling fifty thousand dollars and no/100 (\$50,000.00).

A motion was made by Mike Roebuck and seconded by Don Albanese to approve the PRIDE Program application for Tycoon Investments dba Mid-County Express, in an amount not to exceed ten thousand dollars and no/100 (\$10,000.00) with the funding of such approved Pride Program application to be subject to prior satisfaction by the landlord (to include its principal owners) of Tycoon Investments of all currently outstanding fines, penalties, tax and other payment obligations due and owing by said landlord (and/or its principal owners) to the City of Nederland.

Motion carried.

Ayes: Albanese, Macon, Neal, Roebuck, Root and Swindel.

Noes: None. **Absent:** Meaux and Duplant.

An application was received from a business, ZaZa's Boutique, for a project consisting of signage and installation, landscaping and parking lot striping at 3500 Nederland Avenue in Nederland, TX. They are requesting five thousand eight hundred sixteen dollars and .94/100 (\$5,816.94) on a project totaling thirty thousand dollars and no/100 (\$30,000.00).

A motion was made by Sylvia Root and seconded by Don Albanese to approve the PRIDE Program application for ZaZa's Boutique in an amount not to exceed five thousand eight hundred sixteen dollars and .94/100 (\$5,816.94).

Motion carried.

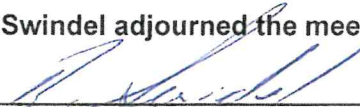
Ayes: Albanese, Macon, Meaux, Neal, Root and Swindel.

Noes: None. Absent: Roebuck.

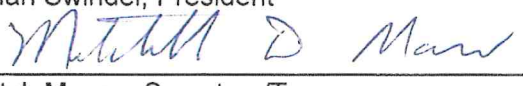
COMMUNICATION

ADJOURN

There being no further business, President Swindel adjourned the meeting at 12:12 pm.



Brian Swindel, President



Mitch Macon, Secretary/Treasurer