

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes June 15, 2016

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 Craig J. Belaire.

QUORUM

Board members present: Craig J. Belaire, Larry Ducharme, Billy Neal, Bert Rogers, Regan Meaux, and Brian Swindel. Absent: Jim McNeill. Others present: Jim Wimberley, NEDC Attorney, Kay DeCuir, NEDC Executive Director and Christinia Herrmann, NEDC Administrative Secretary. Guests present: Chris Duque, Nederland City Manager, Jim Gilley and James Gilley Jr., U.S. Capital Advisors, LLC, Shawn Hanley, Ashley Furniture, and Lorenzo Salinas, Port Arthur News.

INVOCATION AND PLEDGE TO AMERICAN FLAG

Secretary / Treasurer Bert Rogers gave the invocation and Craig J. Belaire led the Pledge.

MINUTES

A motion was made by Bert Rogers and seconded by Regan Meaux to approve the minutes of May 18, 2016.

Motion carried.

Ayes: Belaire, Ducharme, Meaux, Neal, Rogers, and Swindel.

Noes: None. Absent: McNeill

EXECUTIVE SESSION

The regular meeting was recessed at 4:32 p.m. by President Craig J. Belaire 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 potential acquisition, exchange, and/or release of property; or Personnel - Texas Government Code, Chapter 551.074 to discuss Personnel – Executive Director. (Executive Sessions listed on Agenda were switched to accommodate guest presenters.)

RECONVENE

The regular meeting was reconvened by President Belaire at 5:35 p.m. President Belaire 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 551.072 to discuss potential acquisition, exchange, and/or release of property; or Personnel- Texas Government Code, Chapter 551.074 to discuss Personnel – Executive Director.

May 18, 2016 June 15, 2016

President Belaire announced the following action is needed on Texas Government Code Chapter 551.071 to discuss litigation and/or legal advice

A motion was made by Larry Ducharme and seconded by Bert Rogers to move forward with Mr. Gilley of U. S. Capital, LLC to approach the bond issuance for Sales Tax Revenue in the vicinity of approximately two million dollars (\$2,000,000.00) as stated in Resolution NO. 2016-08.

Motion carried

Abstained: Belaire

Ayes: Ducharme, Neal, Rogers, and Swindel.

Noes: Meaux **Absent:** McNeill

EXECUTIVE SESSION

The regular meeting was recessed at 5:36 p.m. by President Craig J. Belaire 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, or Chapter 551.072 to discuss potential acquisition, exchange, and/or release of property. (Executive Sessions listed on Agenda were switched to accommodate guest presenters.)

RECONVENE

The regular meeting was reconvened by President Belaire at 6:06 p.m. President Belaire announced no action was needed on Texas Government Code Chapter 551.071 to discuss litigation and/or legal advice; or Texas Government Code, Chapter 551.072 to discuss potential acquisition, exchange, and/or release of property.

President Belaire 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 Regan Meaux and seconded by Bert Rogers to approve the expenditure of funds, not to exceed seventy-five thousand dollars and no/100 (\$75,000.00) with a payback of 1.4 years for Ashley Furniture to be located in the Heritage Town Center on Hwy 365, between Howell Furniture and Ritter's in Nederland, Texas.

Motion carried.

Ayes: Belaire, Ducharme, Meaux, Neal, Rogers and Swindel

Noes: None **Absent:** McNeill

A motion was made by Larry Ducharme and seconded by Regan Meaux to approve the expenditure of funds, not to exceed one hundred fifty thousand dollars and no/100 (\$150,000.00) with a payback of 2.1 years for Columbine Properties, LLC to be located in Nederland, Texas.

Motion carried.

Ayes: Belaire, Ducharme, Meaux, Neal, Rogers and Swindel

Noes: None **Absent:** McNeill

FINANCIALS

Kay Decuir shared the May 2016 Financials and advised we need to receive forty-nine thousand dollars (\$49,000.00) in sales tax revenue over each of the next four months to exceed our budgeted amount.

RESOLUTION 2016-08

Resolution 2016-08 – The Landing Bond Proposal was discussed during Executive Session and approved after reconvening into Regular Session. See motion listed above.

PRIDE PROGRAM

A discussion was held regarding applications for the PRIDE Program.

An application was received from Southern Skylights, for a project consisting of signage at 1118 Boston Avenue in Nederland, TX. They are requesting two hundred seventy dollars and no/100 (\$270.00) for a project totaling five hundred forty dollars and no/100 (\$540.00).

A motion was made by Larry Ducharme and seconded by Regan Meaux to approve the PRIDE Program application for Southern Skylights in the amount not to exceed two hundred seventy dollars and no/100 (\$270.00) for signage at 1118 Boston Avenue in Nederland, Texas.
Motion carried.

Ayes: Belaire, Ducharme, Meaux, Neal, Rogers, and Swindel.

Noes: None. **Absent:** McNeill

An application was received from Maaz Real Estate dba Nederland Professional Building, for a project consisting of extension of parking at 2400 Hwy 365 in Nederland, TX. They are requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling ninety-two thousand one hundred ninety-eight dollars and .25/100 (\$92,198.25).

A motion was made by Bert Rogers and seconded by Billy Neal to approve the PRIDE Program application for Maaz Real Estate dba Nederland Professional Building in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00) for the extension of parking at 2400 Hwy 365 in Nederland, Texas.
Motion carried.

Ayes: Belaire, Ducharme, Meaux, Neal, Rogers, and Swindel.
Noes: None. **Absent:** McNeill

2016 – 2017 BUDGET PROPOSAL

No increase in overall budget from the 2015 – 2016 Budget year due to reallocating funds by line items as indicated by the tracking of expenditures during the current Budget year.

COMMUNICATION

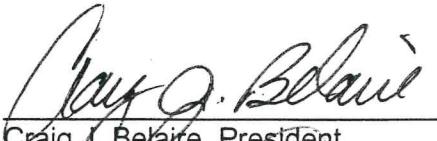
Kay DeCuir informed the Board of the following;

- Three letters of consideration have been submitted for project sites through the Governor's Office for possible location at The Landing
- Working on scheduling an Active Shooters Training Course for our local merchants
- Will be working with the City and Chamber to schedule a Town Hall Meeting and begin working on details for Nederland's Fall Market Day
- NEDC Staff will be attending a retail event in Austin on August 18, 2016
- Kay will attend the Southern Economic Development Corporation's meeting in July
- MDA Lockup Charity Event will begin at 1:00 pm on Wednesday, June 22 if anyone would like to donate "bail" money for Kay
- Chamber's Boots and Bulls Fundraiser will be held on September 8, 2016

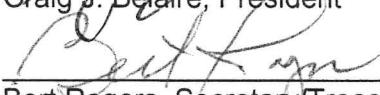
Christinia Herrmann gave an update on the PRIDE Program's funds and Client File Monitoring.

ADJOURN

There being no further business, President Belaire adjourn the meeting at 6:27 pm.



Craig J. Belaire, President



Bert Rogers, Secretary/Treasurer