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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

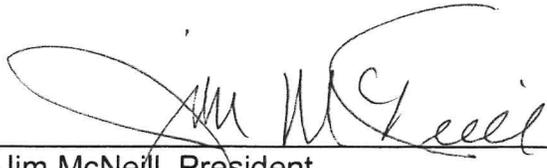
Kay DeCuir presented an overview to the Board outlining the activities of the NEDC office since the last Board meeting. She shared copies of her presentation given to the Nederland City Council, copies of packets handed out at the ICSC Conference, feedback on the Business Continuity Classes, and a Professional 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