

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes March 22, 2023

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:34 p.m. at the Nederland Economic Development Corporation, 1519 Boston Avenue, by President Bret Duplant.

QUORUM

Board members present: Don Albanese, Billy Doornbos, Bret Duplant, Mike Roebuck, Sylvia Root and Anthony Toups.

Attendance by phone: Executive Director Kay DeCuir

Absent: Mitch Macon, NEDC Attorney Jim Wimberley

INVOCATION AND PLEDGE

President Bret Duplant gave the Invocation and led the Pledge

MINUTES

A motion was made by Billy Doornbos and seconded by Anthony Toups to approve the minutes of the February 15, 2023 meeting.

Motion Carried

Ayes: Albanese, Doornbos, Duplant, and Toups

Noes: None.

Abstain: Root and Roebuck

Absent: Macon

MINUTES

A motion was made by Don Albanese and seconded by Sylvia Root to approve the minutes of the March 9, 2023 meeting.

Motion Carried

Ayes: Albanese, Doornbos, Duplant, and Root

Noes: None.

Abstain: Toups and Roebuck

Absent: Macon

EXECUTIVE SESSION

The regular meeting was recessed at 4:36 p.m. by President Duplant for the purpose of conducting an Executive Session of the Nederland Economic Development Corporation, as authorized by the Texas Government Code Chapter 551.087 Deliberations regarding Economic Development Incentives; 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 Duplant at 4:47 p.m. President Duplant announced no action was needed on Texas Government Code, Chapter 551.071-litigation and/or legal advice; nor Texas Government Code Chapter 551.072 to discuss potential acquisition, exchange and/or release of property.

President Duplant announced action was needed on Texas Government Code, Chapter Texas Government Code, Chapter 551.071

A motion was made by Sylvia Root and seconded by Anthony Toups approving the updated Bylaws as presented.

Ayes: Albanese, Doornbos, Duplant, Roebuck, Root and Toups

Noes: none Absent: Macon

COMMUNICATION

Kay DeCuir shared the following with the Board;

- Financials for December 2023
 - i. Financials are strong and we need to watch our reserve accounts for special projects in Downton Revitalization.
 - ii. We will need to have a discussion to bond the Atlanta Avenue Expansion which the architect is ready to submit for sealed bids and/or fund the project with our reserves which will be short.
 - iii. Mike Roebuck mentioned opening a new Money Market Account at Wells Fargo to possibly gain 3-4% interest.
- Kay discussed about the upcoming Workforce Development Conference to be held on March 30-31, 2023 which is part of the grant received from the City of Nederland. The 2-day conference will be held at First Baptist Church Nederland.
- Kay mentioned she will lead a June Market Day to be held on June 10, 2023 from 10-4pm as we usually do in October. The October Market tends to boost the economy in the city and she believes the June Market though it will be hot should help to increase the sales tax revenue. The Boston Avenue stores were requesting another market. Kay sent out emails to all former vendors and the reply was positive. Market booth space was increased by \$10.00 since the Market just completed 7 years with no price increase. Kay will hire NPD to help assist with the entrance and closing of the market. Kay mentioned leaving out the one block that was opposed to the October Market and complained about the market. No commercial will be run for this new event.


ADJOURN

There being no further business, a motion was made by Sylvia Root and seconded by Billy Doornbos to adjourn the meeting at 5:02 pm.

Motion Carried

Ayes: Albanese, Doornbos, Duplant, Roebuck, Root and Toups.

Noes: none Absent: Macon.


Bret Duplant, President


Billy Wayne Doornbos, Vice-President

 (Secretary)

THE NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes

March 9, 2023

The meeting was called to order by President Bret Duplant at 5:03 pm. Board Members in attendance were Bret Duplant, Sylvia Root, Billy Wayne Doornbos and Don Albanese. Others in attendance Kay DeCuir, Executive Director, NEDC Attorney Jim Wimberley and Chris Duque City Manager. Absent were Mitch Macon, Anthony Toups and Mike Roebuck.

Kay DeCuir led the invocation and pledge.

The Board entered into a Closed Executive Session at 5:04 pm in regards to Section 551.087 Deliberations regarding Economic Development Opportunities and Section 551.071, Litigation and/or legal advice, Property Section 551.072 and Discuss acquisition, exchange and/or release of property.

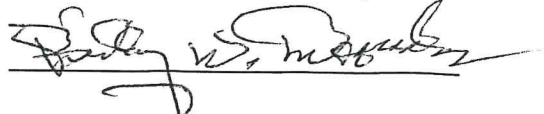
The NEDC Board reconvened into regular session at 5:33 pm. A motion was made as stated below:

Motions: Motion to approve the NEDC entering into a Purchase and Sale Agreement for conveyance of 800 acres more or less currently owned by the City of Nederland to Entergy Transfer Nederland Terminal LLC with the NEDC acting essentially as a conduit for the transfer, all in compliance with Texas Local Govt. Code 253.009, with this approval to include any minor contract document changes approved by NEDC Counsel so long as those changes do not impose liability or cost to NEDC. Motion made by Don Albanese and seconded by Billy Wayne Doornbos. Ayes: All Opposed: None Motion Carried.
Absent: Mitch Macon, Anthony Toups and Mike Roebuck

The Nederland EDC adjourned at 5:44 pm by President Bret Duplant with no further business.



Board President, Bret Duplant



Vice President, Billy Wayne Doornbos