

# **NEDERLAND ECONOMIC DEVELOPMENT CORPORATION**

## **Minutes May 18, 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, Jim McNeill, Billy Neal, Bert Rogers, Regan Meaux, and Brian Swindel. Absent: Larry Ducharme. Others present: Jim Wimberley, NEDC Attorney, Kay DeCuir, NEDC Executive Director and Christinia Herrmann, NEDC Administrative Secretary. Guests present: Chris Duque, Nederland City Manager.

### **INVOCATION AND PLEDGE TO AMERICAN FLAG**

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

### **MINUTES**

A motion was made by Billy Neal and seconded by Bert Rogers to approve the minutes of April 20, 2016.

Motion carried.

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

Noes: None. Absent: Ducharme

### **EXECUTIVE SESSION**

The regular meeting was recessed at 4:31 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.

### **RECONVENE**

The regular meeting was reconvened by President Belaire at 4:58 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; 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 551.071 to discuss litigation and/or legal advice

**A motion was made by Bert Rogers and seconded by Regan Meaux to authorize the spending of up to twenty thousand dollars (\$20,000.00) for a Traffic and Hydraulic Study required by Texas Department of Transportation for our request for an ingress/egress at The Landing development.**

**Motion carried**

**Ayes: Belaire, McNeill, Meaux, Neal, Rogers, and Swindel.**

**Noes: None. Absent: Ducharme**

### **FINANCIALS**

Kay Decuir shared the April 2016 Financials. She pointed out the tax revenue was at approximate seventy-nine thousand dollars (\$79,000.00) and the EDC bank account had increased by forty thousand dollars (\$40,000.00) due the transfer of funds from our two Certificate of Deposits to the NEDC bank account.

Craig Belaire inquired about the utility expenses for current location over the past year. Christinia Herrmann shared that the utility cost were very reasonable and that the highest electric bill received was approximate one hundred fifty-eight dollars (\$158.00).

### **PRIDE PROGRAM**

A discussion was held regarding applications for the PRIDE Program.

An application was received from Mack McPhatter Real Estate Group, for a project consisting of signage, stone work, painting and signage located at 412 Nederland Avenue in Nederland, TX. They are requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling fifty thousand dollars and no/100 (\$50,000.00).

**A motion was made by Regan Meaux and seconded by Billy Neal to approve the PRIDE Program application for Mack McPhatter Real Estate Group in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00) for signage, stone work, painting and landscaping at 412 Nederland Avenue in Nederland, Texas.**

**Motion carried.**

**Ayes: Belaire, McNeill, Meaux, Neal, Rogers, and Swindel.**

**Noes: None. Absent: Ducharme**

A request was received from Company D Dance Academy, located at 343 N. Twin City Highway in Nederland, TX, to rescind the PRIDE Award granted to them in April 2016 so that they may request a PRIDE Award for another business, James Hall (an event center).

**A motion was made by Bert Rogers and seconded by Billy Neal to rescind the PRIDE Award granted to Company D Dance Academy on April 20, 2016 in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00) for signage, float/slurry brick, paint and seal wood and clear coat tin roof at 343 N. Twin City Highway in Nederland, Texas.**

**Motion carried.**

**Ayes: Belaire, McNeill, Meaux, Neal, Rogers, and Swindel.**

**Noes: None. Absent: Ducharme**

An application was received from a business, James Hall located at 343 N. Twin City Highway in Nederland, TX. They are requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling thirty-nine thousand three hundred sixty-six dollars and no/100 (\$39,366.00) which consists of signage, float/slurry brick, paint and seal wood and clear coat tin roof.



A motion was made by Bert Rogers and seconded by Billy Neal to approve the PRIDE Program application for Company D Dance Academy in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00) for stone/stucco work, awning, paint, seal wood and clear coat tin roof at 343 N. Twin City Highway in Nederland, Texas.

Motion carried.

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

Noes: None. Absent: Ducharme

### COMMUNICATION

Kay DeCuir informed the Board that the June Meeting Agenda would include 1.) Proposed 2016 – 2017 Budget (to be voted on at July meeting); 2.) Financing of The Landing project (Bond or Use current funds) and 3.) Personnel – Director's Annual Performance and Salary Review

Kay shared that the Nederland Spring Market was a success and out of the forty two vendors who signed up to participate, only five did not actual participate and only one store closed for the day. We received kudos, from vendors, merchants and shoppers on the EDC & Nederland Spring Market FaceBook pages. We also received questions asking how often we would be having Market Days so they could make plans to participate.

Kay gave the following updates;

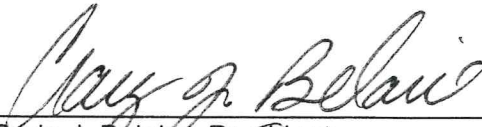
- We have a business moving back to Boston from Nederland Avenue and only two remaining spaces for lease on Boston
- Completion of the gray cinder block building on the corner of Nederland Avenue and 25<sup>th</sup> Street has stalled as Mr. Khan's father passed away a few weeks ago. The prospective tenant is still hoping to have Mr. Khan move forward with completion. If not soon, prospective tenant will look elsewhere for a building.
- Tri-City Ventures LLC, the new Retail Center on Hwy 69 is ready for leasing
- Meeting next week with Glow Investment – would like a Board Member to attend

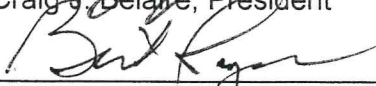
Jim McNeill asked if any additional information was available regarding the possible bonding of The Landing Project. Kay explained that she had not requested further information as fees would begin once the Bonding Company moves forward with calculations and would wait until Board made a decision to proceed with bonding the project

Jim Wimberley advised that he was working to update the NEDC By-Laws as there have been numerous changes in law in regards to email, telephone conference calling and the allowance of internet use during meetings. He will present them to the Board for approval upon completion of updates.

### ADJOURN

There being no further business, a motion was made by Bert Rogers and seconded by Billy Neal to adjourn the meeting at 5:22 pm.

  
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Craig J. Belaire, President

  
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Bert Rogers, Secretary/Treasurer