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NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes November 18, 2015

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 and Bert Rogers. Absent: Jim McNeill, Regan Meaux and Brian Swindel. Others present: Jim Wimberley, NEDC Attorney, Kay DeCuir, NEDC Executive Director and Christinia Herrmann, NEDC Administrative Secretary. Guests present: Chris Duque, Nederland City Manager, Hai T. Tran and Tomas Hoang of Tri-City Ventures, LLC.

INVOCATION AND PLEDGE TO AMERICAN FLAG

Secretary / Treasurer Bert Rogers gave the invocation and Vice President Larry Ducharme led the Pledge.

MINUTES

A motion was made by Larry Ducharme and seconded by Bert Rogers to approve the minutes of October 14, 2015.

Motion carried.

Ayes: Craig J. Belaire, Larry Ducharme, Billy Neal and Bert Rogers.

Noes: None. Absent: Jim McNeill, Regan Meaux and Brian Swindel

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;

RECONVENE

The regular meeting was reconvened by President Belaire at 4:53 p.m. 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 Larry Ducharme and seconded by Billy Neal to approve the expenditure of funds on an incentive contract basis, not to exceed twenty-five thousand and no/100 (\$25,000.00) dollars for Tri-City Ventures, LLC, related to the construction of a new retail center located at 401 South Memorial Hwy. in Nederland, Texas, all pending

review and parameters set by legal counsel and execution of an appropriate incentive contract.

Motion carried.

Ayes: Craig J. Belaire, Larry Ducharme, Billy Neal and Bert Rogers.

Noes: None. **Absent:** Jim McNeill, Regan Meaux and Brian Swindel

EXECUTIVE SESSION

The regular meeting was recessed at 4:55 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; or Texas Government Code, Chapter 551.072 discuss potential acquisition, exchange, and/or release of property.

RECONVENE

The regular meeting was reconvened by President Belaire at 5:11 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;

President Belaire announced the following actions are needed on Texas Government Code Chapter 551.071 to discuss litigation and/or legal advice; or Texas Government Code, Chapter 551.072 discuss potential acquisition, exchange, and/or release of property.

A motion was made by Larry Ducharme and seconded by Billy Neal to authorize the EDC Director and legal counsel to begin negotiations for final forms of Letters of Intent with both (i) the prospective tenants for the Landing Project and (ii) Jefferson County and the Airport for development of the Landing Project and the infrastructure associated with same, with said negotiations by the EDC Director and EDC Attorney being subject to (a) final approval by the EDC Board of Directors prior to any final binding commitment requiring expenditure of EDC funds for construction of Landing Project related infrastructure improvements and (b) approval by the City of Nederland as to the specifications for construction of said infrastructure improvements.

FINANCIAL REPORTS

Director Kay DeCuir announced the Financial Reports were not available due to year-end close out and that they should be available in January.

PRIDE PROGRAM

A discussion was held regarding applications for the PRIDE Program.

An application was received from a business, Tri-City Ventures, LLC at 401 South Memorial Highway in Nederland, TX. They are requesting ten thousand and no/100 (\$10,000.00) dollars for a project totaling over one million and no/100 (\$1,000,000.00) dollars.

A motion was made by Larry Ducharme and seconded by Bert Rogers to approve the PRIDE Program application for Tri-City Ventures, LLC in the amount not to exceed ten thousand and no/100 (\$10,000.00) dollars for landscaping, signage, parking lot, and exterior façade at 401 South Memorial Highway in Nederland, Texas.

Motion carried.

Ayes: Craig J. Belaire, Larry Ducharme, Billy Neal and Bert Rogers.

Noes: None. **Absent:** Jim McNeill, Regan Meaux and Brian Swindel

An application was received from Cureton and Sons for a project consisting of signage located at 106 North 18th Street in Nederland, TX. They are requesting one thousand nine hundred twenty-three and 64/100 (\$1,923.64) dollars for a project totaling three thousand eight hundred forty-seven and 27/100 (\$3,847.27) dollars.

A motion was made by Bert Rogers and seconded by Larry Ducharme to approve the PRIDE Program application for Cureton and Sons in the amount not to exceed one thousand nine hundred twenty-three and 64/100 (\$1,923.64) dollars for signage at 106 North 18th Street in Nederland, Texas.

Motion carried.

Ayes: Craig J. Belaire, Larry Ducharme, Billy Neal and Bert Rogers.

Noes: None. Absent: Jim McNeill, Regan Meaux and Brian Swindel

COMMUNICATION

Kay DeCuir informed the Board that our "Shop Nederland" billboard was getting noticed in Liberty, Texas as the Nederland Chamber has received several inquiries regarding our billboard at this location. She also updated them on the "Light Up Nederland" contest and encouraged them to share with their neighbors.

Kay also informed the Board that the EDC was sponsoring a table at the Southeast Texas Regional Economic Development Foundation's "Economic Forecast Breakfast 2016" at 7:30 a.m. on January 12, 2016 at The Event Centre' in Beaumont, TX and encouraged them to attend. We have fourteen (14) available seats and at our December meeting we will need to know who plans to attend this Forecast Breakfast.

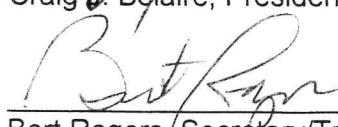
EDC Counsel Jim Wimberley advised Golden Pass currently has an initiative to prescreen local businesses for their upcoming liquefied natural gas (LNG) export project. The deadline for submission is December 15, 2016 and he requested we share information with our local businesses.

ADJOURN

There being no further business, a motion was made by Bert Rogers and seconded by Larry Ducharme to adjourn meeting. President Belaire adjourned the meeting at 5:34 pm.



Craig J. Belaire, President



Bert Rogers, Secretary/Treasurer