

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

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**Minutes**  
**October 23, 2013**

**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 Jimmy McNeill.

**QUORUM**

Board members present: Don Albanese, Craig Belaire, Larry Ducharme, Jim McNeill, Regan Meaux and Bert Rogers. Tardy: Randy Sonnier. Absent: None. Others present: Jim Wimberley, NEDC Attorney, Kay DeCuir NEDC Executive Director and Marlinda Odom, NEDC Secretary. Guest present: Chris Duque, Nederland City Manager.

**MINUTES**

**A motion was made by Craig Belaire and seconded by Don Albanese to approve the minutes of September 18, 2013.**

**Motion carried.**

**Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux and Rogers.**

**Noes: None. Absent: Sonnier.**

**NEW BOARD MEMBER**

NEDC Board President, Jimmy McNeill introduced Regan Meaux as the new NEDC member to replace retiring board member Stuart Kieschnick and Bert Rogers as a new NEDC member to replace resigning board member Talmadge Austin.

**PUBLIC HEARING**

The regular meeting was recessed at 4:33 p.m. by Jimmy McNeill for the purpose of conducting a public hearing regarding the potential expenditure of funds for economic development for a new restaurant, Jungle Bar and Grill to be located at 2095 Highway 69 North, Nederland, Texas.

Kay DeCuir reported that this restaurant would occupy the building that was previously Sanderson's Bar and Grill. She stated the IAC Committee had met and recommends an incentive of fifty thousand dollars and no/100 (\$50,000.00) with a 1.2 year payback.

**A motion was made by Larry Ducharme and seconded by Randy Sonnier to approve the expenditure of funds, not to exceed fifty thousand dollars and no/100 (\$50,000.00) with a 1.2 year payback for the new restaurant Jungle Bar and Grill to be located at 2095 Highway 69 North, Nederland, Texas contingent upon the proper financial statements released and projected numbers met through the recovery period.**

**Motion carried.**

**Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.**

**Noes: None. Absent: None.**

### **PRIDE PROGRAM**

A discussion was held regarding applications for the PRIDE Program.

An application was received from Southern Chique for a project which consists of painting, lights and signage located at 1204 Boston Avenue in Nederland, Texas. They are requesting one thousand eight hundred forty four dollars and 60/100 (1,844.60) for a project totaling three thousand six hundred eighty nine dollars and 20/100 (\$3,689.20).

**A motion was made by Larry Ducharme and seconded by Bert Rogers to approve the PRIDE Program application for Southern Chique in the amount not to exceed one thousand eight hundred forty four dollars and 60/100 (1,844.60) for painting, lights and signage at 1204 Boston Avenue in Nederland, Texas.**

**Motion carried.**

**Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.**

**Noes: None. Absent: None.**

An application was received from Regency Real Estate for a project which consists of a sign, located at 3508 Canal Avenue in Nederland, Texas. They are requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling twenty three thousand six hundred sixty two dollars and 60/100 (\$23,662.60).

**A motion was made by Bert Rogers and seconded by Don Albanese to approve the PRIDE Program application for Regency Real Estate in the amount of ten thousand dollars and no/100 (\$10,000.00) for a sign located at 3508 Canal Avenue in Nederland, Texas.**

**Motion carried.**

**Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.**

**Noes: None. Absent: None.**

An application was received from The UPS Store for a project which consists of a sign located at 3318 Highway 365 in Nederland, Texas. They are requesting five thousand three hundred twenty five dollars and 93/100 (\$5,263.93) for a project totaling ten thousand six hundred fifty one dollars and 86/100 (\$10,651.86).

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**A motion was made by Don Albanese and seconded by Larry Ducharme to approve the PRIDE Program application for The UPS Store in the amount of five thousand three hundred twenty five dollars and 93/100 (\$5,263.93) for a sign located 3318 Highway 365 in Nederland, Texas.**

**Motion carried.**

**Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.**

**Noes: None. Absent: None**

An application was received from Taco Rey for a project which consists of a sign located at 1505 Nederland Avenue in Nederland, Texas. They are requesting five thousand two hundred sixty three dollars and 10/100 (\$5,263.00) for a project totaling ten thousand five hundred twenty six dollars and no/100 (\$10,526.00).

**A motion was made by Craig Belaire and seconded by Reagan Meaux to approve the PRIDE Program application for Taco Rey in the amount of five thousand two hundred sixty three dollars and 10/100 (\$5,263.00) for a sign located at 1505 Nederland Avenue, in Nederland, Texas.**

**Motion carried.**

**Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.**

**Noes: None. Absent: None Nederland, Texas.**

An application was received from Remax First for a project which consists of a sign located at 3720 Nederland Avenue in Nederland, Texas. They are requesting six thousand four hundred forty dollars and 88/100 (\$6,440.88) for a project totaling twelve thousand eight hundred eighty one dollars and 75/100 (\$12,881.75)

**A motion was made by Don Albanese and seconded by Bert Rogers to approve the PRIDE Program application for Remax First in the amount of six thousand four hundred forty dollars and 88/100 (\$6,440.88) for a sign located at 3720 Nederland Avenue, in Nederland, Texas.**

**Motion carried.**

**Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.**

**Noes: None. Absent: None.**

An application was received from Care Free Formal Wear for a project which consists of signage located at 3105 Nederland Avenue in Nederland, Texas. They are requesting nine hundred forty nine dollars and 53/100 (\$949.53) for a project totaling one thousand eight hundred ninety nine dollars and 05/100 (\$1,899.05).

**A motion was made by Don Albanese and seconded by Larry Ducharme to approve the PRIDE Program application for Care Free Formal Wear in the amount of nine hundred forty nine dollars and 53/100 (\$949.53) for signage located at 3105 Nederland Avenue, in Nederland, Texas.**

**Motion carried.**

**Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.**

**Noes: None. Absent: None.**

An application was received from Guardian Force Security for a project which consists of new building façade located at 1204 North Highway 69 in Nederland, Texas. They are requesting nine thousand two hundred ninety three dollars and 37/100 (\$9,293.37) for a project totaling eighteen thousand five hundred eighty six dollars and 73/100 (\$18,586.73).

**A motion was made by Larry Ducharme and seconded by Don Albanese to approve the PRIDE Program application for Guardian Force Security in the amount of nine thousand two hundred ninety three dollars and 37/100 (\$9,293.37) for a new building façade located at 1204 North Highway 69, in Nederland, Texas.**

**Motion carried.**

**Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.**

**Noes: None. Absent: None.**

An application was received from Shaila International Inc. for a project which consists of a sign located at 2223 Nederland Avenue in Nederland, Texas. They are requesting five thousand nine hundred twenty dollars and no/100 (\$5,920.00) for a project totaling eleven thousand eight hundred forty dollars and no/100 (\$11,840.00).

**A motion was made by Randy Sonnier and seconded by Don Albanese to approve the PRIDE Program application for Shaila International Inc. in the amount of five thousand nine hundred twenty dollars and no/100 (\$5,920.00) for a sign located at 2223 Nederland Avenue in Nederland, Texas.**

**Motion carried.**

**Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.**

**Noes: None. Absent: None.**

An application was received from A. O. I. Inc. for a project which consists of additional concrete parking located at 1120 Highway 69 North in Nederland, Texas. They are requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling twenty three thousand two hundred fifty four dollars and 27/100 (\$23, 254.27).

**A motion was made by Randy Sonnier and seconded by Bert Rogers to approve the PRIDE Program application for A. O. I. Inc. in the amount of ten thousand dollars and no/100 (\$10,000.00) for additional concrete parking located at 1120 Highway 69 North in Nederland, Texas.**

**Motion carried.**

**Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.**

**Noes: None. Absent: None.**

## **FINANCIAL REPORTS**

Due to the end of the year audit there were no financials available.

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### **EXECUTIVE SESSION**

The regular meeting was recessed at 5:00 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 5:05 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; Texas Government Code Chapter 551.071 to discuss litigation and/or legal advise; and Texas Government Code, Chapter 551.072 discuss potential acquisition, exchange, and/or release of property.

**A motion was made by Randy Sonnier and seconded by Craig Belaire to amend the minutes from the September 18, 2013 to reflect that Randy Sonnier voted no to accept proposal presented by Albanese Cormier Holdings for the 3.9 acres adjacent to Sterling Ridge for a housing development. Randy Sonnier was late to the meeting and therefore not present at the time the minutes were voted on.**

**Motion carried.**

**Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.**

**Noes: None. Absent: None.**

### **COMMUNICATION**

Kay DeCuir presented the Board with a written Executive Director's Report with each item detailing activities of the NEDC office since the last Board meeting.

### **ADJOURN**

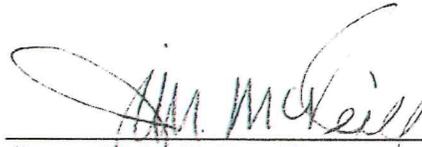
**There being no further business, a motion was made by Randy Sonnier and seconded by Larry Ducharme that the meeting be adjourned at 5:20 p.m.**

**Motion carried.**

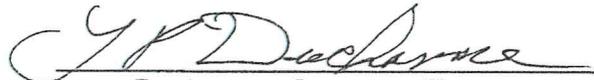
**Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux, Rogers and Sonnier.**

**Noes: None. Absent: None.**

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Jimmy McNeill, President



Larry Ducharme, Secretary/Treasurer