

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes January 21, 2026

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:30 p.m. at the Nederland Economic Development Corporation, 1519 Boston Avenue, by President Anthony Toups.

QUORUM

Board members present: Anthony Toups, Stephen Hemelt, Billy Neal, Mitch Macon, Kasey Taylor, Bret Duplant, and Jeff Darby.

Others present: Kay DeCuir Nederland EDC Executive Director, Maggie Guillot, Nederland EDC Admin. Asst., Jim Wimberley, Nederland EDC Attorney, and 10 community members.

Absent: None.

INVOCATION AND PLEDGE

Anthony Toups gave the Invocation and led the Pledge.

MINUTES

A motion was made by Mitch Macon and seconded by Stephen Hemelt to approve the minutes of the December 17, 2025 meeting.

Motion Carried

Ayes: Anthony Toups, Billy Neal, Mitch Macon, Kasey Taylor, Stephen Hemelt.

Absent: None.

Abstain: Jeff Darby and Bret Duplant.

Noes: None.

EXECUTIVE SESSION

The regular meeting was recessed at 4:34 p.m. 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; Texas Government Code Chapter 551.072 to discuss acquisition, exchange and/or release of property.

RECONVENE

The regular meeting was reconvened by President Anthony Toups at 5:28 p.m. announced no action was needed on Texas Government Code Chapter 551.087 Deliberations regarding Economic Development Incentives; no action was needed for Texas Government Code Chapter 551.071 to discuss litigation and/or legal advice; no action was needed for Texas Government Code Chapter 551.072 to discuss acquisition, exchange and/or release of property.

OPEN FORUM

Brian Bayard:

- asked about the Public Information Request Act he requested January 7, 2026 and the cost the NEDC is charging him, which was calculated by the Texas Attorney General. Mrs. DeCuir answered all of the questions and reviewed the timeline of the request with him. Attorney, Jim Wimberley also explained policies and procedures by the state and how the NEDC upholds those same policies and procedures.
- Mr. Bayard also mentioned if the NEDC had all of the Minutes on the NEDC website like other cities, he would not have to request a Public Information Request Act. Mrs. DeCuir, as well as Mayor Darby, replied all Agendas and Minutes from 2013-2025 are now online.

Todd Perkins:

- asked if we were a 501(c)(3). The Director replied yes, we are a 501(c)(3).
- Mr. Perkins asked about Kay DeCuir selling a house to someone through her real estate agency years after the NEDC awarded that person's business a PRIDE Incentive. Mr. Perkins asked the Board if they had a conflict with Kay selling a house. The Board replied that there was no conflict.
- Mr. Perkins asked if Cheryl Dowden is getting a paycheck from the NEDC, which she is because she is a part-time employee.
- Mr. Perkins asked why the NEDC doesn't have to get 3 bids on every project like insurance, which the NEDC does get 3 bids when necessary, but it is not legally required by law. We are not a city, we are a 501(c)(3).
- Mr. Perkins asked about the Forensic Audit, which Mayor Darby replied should be completed the end of this month.

Jackie Toups:

- asked about why the NEDC Board members have not memorized the Bylaws.
- Mrs. Toups mentioned that more people need to attend our meetings.

PRIDE

A motion was made by Bret Duplant and seconded by Stephen Hemelt to approve a PRIDE Program in the amount of \$371.50 (three hundred seventy-one dollars 50/00) to Odditeas Bookshoppe to be located at 139 Nederland Avenue, Nederland, TX, 77627 for signage. Total project for signage is \$743.00 (seven hundred forty-three dollars 00/00.)

Motion Carried

Ayes: Anthony Toups, Billy Neal, Mitch Macon, Kasey Taylor, Stephen Hemelt, Bret Duplant, and Jeff Darby.

Absent: None.

Abstain: None.

Noes: None.

A motion was made by Kasey Taylor and seconded by Billy Neal to approve a PRIDE Program in the amount of \$922.69 (nine hundred twenty-two dollars 69/00) to The Alabaster Room to be located at 211 S Memorial Freeway, Nederland, TX, 77627 for awning/signage. Total project for signage is \$1,845.37 (one thousand eight hundred forty-five dollars 37/00.)

Motion Carried

Ayes: Anthony Toups, Billy Neal, Mitch Macon, Kasey Taylor, Stephen Hemelt, Bret Duplant, and Jeff Darby.

Absent: None.

Abstain: None.

Noes: None.

CBA

A motion was made by Stephen Hemelt and seconded by Jeff Darby to postpone the CBA for Wicked Casian to the next meeting, February 18, 2026.

Motion Carried

Ayes: Anthony Toups, Billy Neal, Mitch Macon, Kasey Taylor, Stephen Hemelt, Bret Duplant, and Jeff Darby.

Absent: None.

Abstain: None.

Noes: None.

CITY COUNCIL UPDATE

City Council Update was struck from the Agenda as it was moved to Executive Session.

NEDC STRATEGIC PLAN

The Director reviewed the 2024-2027 Strategic Plan with the Board and provided them with a copy. The plan is currently with the Board pending their feedback.

COMMUNICATION

The Director shared the following with the Board;

- The NEDC and some Board members will be attending the 2026 Economic Forecast Luncheon tomorrow, January 22, 2026.

ADJOURN

There being no further business, a motion was made by Jeff Darby and seconded by Mitch Macon to adjourn the meeting at 6:45 p.m.

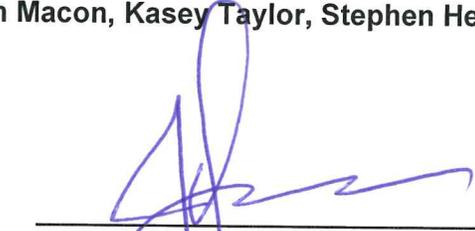
Motion Carried

Ayes: Anthony Toups, Billy Neal, Mitch Macon, Kasey Taylor, Stephen Hemelt, Bret Duplant, and Jeff Darby.

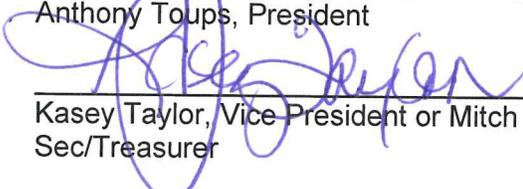
Absent: None.

Abstain: None.

Noes: None.



Anthony Toups, President



Kasey Taylor, Vice President or Mitch Macon,
Sec/Treasurer