

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes November 19, 2025

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, Jeff Darby, Stephen Hemelt, Billy Neal, Bret Duplant, Mitch Macon, Kasey Taylor.

Others present: Kay DeCuir Nederland EDC Executive Director, Maggie Guillot, Nederland EDC Admin. Asst., Jim Wimberley, Nederland EDC Attorney, and 3 community members.

Absent: None.

INVOCATION AND PLEDGE

Anthony Toups gave the Invocation and led the Pledge.

MINUTES

A motion was made by Stephen Hemelt and seconded by Bret Duplant to approve the minutes of the October 15, 2025 meeting.

Motion Carried

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

Absent: None.

Abstain: None.

Noes: None.

A motion was made by Jeff Darby and seconded by Bret Duplant to approve the minutes of the November 5, 2025 Special meeting.

Motion Carried

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

Absent: None.

Abstain: Mitch Macon.

Noes: None.

EXECUTIVE SESSION

The regular meeting was recessed by President Anthony Toups at 4:33 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; Texas Government Code Chapter 551.074 to deliberate the appointment, employment, duties, of an employee.

RECONVENE

The regular meeting was reconvened by President Anthony Toups at 5:22 p.m. announced action was needed on Texas Government Code Chapter 551.087 Deliberations regarding Economic Development Incentives; action was needed for Texas Government Code Chapter 551.071 to discuss litigation and/or legal advice; action was needed for Texas Government Code Chapter 551.072 to discuss acquisition, exchange and/or release of property; no action was needed for Texas Government Code Chapter 551.074 to deliberate the appointment, employment, duties, of an employee.

OPEN FORUM

There were no community members that spoke in Open Forum.

FINANCIALS

The financials were not available for October 2025 due to the 2024-2025 Fiscal Audit taking place.

HIGH DEMAND JOB TRAINING GRANT

A motion was made by Bret Duplant and seconded by Kasey Taylor to approve the High Demand Job Training Grant as presented.

Motion Carried

Ayes: Anthony Toups, Billy Neal, Mitch Macon, Bret Duplant, Kasey Taylor.

Absent: None.

Abstain: Jeff Darby, Stephen Hemelt.

Noes: None.

NEDC CONFLICT OF INTEREST POLICY

A motion was made by Jeff Darby and seconded by Mitch Macon to approve the NEDC Conflict of Interest Policy as presented with the stipulation of first degree of consanguinity or affinity to third degree consanguinity or affinity on all items listed in the Policy.

Motion Carried

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

Absent: None.

Abstain: None.

Noes: None.

OFF BOSTON PROPERTIES-SELLER FINANCING

A motion was made Mitch Macon and seconded by Stephen Hemelt to direct the NEDC Director to move forward with Seller Financing for Off Boston buildings with a 10% minimum down payment and not less than an IRS deemed rate.

Motion Carried

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

Absent: None.

Abstain: None.

Noes: None.

COMMUNICATION

The Director shared the following with the Board;

- There will be a replat for 1111 Boston Avenue. It will be ordered using Access Surveyors LLC.
- Tuesday, November 18, 2025 Kay DeCuir, Maggie Guillot, Bret Duplant, Anthony Toups, Jeff Darby, and other community members of Nederland met up with a group from the Netherlands.
- The NEDC is reserving a table for the 2026 Economic Forecast Luncheon on January 22, 2026.
- The NEDC is reserving a table for the Nederland Chamber of Commerce's Casino Night on April 23, 2026.
- The NEDC is contributing \$500.00 for an ad by the Nederland Chamber of Commerce for the FIFA World Cup in 2026.
- The NEDC staff gave out an address and phone number list of the Board members to our Board members.

- The NEDC has 21 gifts for the 12 Days of Christmas.
- The NEDC office will be closed Thursday, November 27, and Friday, November 28, for the Thanksgiving holiday.
- The Shop Local, Shop Often, Shop Nederland commercial has been aired for a few weeks now.

ADJOURN

There being no further business, a motion was made by Bret Duplant and seconded by Jeff Darby to adjourn the meeting at 5:33 p.m.

Motion Carried

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

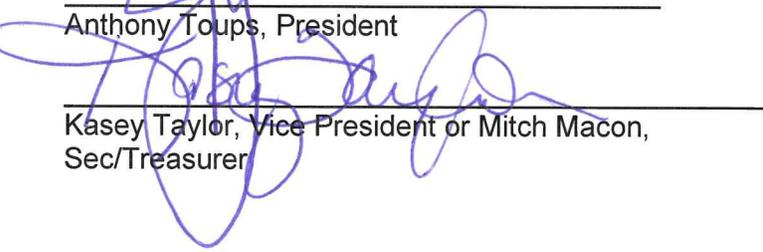
Absent: None.

Abstain: None.

Noes: None.



Anthony Toups, President



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