NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes
July 15, 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.
Others present: Kay DeCuir Nederland EDC Executive Director, Maggie Coleman, Nederland EDC Admin. Asst., Jim Wimberley, Nederland EDC Attorney, Logan Seastrunk, Nederland EDC Summer Intern.
Absent: Bret Duplant and Jeff Darby

INVOCATION AND PLEDGE
Anthony Toups gave the Invocation and led the Pledge.

MINUTES
A motion was made by Mitch Macon and seconded by Billy Neal to approve the minutes of the June 17, 2026 meeting.
Motion Carried
Ayes: Anthony Toups, Billy Neal, Mitch Macon, Kasey Taylor, Stephen Hemelt.
Absent: Bret Duplant and Jeff Darby.
Abstain: None.
Noes: None.

OPEN FORUM
There were no community members that spoke in Open Forum.

EXECUTIVE SESSION
The regular meeting was recessed by President Anthony Toups at 4:32 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 5:12 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; no action was needed for Texas Government Code Chapter 551.072 to discuss acquisition, exchange and/or release of property.

JACK BROOKS REGIONAL AIRPORT
A motion was made by Stephen Hemelt and seconded by Mitch Macon to move forward with the Jack Brooks Regional Airport road in the amount of $2,535,236.00 (two million five hundred thirty-five thousand two hundred thirty-six dollars 00/00.)
Motion Carried
Ayes: Anthony Toups, Billy Neal, Mitch Macon, Kasey Taylor, Stephen Hemelt.
Absent: Bret Duplant and Jeff Darby.
Abstain: None.
Noes: None.

1111 BOSTON AVENUE

A motion was made by Kasey Taylor and seconded by Mitch Macon to approve an incentive for concrete improvements to 1111 Boston parking lot with the purchase of the building and the Board will reimburse the buyer with the amount, not to exceed $50,500.00 (fifty thousand five hundred dollars 00/00.)

Motion Carried
Ayes: Anthony Toups, Billy Neal, Mitch Macon, Kasey Taylor, Stephen Hemelt.
Absent: Bret Duplant and Jeff Darby.
Abstain: None.
Noes: None.

MARKETING CAMPAIGN

A motion was made by Kasey Taylor and seconded by Stephen Hemelt to approve the marketing campaign contract with Rebekah Maxwell with ReStep Marketing in the amount of $24,000.00 (twenty-four thousand dollars 00/00) which is an 8 month contract for $3,000 (three thousand dollars 00/00) per month.

Motion Carried
Ayes: Anthony Toups, Billy Neal, Mitch Macon, Kasey Taylor, Stephen Hemelt.
Absent: Bret Duplant and Jeff Darby.
Abstain: None.
Noes: None.

FINANCIALS

A motion was made by Kasey Taylor and seconded by Stephen Hemelt to approve the financials presented to the Board by Kay DeCuir, Nederland EDC Director.

Motion Carried
Ayes: Anthony Toups, Billy Neal, Mitch Macon, Kasey Taylor, Stephen Hemelt.
Absent: Bret Duplant and Jeff Darby.
Abstain: None.
Noes: None.

BUDGET REVIEW 2026-2027

A motion was made by Mitch Macon and seconded by Stephen Hemelt to approve the 2026-2027 Budget as proposed.

Motion Carried
Ayes: Anthony Toups, Billy Neal, Mitch Macon, Kasey Taylor, Stephen Hemelt.
Absent: Bret Duplant and Jeff Darby.
Abstain: None.
Noes: None.

RESOLUTION

A motion was made by Stephen Hemelt and seconded by Kasey Taylor to approve Resolution 2026-04 Employee Long-Term Disability in the amount of $1,575.84 (one thousand five hundred seventy-five dollars 84/00.)

Motion Carried
Ayes: Anthony Toups, Billy Neal, Mitch Macon, Kasey Taylor, Stephen Hemelt.
Absent: Bret Duplant and Jeff Darby.
Abstain: None.
Noes: None.

COMMUNICATION

The Director shared the following with the Board;

- The Nederland EDC is having an Emergency Management Workshop tomorrow, July 16th from 10:00 am – 12:00 pm at the Nederland High School Cafeteria.
- 2026 Fall Concert Series has almost all of the sponsors we need for the year to pay for all the concerts. All food trucks are booked. Classic Acura is our stage sponsor.
- The Nederland EDC purchased Bulldog banners from the Nederland Chamber of Commerce.
- The Nederland EDC purchased a table from the Nederland Chamber of Commerce for Boots & Bull on September 24, 2026.

ADJOURN

There being no further business, a motion was made by Mitch Macon and seconded by Kasey Taylor to adjourn the meeting at 6:00 p.m.

Motion Carried
Ayes: Anthony Toups, Billy Neal, Mitch Macon, Kasey Taylor, Stephen Hemelt.
Absent: Bret Duplant and Jeff Darby.
Abstain: None.
Noes: None.

Anthony Toups, President

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