

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes August 19, 2026

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:34 p.m. at the Nederland Economic Development Corporation, 1519 Boston Avenue, by President Anthony Touns.

QUORUM

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

Others present: Kay DeCuir, Nederland EDC Executive Director, Jim Wimberley, Nederland EDC Attorney, Cheryl Dowden, Nederland EDC Finance Manager.

Absent: None.

INVOCATION AND PLEDGE

Anthony Touns gave the Invocation and led the Pledge.

MINUTES

A motion was made by Stephen Hemelt and seconded by Kasey Taylor to approve the minutes of the July 15, 2026 meeting.

Motion Carried

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

Absent: None.

Abstain: Bret Duplant and Jeff Darby.

Noes: None.

OPEN FORUM

There were no community members that spoke in Open Forum.

EXECUTIVE SESSION

The regular meeting was recessed by President Anthony Touns at 4:36 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 Touns at 5:09 p.m. announced 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.

PRIDE or CBA

A motion was made by Jeff Darby and seconded by Bret Duplant to approve a PRIDE Incentive to Four Brothers Watch Company, located at 1111 Boston Avenue, in the amount of \$10,000.00 (ten thousand dollars 00/00) for painting of exterior walls, murals, and signage. Total project is \$28,387.50 (twenty-eight thousand three hundred eighty-seven dollars 50/00).

Motion Carried

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

Absent: None.

Abstain: None.

Noes: None.

A motion was made by Jeff Darby and seconded by Mitch Macon to approve a PRIDE Incentive to Anthony Blake Rashall, located at 1111 Boston Avenue, in the amount of \$10,000.00 (ten thousand dollars 00/00) for stucco and concrete of southwest wall, add exterior lighting and paint parking stripes in the new parking lot. Total project is \$23,000.00 (twenty-three thousand dollars 00/00).

Motion Carried

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

Absent: None.

Abstain: None.

Noes: None.

A motion was made by Jeff Darby and seconded by Kasey Taylor to rescind a PRIDE Incentive to Fred Miller's Unique Gifts, located at 2808 Nederland Avenue, in the amount of \$1,299.00 (one thousand two hundred ninety-nine dollars 00/00) for signage. This is due to the entire building being repainted by the landlord, tenant will apply again after the painting has taken place.

Motion Carried

Ayes: Anthony Touns, 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 Jeff Darby to rescind a PRIDE Incentive to HHH&T, located at 3205 Nederland Avenue, in the amount of \$10,000.00 (ten thousand dollars 00/00) for concrete. This is due to a city issue in the permitting department.

Motion Carried

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

Absent: None.

Abstain: None.

Noes: None.

A motion was made by Jeff Darby and seconded by Bret Duplant to rescind a PRIDE Incentive to Odditeas Bookshoppe, located at 139 Nederland Avenue, in the amount of \$371.50 (three hundred seventy-one dollars 50/00) for signage. This is due to tenant not being financially ready.

Motion Carried

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

Absent: None.

Abstain: None.

Noes: None.

FINANCIALS

A motion was made by Jeff Darby and seconded by Mitch Macon to approve the June financials presented to the Board by Cheryl Dowden, Nederland EDC Finance Manager.

Motion Carried

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

Absent: None.

Abstain: None.

Noes: None.

COMMUNICATION

The Director shared the following with the Board;

- The Nederland EDC Director took a class on Flock cameras and passed. Our flock camera should be installed shortly.
- We have requested the street closures for the Fall Market and Concert Series, which will be on the City of Nederland's Agenda for August 24, 2026.
- July 16, 2026, we hosted our Emergency Management Workshop and it had a good turnout.

ADJOURN

There being no further business, a motion was made by Jeff Darby and seconded by Kasey Taylor to adjourn the meeting at 5:25 p.m.

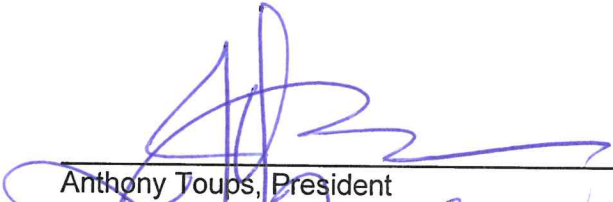
Motion Carried

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

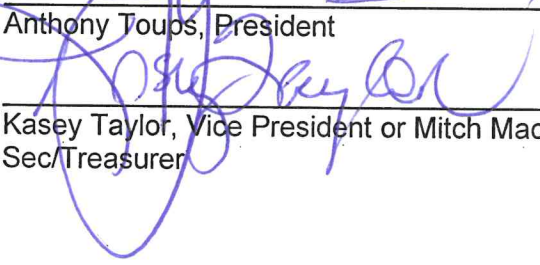
Absent: None.

Abstain: None.

Noes: None.



Anthony Touns, President



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