

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes September 16, 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, Kasey Taylor, Bret Duplant, and Jeff Darby.

Others present: Kay DeCuir, Nederland EDC Executive Director, Maggie Coleman, Nederland EDC Administrative Assistant, Jim Wimberley, Nederland EDC Attorney, and Cheryl Dowden, Nederland EDC Finance Manager, Jimmy Harrison, Higginbotham Insurance and one community member.

Absent: Mitch Macon.

INVOCATION AND PLEDGE

Anthony Toups gave the Invocation and led the Pledge.

MINUTES

A motion was made by Jeff Darby and seconded by Billy Neal to approve the minutes of the August 19, 2026 meeting.

Motion Carried

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

Absent: Mitch Macon.

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 4:37 p.m. announced no action 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.

FINANCIALS

A motion was made by Jeff Darby and seconded by Kasey Taylor to approve the July financials presented to the Board by Cheryl Dowden, Nederland EDC Finance Manager.

Motion Carried

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

Absent: Mitch Macon.

Abstain: None.

Noes: None.

INSURANCE POLICY RENEWALS – PROPERTY AND OFFICERS

A motion was made by Jeff Darby and seconded by Bret Duplant to approve the 2026-2027 General Liability and Property Coverage with Higginbotham Insurance in the amount of \$38,975.02 (thirty-eight thousand nine hundred seventy-five dollars 02/00). This is a savings of \$7,642.30 (seven thousand six hundred forty-two dollars 30/00) from the 2025-2026 fiscal year.

Motion Carried

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

Absent: Mitch Macon.

Abstain: None.

Noes: None.

A motion was made by Jeff Darby and seconded by Stephen Hemelt to approve the 2026-2027 Builders Owners Package and Excess Liability in the amount of \$2,939.00 (two thousand nine hundred thirty-nine dollars 00/00). This is a \$17.00 (seventeen dollars 00/00) increase over the premium in 2025-2026 fiscal year.

Motion Carried

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

Absent: Mitch Macon.

Abstain: None.

Noes: None.

COMMUNICATION

The Director shared the following with the Board;

- Fall Market is going well. Vendors are signing up a bit slower than usual so we will push the commercial more on social media.
- Fall concerts are also going well and we have verified the stage and food trucks.
- Mrs. DeCuir asked the Board to notify her if they will be attending Boots N Bull next Thursday, September 24, 2026.

ADJOURN

There being no further business, a motion was made by Bret Duplant and seconded by Jeff Darby to adjourn the meeting at 4:46 p.m.

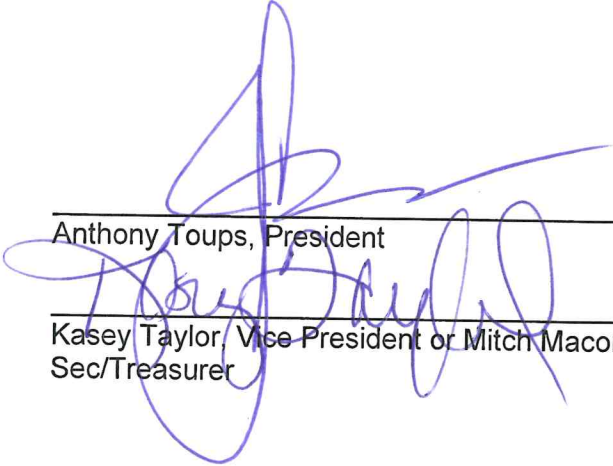
Motion Carried

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

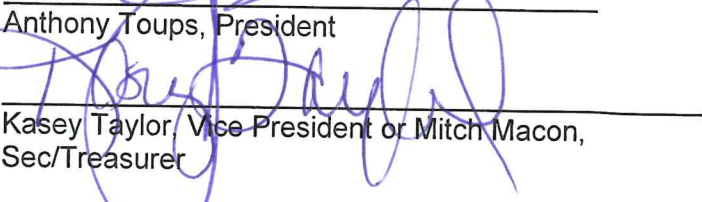
Absent: Mitch Macon.

Abstain: None.

Noes: None.



Anthony Touns, President



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