

# NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

## Minutes October 27, 2010

### MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:35 p.m. at the Nederland Economic Development Corporation Office, 1903 Atlanta Avenue, by President Stuart Kieschnick.

### QUORUM

Board members present: Larry Ducharme, Stuart Kieschnick, Jim McNeill and Randy Sonnier. Absent: Don Albanese, Bert Rogers and Erik Shaw. Others present: Jim Wimberley, NEDC Attorney; Tracie Killian, Executive Director and Marlinda Eastberg, Secretary, NEDC.

### MINUTES

**A motion was made by Randy Sonnier and seconded by Larry Ducharme to approve the minutes of September 22, 2010. Motion carried.**

**Ayes:** Ducharme, Kieschnick, McNeill and Sonnier

**Noes:** None. **Absent:** Albanese, Rogers and Shaw

### SALES TAX REVENUE BONDS

Mrs. Killian presented the board with a resolution to approve redemption of outstanding series 2001 sales tax revenue bonds. This resolution allows the NEDC to redeem the bonds prior to maturity on December 1, 2010.

**A motion was made by Randy Sonnier and seconded by Jim McNeill to approve the resolution attached hereto, to approve redemption of outstanding series 2001 sales tax revenue bonds.**

**Motion carried.**

**Ayes:** Ducharme, Kieschnick, McNeill and Sonnier

**Noes:** None. **Absent:** Albanese, Rogers and Shaw

### POSTPONE ITEMS 4 THROUGH 6

President Stuart Kieschnick announced that Items 4 through 6 will be postponed until after Executive Session.

### **EXECUTIVE SESSION**

The regular meeting was recessed at 4:45 p.m. by President Stuart Kieschnick for the purpose of conducting an Executive Session as authorized by the Texas Government Code, Chapter 551.087, to discuss the offer of an incentive to a business prospect; Texas Government Code, Chapter 551.071 to discuss litigation and/or legal advise; Texas Government Code, Chapter 551.072, to discuss acquisition, exchange, and/or release of property.

### **RECONVENE**

The regular meeting was reconvened by President Stuart Kieschnick at 5:29 p.m. President Stuart Kieschnick announced no action is needed on Texas Government Code, Chapter 551.087, to discuss and/or deliberate concerning financial and/or commercial information received from potential business prospects regarding potential economic development incentive, Texas Government Code, Chapter 551.071 to discuss litigation and/or legal advice, and Texas Government Code, Chapter 551.072, to discuss acquisition, exchange, and/or release of property.

President Stuart Kieschnick announced that we will return to Agenda Items 4 through 6 for discussion.

### **PRIDE PROGRAM**

A discussion was held regarding applications for the PRIDE Program.

Albanese Real Estate Investments, LTD has requested ten thousand dollars and no/100 (\$10,000.00) for a project totaling two hundred fifteen dollars two hundred and five dollars and no/100 (\$215,205.00) to update the façade and paint of the Mid County Shopping Center located at 1007 Nederland Avenue.

**A motion was made by Randy Sonnier and seconded by Jim McNeill to reject the PRIDE Program application from Albanese Real Estate Investments, LTD.**

**Motion carried.**

**Ayes:** Kieschnick, McNeill and Sonnier

**Noes:** Ducharme. **Absent:** Albanese, Rogers and Shaw.

Unique Plaza is requesting seven thousand one hundred twenty three dollars and 50/100 (\$7123.50) for a project totaling fourteen thousand two hundred forty seven dollars and no/100 (\$14,247.00). The project will consist of culverts and drainage boxes to fill in the open ditches across the front of the strip center

located at 3123 Nederland Avenue and new concrete will be poured to create additional parking spaces. Since this project involves drainage Ms. Killian took the proposal to Steve Hamilton, City of Nederland Public Works Directors for his review and approval. The addition of this parking benefits all three businesses in the strip center.

**A motion was made by Larry Ducharme and seconded by Randy Sonnier to approve the application for Unique Plaza in the amount not to exceed seven thousand one hundred twenty three dollars and 50/100 (\$7,123.50) for parking lot improvements.**

**Motion carried.**

**Ayes:** Ducharme, Kieschnick, McNeill and Sonnier

**Noes:** None. **Absent:** Albanese, Rogers and Shaw

Cardenas Foods, LLC has requested ten thousand dollars and no/100 (\$10,000.00) for a project totaling thirty five thousand six hundred dollars and no/100 (\$35,600.00). This project includes eighteen thousand three hundred and twenty five dollars (\$18,325.00) for stucco on the building, ten thousand eight hundred and twenty five dollars and no/100 (\$10,825.00) for a new pylon sign and seven thousand five hundred dollars and no/100 (\$7,500.00) for parking lot overlay and striping. This will be a new Mexican food restaurant located at 3720 Avenue E.

**A motion was made by Randy Sonnier and seconded by Larry Ducharme to approve the application for Cardenas Foods, LLC. in the amount not to exceed seven thousand five hundred dollars and no/100 (\$7,500.00) for the completion of the parking lot overlay and striping.**

**Motion carried.**

**Ayes:** Ducharme, McNeill and Sonnier

**Noes:** Kieschnick, **Absent:** Albanese, Rogers and Shaw

## **REQUEST**

Mrs. Killian reported that the business owners on Boston Avenue have requested electrical outlets be installed in the alleyway on Boston Avenue for their Third Thursday activities. A bid has been received from Miller Electric in the amount of four hundred thirty two dollars and no/100 (\$432.00). The box will be lockable and The City of Nederland would have possession of the key. Mrs. Killian stated that she had spoke with Chris Duque, Nederland City Manager, and he had said if the NEDC would pay for the installation of these electrical outlets that the City of Nederland would pay for the monthly cost for the use of electricity.

### **COMMUNICATION**

Mrs. Killian presented the Board with a written Executive Director's Report with each item detailing activities of the NEDC office since the last board meeting.

Mrs. Killian made the following announcements:

1. Nederland Knights of Columbus City Appreciation Dinner would be held on Tuesday, November 9, 2010 at the K of C Hall on Hardy Street in Nederland.
2. Retail Coach would be in town reporting on information that was gathered for the leakage reports.
3. She would be attending the 2010 ICSC Texas Conference and Deal Making Conference in Grapevine, Texas on November 17-19, 2010.

### **ADJOURN**

**There being no further business, a motion was made by Randy Sonnier and seconded by Larry Ducharme that the meeting be adjourned at 6:05 p.m. Motion carried.**

**Ayes:** Duchamre, Kieschnick, McNeill and Sonnier

**Noes:** None. **Absent:** Albanese, Rogers and Shaw

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Stuart Kieschnick, President

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Randy Sonnier, Secretary/Treasurer