

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes December 1, 2010

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:40 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, Bert Rogers, Erik Shaw and Randy Sonnier. Absent: Don Albanese. Others present: Tracie Killian, Executive Director and Marlinda Eastberg, Secretary, NEDC. Guest present: Chris Duque, Nederland City Manager.

MINUTES

A motion was made by Randy Sonnier and seconded by Larry Ducharme to approve the minutes of October 27, 2010.

Motion carried.

Ayes: Ducharme, Kieschnick, McNeill, Rogers, Shaw and Sonnier

Noes: None. **Absent:** Albanese.

PRIDE PROGRAM

A discussion was held regarding applications for the PRIDE Program.

An application was received from Mark Hardy, Director of Property Management, for Albanese Real Estate Investments, LTD for their project which will consist of a new sign and landscaping. They are requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling seventy thousand seven hundred twelve dollars and 75/100 (\$70,712.75). The Mid County Shopping Center is located at 1007 Nederland Avenue.

A motion was made by Randy Sonnier and seconded by Bert Rogers to approve the PRIDE Program application for Albanese Real Estate Investments, LTD in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00) for signage and landscaping.

Motion carried.

Ayes: Ducharme, Kieschnick, McNeill, Rogers, Shaw and Sonnier
Noes: None. **Absent:** Albanese.

An application was received from Richard and Ginny Nguyen, owners of Golden Croissant Bakery for their project which will consist of a new sign, the repairing of the concrete driveway and adding additional landscaping around the sign. They are requesting seven thousand two hundred fifty dollars and no/100 (7,250.00) for a project totaling fourteen thousand five hundred dollars and no/100 (\$14,500.00). Golden Croissant Bakery is located at 2904 Highway 365 in Nederland.

A motion was made by Bert Rogers and seconded by Larry Ducharme to approve the application for Golden Croissant in the amount not to exceed seven thousand two hundred fifty dollars and no/100 (\$7,250.00) for the repair of the concrete driveway and landscaping.

Motion carried.

Ayes: Ducharme, Kieschnick, McNeill, Rogers and Sonnier
Noes: None. **Absent:** Albanese. **Abstain:** Shaw.

An application was received from Greg Corkran, owner of Greg Corkran Enterprises for his project which will consist of adding culverts, filling in the ditches and adding concrete for additional parking at the strip center located at 3015 Nederland Avenue. He is requesting eight thousand nine hundred eleven dollars and 22/100 (\$8,911.22) for a project totaling seventeen thousand eight hundred twenty two dollars and 43/100 (\$17, 822.43).

A motion was made by Larry Ducharme and seconded by Randy Sonnier to approve the application for Greg Corkran Enterprises in the amount not to exceed eight thousand nine hundred eleven dollars and 22/100 (\$8,911.22) for culverts and adding concrete for additional parking.

Motion carried.

Ayes: Ducharme, Kieschnick, McNeill, Rogers, Shaw and Sonnier
Noes: None. **Absent:** Albanese.

An application was received from Remi Bryan, President of RHM Corporation dba LaSuprema Mexican Restaurant for their project which will consist of repairing the concrete parking lot and driveway area and also the repairing of their sign. She is requesting seven thousand twenty three dollars and 25/100 (\$7,023.25) for a project totaling fourteen thousand forty six dollars and 50/100 (\$14,046.50). There was a discussion regarding the concrete work costing more than they had planned and so they most likely would not be able to do the repair of the sign at this time.

A motion was made by Randy Sonnier and seconded by Larry Ducharme to delay a decision until the next board meeting so that RHM Corporation dba LaSuprema Mexican Restaurant could submit an amended application.

Motion carried.

Ayes: Ducharme, Kieschnick, Rogers, Shaw and Sonnier.

Noes: None. **Absent:** Albanese. **Abstain:** McNeill.

An application was received from Fred Arnold, owner of Arnold's Billiard Supply for their project which consists of a new permanent awning over the entry door of their business located at 212 South Twin City Highway in Nederland. He is requesting three thousand one hundred fifty dollars and no/100 (\$3,150.00) for a project totaling six thousand three hundred dollars and no/100 (\$6,300.00).

A motion was made by Erik Shaw and seconded by Randy Sonnier to approve the application for Arnold's Billiard Supply in the amount not to exceed three thousand one hundred fifty dollars and no/100 (\$3,150.00) for a new permanent awning.

Motion carried.

Ayes: Ducharme, Kieschnick, Rogers, Shaw and Sonnier.

Noes: None. **Absent:** Albanese. **Abstain:** McNeill.

An application was received from Chad LaBove, owner of Daviss Donuts & Deli for their project which consists of repairing and replacing damaged concrete parking in front and on the side of the business and also replacing the existing shell parking lot with concrete in the rear of the building located at 1706 Highway 365 in Nederland. He is requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling twenty one thousand six hundred eighty five dollars and no/100 (\$21,685.00).

A motion was made by Randy Sonnier and Seconded by Erik Shaw to approve the application for Daviss Donuts & Deli in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00) for concrete parking.

Motion carried.

Ayes: Ducharme, Kieschnick, McNeill, Rogers, Shaw and Sonnier

Noes: None. **Absent:** Albanese.

An application was received from Michael McFarland and Thomas Spires dba 1208 Nederland Avenue Partners for a project consisting of a new façade on the front of the building which is located at 1208 Nederland Avenue. They are requesting ten thousand dollars and no/100 (\$10,000.00) for their project totaling twenty three thousand seven hundred forty five dollars and no/100 (\$23,745.00).

A motion was made by Erik Shaw and seconded by Bert Rogers to approve the application for Michael McFarland, Thomas Spires dba 1208 Nederland

Avenue Partners in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00) for a new façade.

Motion carried.

Ayes: Ducharme, Kieschnick, Rogers, Shaw and Sonnier.

Noes: None. **Absent:** Albanese. **Abstain:** McNeill.

An application was received from Tina Baker, owner of The Patio for a project consisting of the painting of the existing awning on the front of the building located at 1223 Boston Avenue. In addition there will be a new sign made for the building as well as a new sidewalk sign. Mrs. Killian reported that this was a leased building and that the landlord was aware of the work that was being done. Tina Baker is requesting three thousand four hundred forty two dollars and 03/100 (\$3,442.03) for a project totaling six thousand eight hundred eighty four dollars and 05/100 (\$6,884.05).

A motion was made by Bert Rogers and seconded by Randy Sonnier to approve the application for The Patio in the amount not to exceed three thousand four hundred forty two dollars and 03/100 (\$3,442.03) for painting and signage.

Motion carried.

Ayes: Ducharme, Kieschnick, McNeill, Rogers, Shaw and Sonnier

Noes: None. **Absent:** Albanese.

BUDGET AMENDMENT

Mrs. Killian made the following recommendations for amendments to the 2010-2011 budget due to the redemption of Sales Tax Bonds that were approved by a Resolution on October 27, 2010.

1) #6801 Debt Service – Principal	+\$940,000.00
2) #6800 Debt Interest	- \$39,168.00

Motion made by Larry Ducharme and seconded by Erik Shaw to accept the abovementioned budget amendments for the 2010-2011 budget.

Motion carried.

Ayes: Ducharme, Kieschnick, McNeill, Rogers, Shaw and Sonnier

Noes: None. **Absent:** Albanese.

FINANCIAL REPORT

The board reviewed the income and expenses for the NEDC ending September 30, 2010.

EXECUTIVE SESSION

The regular meeting was recessed at 5:10 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 5:45 p.m. President Stuart Kieschnick announced no action is needed on 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 the following 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.

Mrs. Killian reported that Hernandez Office Supply has fulfilled their obligations to the NEDC through the monitoring process. Hernandez Office Supply received and incentive of fourteen thousand dollars and no/100 (\$14,000.00) on April 22, 2009 with a payback of 1 year. Mrs. Killian recommended that the monitoring of the abovementioned client be closed.

A motion was made by Randy Sonnier and seconded by Bert Rogers to close the monitoring process for Hernandez Office Supply.

Motion carried.

Ayes: Ducharme, Kieschnick, McNeill, Rogers, Shaw and Sonnier

Noes: None. **Absent:** Albanese.

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. She attended the 2010 ICSC Texas Conference and Deal Making Conference in Grapevine, Texas on November 17-19, 2010.
2. Retail Coach has been in town visiting with the businesses.

3. The Law office Christmas Party is scheduled for Friday, December 3, 2010.

ADJOURN

There being no further business, a motion was made by Randy Sonnier and seconded by Erik Shaw that the meeting be adjourned at 5:50 p.m. Motion carried.

Ayes: Ducharme, Kieschnick, McNeill, Rogers, Shaw and Sonnier

Noes: None. **Absent:** Albanese.

Stuart Kieschnick, President

Randy Sonnier, Secretary/Treasurer