

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes January 27, 2011

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: Don Albanese, Larry Ducharme, Stuart Kieschnick, Jim McNeill, Bert Rogers and Randy Sonnier. Absent: Erik Shaw. Others present: Jim Wimberley, NEDC Attorney, Tracie Killian, Executive Director and Marlinda Eastberg, Secretary, NEDC. Guest present: Mayor Dick Nugent, City of Nederland; Billy Neal, Nederland City Councilman; Jeff Ortiz, Nederland City Councilman; Chris Duque, Nederland City Manager and Aaron Farmer, The Retail Coach.

MINUTES

A motion was made by Bert Rogers and seconded by Larry Ducharme to approve the minutes of December 1, 2010.

Motion carried.

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

Noes: None. **Absent.** Shaw

RETAIL COACH

Mrs. Tracie Killian introduced Mr. Aaron Farmer, National Project Director of The Retail Coach, which is a national retail recruitment firm. Mr. Farmer gave an update on the progress of the market analysis they are conducting for the City of Nederland. This information will determine the best understanding of what the market will support for our city. He reported on the primary and secondary trade area. Primary trade area being what a business can expect in their stores on an everyday basis and the secondary trade area being what a business could expect on a weekly basis. Phase II will begin next and is the implementation of the findings of the market analysis.

PRIDE PROGRAM

A discussion was held regarding applications for the PRIDE Program.

An application was received from RHM Corporation dba LaSuprema Mexican Restaurant for their project which will consist of repairs on their parking lot and sign. They are requesting nine thousand seven hundred and seventy dollars and 69/100 (\$9,770.69) for their project totaling nineteen thousand five hundred forty one dollars and 28/100 (\$19,541.28). LaSuprema Mexican Restaurant is located at 3106 Highway 365.

A motion was made by Bert Rogers and seconded by Randy Sonnier to approve the PRIDE Program application for RHM Corporation dba LaSuprema Mexican Restaurant in the amount not to exceed nine thousand seven hundred seventy dollars and 69/100 (\$9,770.69) for repair of parking lot and sign.

Motion carried.

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

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

An application was received from Albritton Dental Associates, P.C. for their project consisting of adding culverts to the existing ditches and concreting for additional parking. They are requesting five thousand five hundred ninety eight dollars and no/100 (\$5,598.00) for a project totaling eleven thousand one hundred ninety six dollars and no/100 (\$11,196.00). Their office is located at 1320 Franklin Avenue.

A motion was made by Don Albanese and seconded by Larry Ducharme to approve the PRIDE Program application for Albritton Dental Associates, P. C. in the amount not to exceed five thousand five hundred ninety eight dollars and no/100 (\$5, 598.00) for additional concrete parking.

Motion carried.

Ayes: Albanese, Ducharme, Kieschnick, and Rogers.

Noes: None. **Absent:** Shaw. **Abstain:** McNeill and Sonnier.

An application was received from Infinity Staffing Solutions for their project which will consist of a new sign. They are requesting two hundred seventy dollars and 93/100 (\$270.93) for a project totaling five hundred forty one dollars and 86/100 (\$541.86). This business is located at 906 Highway 69 N.

A motion was made by Bert Rogers and seconded by Randy Sonnier to approve the PRIDE Program application for Infinity Staffing Solutions in the amount not to exceed two hundred seventy dollars and 93/100 (\$270.93) for a new sign.

Motion carried.

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

An application was received from Nederland Garage for a project which will consist of replacing gravel in the rear parking lot with concrete. They are requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling twenty one thousand fifty four dollars and no/100 (\$21,054.00). Nederland Garage is located at 2202 Nederland Avenue.

A motion was made by Larry Ducharme and seconded by Randy Sonnier to approve the PRIDE Program application for Nederland Garage in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00) for new concrete parking.

Motion carried.

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

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

An application was received from McCorvy Bookkeeping & Tax Service for their project which will consist of an additional concrete driveway along Atlanta Avenue. They are requesting three thousand eight hundred eighteen dollars and no/100 (\$3,818.00) for a project totaling seven thousand six hundred thirty six dollars and no/100 (\$7,636.00). McCorvy Bookkeeping & Tax Service is located at 120 19th Street.

A motion was made by Don Albanese and seconded by Bert Rogers to approve the PRIDE Program application for McCorvy Bookkeeping in the amount not to exceed three thousand eight hundred eighteen dollars and no/100 (\$3,818.00) for concrete parking.

Motion carried.

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

Noes: None. **Absent:** Shaw

FINANCIAL REPORT

The board reviewed the income and expenses for the NEDC ending December 31, 2010.

EXECUTIVE SESSION

The regular meeting was recessed at 5:01 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 8:05 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 551.087, to discuss and/or deliberate concerning financial and/or commercial information received from potential business prospects regarding potential economic development incentive.

President Stuart Kieschnick announced that the following action is needed on Texas Government Code, Chapter 551.072, to discuss acquisition, exchange, and/or release of property.

A motion was made by Larry Ducharme and seconded by Bert Rogers to not move forward on the proposal from Terry Metreyeon of M & M Industrial Services, Inc.

Motion carried.

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

Noes: None. **Absent.** Shaw

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. Mr. Nederland Banquet would be February 3, 2011 at the Pompano Club in Port Neches.
2. She would be attending Golden Triangle Days in Austin on February 27 – March 2011.

ADJOURN

There being no further business, a motion was made by Randy Sonnier and seconded by Bert Rogers that the meeting be adjourned at 8:10 p.m.

Motion carried.

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

Noes: None. **Absent.** Shaw

Stuart Kieschnick, President

Randy Sonnier, Secretary/Treasurer