

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes October 27, 2011

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:33 p.m. at the Nederland Economic Development Corporation Office, 1903 Atlanta Avenue, by President Larry Ducharme.

QUORUM

Board members present: Don Albanese, Talmadge Austin, Larry Ducharme, Stuart Kieschnick, and Jim McNeill. Absent: Erik Shaw and Randy Sonnier. Others present: Jim Wimberley, NEDC Attorney and Marlinda Eastberg, Secretary, NEDC. Guest present: Cheryl Dowden, City of Nederland Finance Director.

MINUTES

A motion was made by Don Albnaese and seconded by Stuart Kieschnick to approve the minutes of September 28, 2011.

Motion carried.

Ayes: Albanese, Austin, Ducharme, Kieschnick and McNeill.

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

NEW BOARD MEMBER

NEDC Board President, Larry Ducharme introduced Talmadge Austin as the new NEDC member to replace retiring board member Bert Rogers.

PRIDE PROGRAM

A discussion was held regarding applications for the PRIDE Program.

An application was received from Mike Meeks, Batmaster, Inc. for his project which will consist of renovations of the building exterior located at 3003 Nederland Avenue in Nederland, Texas. He is requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling twenty thousand four hundred fourteen dollars and 10/100 (\$22,414.10).

A motion was made by Stuart Kieschnick and seconded by Don Albnaese to approve the PRIDE Program application for Batmaster, Inc. in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00) for renovations of the building exterior of 3003 Nederland Avenue in Nederland, Texas

Motion Carried

Ayes: Albanese, Austin, Ducharme, Kieschnick and McNeill.

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

An application was received from Dr. Andrew Mann, Nederland Property, for a project which consists of replacement of cracked windows at his business located at 1722 Nederland Avenue in Nederland, Texas. He is requesting one thousand nine hundred forty dollars and 25/100 (\$1,940.25) for a project totaling three thousand eight hundred eighty dollars and 50/100 (\$3,880.50).

A motion was made by Don Albanese and seconded by Stuart Kieschnick to approve the PRIDE Program application for Nederland Property in the amount not to exceed one thousand nine hundred forty dollars and 25/100 (\$1,940.25) for replacement of cracked windows at his business located at 1722 Nederland Avenue in Nederland, Texas.

Motion Carried

Ayes: Albanese, Austin, Ducharme, Kieschnick and McNeill.

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

An application was received from Eileen Law CPA, PC for a project which consists of new exterior renovations at the business located at 3016 Nederland Avenue in Nederland, Texas. She is requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling two hundred sixty seven thousand eight hundred forty five dollars and no/100 (\$267,845.00).

A motion was made by Don Albanese and seconded by Talmadge Austin to approve the PRIDE Program application for Eileen Law CPA, PC in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00) for new building exterior renovations located at 3016 Nederland Avenue in Nederland, Texas.

Motion Carried

Ayes: Albanese, Austin, Ducharme, Kieschnick and McNeill.

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

An application was received from Sartin's Seafood Nederland for a project which consists of a new concrete parking lot located at 3520 Nederland Avenue in Nederland, Texas. They are requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling thirty eight thousand five hundred dollars and no/100 (\$38,500.00).

A motion was made by Stuart Kieschnick and seconded by Talmadge Austin to approve the PRIDE Program application for Sartin's Seafood Nederland in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00) for a new concrete parking lot located at 3520 Nederland Avenue in Nederland, Texas.

Motion Carried

Ayes: Albanese, Austin, Ducharme, Kieschnick and McNeill.

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

An application was received from Hernandez Office Supply for a project which consists of a new building and sign to be located at 1708 Nederland Avenue in Nederland, Texas. They are requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling two hundred thirty thousand dollars and no/100 (\$230,000.00).

A motion was made by Talmadge Austin and seconded by Don Albnaese to approve the PRIDE Program application for Hernandez Office Supply in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00) for a new building and sign located at 1708 Nederland Avenue in Nederland, Texas.

Motion Carried

Ayes: Albanese, Austin, Ducharme, Kieschnick and McNeill.

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

An application was received from Unique Plaza for a project which consists of an additional concrete parking lot to be located at 3123 Nederland Avenue in Nederland, Texas. She is requesting four thousand two hundred and fifty dollars and no/100 (\$4,250.00) for a project totaling eight thousand five hundred dollars and no/100 (\$8,500.00).

A motion was made by Don Albanese and seconded by Stuart Kieschnick to approve the PRIDE Program application for Unique Plaza in the amount not to exceed four thousand two hundred and fifty dollars and no/100 (\$4,250.00) for an additional concrete parking lot to be located at 3123 Nederland Avenue in Nederland, Texas.

Motion Carried

Ayes: Albanese, Austin, Ducharme, Kieschnick and McNeill.

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

An application was received from Construction Zone of Southeast Texas for a project which consists of a new building façade located at 3004 Nederland Avenue in Nederland, Texas. He is requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling fifty three thousand six hundred eighty five dollars and no/100 (\$53,685.00).

A motion was made by Stuart Kieschnick and seconded by Talmadge Austin to approve the PRIDE Program application for Construction Zone of Southeast Texas in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00) for a new building façade located at 3004 Nederland Avenue in Nederland, Texas.

Motion Carried

Ayes: Albanese, Austin, Ducharme, Kieschnick and McNeill.

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

An application was received from Finch Hutton Restaurant for a project which consists of signage and graphics for exterior façade located at 1147 Boston Avenue in Nederland, Texas. He is requesting four thousand one hundred fifty dollars and no/100 (\$4,150.00) for a project totaling eight thousand three hundred dollars and no/100 (\$8,300.00).

A motion was made by Talmadge Austin and seconded by Don Albnaese to approve the PRIDE Program application for Finch Hutton Restaurant in the amount not to exceed four thousand one hundred fifty dollars and no/100 (\$4,150.00) for signage and graphics for exterior façade located at 1147 Boston Avenue in Nederland, Texas.

Motion Carried

Ayes: Albanese, Austin, Ducharme, Kieschnick and McNeill.

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

FINANCIAL REPORT

The board reviewed the unaudited income and expenses for the NEDC ending September 30, 2011.

PERSONNEL

Mr. Jim Wimberley presented the board with a copy of the job posting for the position of Director of Economic Development. A discussion was held in regards to what outlets should be used to advertise the job opening and whether or not the salary range should be included in the posting. President Larry Ducharme proposed setting up a three (3) man committee to review resumes that are received and make recommendations to the board at the next board meeting.

A motion was made by Stuart Kieschnick and seconded by Don Albanese to accept the job posting as presented.

Motion Carried

Ayes: Albanese, Austin, Ducharme, Kieschnick and McNeill.

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

EXECUTIVE SESSION

The regular meeting was recessed at 5:05 p.m. by President Larry Ducharme for the purpose of conducting an Executive Session as authorized by the 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 advise; Texas Government Code, Chapter 551.072, to discuss acquisition, exchange, and/or release of property and Texas Government Code, Chapter 551.074, discussion regarding the position of Executive Director.

RECONVENE

The regular meeting was reconvened by President Stuart Kieschnick at 5:21 p.m. President Larry Ducharme announced no action is needed on 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 or Texas Government Code, Chapter 551.074, discussion regarding the position of Executive Director.

President Larry Ducharme 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.

Mr. Wimberley reported Promise Hospital sold on October 3, 2011 before they satisfied their entire obligation to the NEDC. Once this fact was brought to their attention they repaid one hundred forty two thousand eight hundred fifty seven dollars and no/100 (\$142,857.00) of the three hundred thousand dollars and no/100 (\$300,000.00) incentive they had received in September of 2005. With this payment they have now fulfilled their obligation to the NEDC monitoring process. Mr. Wimberley recommends that the monitoring of Promise Hospital be closed.

A motion was made by Stuart Kieschnick and seconded by Don Albanese to close the monitoring process for Promise Hospital.

Motion Carried

Ayes: Albanese, Austin, Ducharme, Kieschnick and McNeill.

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

COMMUNICATION

The board was reminded of the City of Nederland Annual City Appreciation and Service Award Dinner scheduled for Tuesday, November 1, 2011.

ADJOURN

There being no further business, a motion was made by Don Albanese and seconded by Stuart Kieschnick that the meeting be adjourned at 5:25 p.m.

Motion carried.

Ayes: Albanese, Austin, Ducharme, Kieschnick and McNeill

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

Larry Duchame, President

Randy Sonnier, Secretary/Treasurer