

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes February 15, 2012

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 Larry Ducharme.

QUORUM

Board members present: Don Albanese, Talmadge Austin, Larry Ducharme, Stuart Kieschnick, and Randy Sonnier. Absent: Jim McNeill and Erik Shaw. Others present: Mark Rantala, Executive Director, NEDC, Jim Wimberley, NEDC Attorney and Marlinda Eastberg, Secretary, NEDC. Guest present: Chris Duque, Nederland City Manager and Bert Rogers, Nederland City Councilman.

MINUTES

A motion was made by Don Albanese and seconded by Randy Sonnier to approve the minutes of December 21, 2011.

Motion carried.

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

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

A motion was made by Don Albanese and seconded by Stuart Kieschnick to approve the minutes of January 11, 2012.

Motion carried.

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

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

PRIDE PROGRAM

A discussion was held regarding applications for the PRIDE Program.

An application was received from 221 Properties for a project which consists of landscaping located at 221 Highway 69 S. in Nederland, Texas. They are requesting eight hundred ninety five dollars and 43/100 (\$895.43) for a project totaling one thousand seven hundred ninety dollars and 86/100 (\$1,790.86).

A motion was made by Don Albanese and seconded by Randy Sonnier to approve the PRIDE Program application for 221 Properties in the amount not to exceed eight hundred ninety five dollars and 43/100 (\$895.43) for landscaping at 221 Highway 69 S. in Nederland, Texas.

Motion Carried

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

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

An application was received from Baby Smooch, LLC for a project which will consist of a new lighted sign located at 1019 Nederland Avenue, Nederland, Texas. They are requesting one thousand seven hundred thirty two dollars and no/100 (\$1,732.00) for a project totaling three thousand four hundred sixty four dollars and no/100 (\$3,464.00).

A motion was made by Talmadge Austin and seconded by Randy Sonnier to approve the PRIDE Program application for Baby Smooch, LLC in the amount not to exceed one thousand seven hundred thirty two dollars and no/100 (\$1,732.00) for new lighted sign at 1019 Nederland Avenue, Nederland Texas.

Motion Carried

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

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

An application was received from APEX Computer Solutions, LLC for a project which will consist of a new sign located at 1221 Nederland Avenue, Nederland, Texas. They are requesting seven hundred thirty nine dollars and 67/100 (\$739.67) for a project totaling one thousand four hundred seventy nine dollars and 34/100 (\$1,479.34).

A motion was made by Stuart Kieschnick and seconded by Don Albanese to approve the PRIDE Program application for APEX Computer Solutions, LLC in the amount not to exceed seven hundred thirty nine dollars and 67/100 (\$739.67) for a new sign at 1221 Nederland Avenue, Nederland, Texas.

Motion Carried

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

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

An application was received from Mike McFarland and Tommy Spires for a project which will consist of a new concrete parking lot located at 1208 Nederland Avenue, Nederland, Texas. They are requesting seven thousand nine hundred ninety nine dollars and 94/100 (\$7,999.94) for a project totaling fifteen thousand nine hundred ninety nine dollars and 87/100 (\$15,999.87).

A motion was made by Don Albanese and seconded by Stuart Kieschnick to approve the PRIDE Program application for Mike McFarland and Tommy Spires in the amount not to exceed seven thousand nine hundred ninety nine dollars and 94/100 (\$7,999.94) for a new concrete parking lot at 1208 Nederland Avenue, Nederland, Texas.

Motion Carried

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

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

FINANCIAL REPORT

The board reviewed the income and expenses for the NEDC ending December 31, 2011.

EXECUTIVE SESSION

The regular meeting was recessed at 4:55 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 and Texas Government Code, Chapter 551.072, to discuss acquisition, exchange, and/or release of property.

RECONVENE

The regular meeting was reconvened by President Larry Ducharme at 5:45 p.m. President Larry Ducharme 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.

President Larry Ducharme announced that the following action is needed on Texas Government Code, Chapter 551.071 to discuss litigation and/or legal advice,

Mark Rantala presented the board with a written agreement for contractual services between the Nederland EDC and the City of Nederland for rent, city financial services, utilities etc. The city requested this agreement at the recommendation of city auditors.

A motion was made by Randy Sonnier and seconded by Stuart Kieschnick to move forward with the presented agreement to the City of Nederland and give Mark Rantala the authority to negotiate with Chris Duque, Nederland City Manager.

Motion Carried

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

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

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

A discussion was held regarding real estate brokers fees for agents that bring potential clients to the NEDC.

A motion was made by Talmadge Austin and seconded by Don Albanese to approve the values of real estate as presented and authorize Mark Rantala to negotiate up to 6% for broker fees on any properties with written representation from the broker.

Motion Carried

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

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

COMMUNICATION

The board was presented with a written Executive Director's report with each item detailing activities of the NEDC office since the last board meeting.

Mark Rantala reported that the Nederland Chamber of Commerce has decided not to participate in the Nederland Business Expo due to the timing of the event. Stuart Kieschnick reported that the chamber regrets not being able to participate but looks forward to joining the NEDC in future events.

Mark Rantala announced that signs had been ordered and were ready to install in regards to NEDC property located in Nederland. Signs for PRIDE Program participants had also been ordered and would be delivered to the businesses in the next week.

Mark Rantala reported that the NEDC was looking into hiring a summer intern from Lamar University Beaumont to do research.

Mark Rantala informed the board of several advertising possibilities with Time Warner Cable.

The board was reminded of the Nederland Heritage Festival Mr. Nederland Banquet for Thursday, February 23, 2012 with a social at 6:30 p.m. and dinner at 7:00 p.m. at the Pompano Club.

ADJOURN

There being no further business, a motion was made by Randy Sonnier and seconded by Talmadge Austin that the meeting be adjourned at 6:00 p.m.

Motion carried.

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

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

Larry Duchame, President

Randy Sonnier, Secretary/Treasurer