

# NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

## Minutes May 2, 2012

### MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:30 p.m. at the Nederland Economic Development Corporation Office, 1903 Atlanta Avenue, by President Larry Ducharme.

### QUORUM

Board members present: Don Albanese, Larry Ducharme, Stuart Kieschnick, Jim McNeill, Erik Shaw and Randy Sonnier. Absent: Talmadge Austin. Others present: Jim Wimberley, NEDC Attorney, Mark Rantala, NEDC Executive Director and Marlinda Eastberg, Secretary, NEDC. Guest present: Bert Rogers, Nederland Councilman, Brent Weaver, Commissioner Precinct 2 and Tom Hoerner, Channel Safety and Marine Supply, Inc.

### MINUTES

**A motion was made by Erik Shaw and seconded by Don Albanese to approve the minutes of March 28, 2012.**

**Motion carried.**

**Ayes:** Albanese, Ducharme, Kieschnick, McNeill, Shaw and Sonnier.

**Noes:** None. **Absent:** Austin.

### PUBLIC HEARING

The regular meeting was recessed at 4:32 p.m. by President Ducharme for the purpose of conducting a public hearing regarding the potential expenditures of funds for economic development for the completion of leasehold improvements at the existing building located at 1515 North Twin City Highway, Nederland, Texas for the benefit of Channel Safety and Marine Supply, Inc.

Mark Rantala reported Channel Safety and Marine Supply, Inc. currently are located outside Nederland city limits. They currently have seven (7) employees and plan to hire eight (8) additional over the next five (5) years. Mark Rantala introduced Tom Hoerner, Manager for Channel Safety and Marine Supply, Inc. Mr. Hoerner explained that Channel Safety and Marine Supply, Inc. started out as a safety supply company and after acquiring an additional company added marine safety supplies to their inventory. They have outgrown their current location and plan to renovate the existing building located at 1515 North Twin City Highway for an office and add an additional five thousand (5000) square foot building for warehouse space.

A discussion was held regarding the lease agreement with the landowner, Theron Tate. With no more questions and /or comments President Ducharme adjourned the Public Hearing at 4:40 p.m.

### **CHANNEL SAFETY AND MARINE SUPPLY, INC.**

Mark Rantala reported that the Impact Analysis Committee (IAC) has met and recommends that the NEDC approve an expenditure of funds not to exceed fifty thousand dollars and no/100 (\$50,000.00) with a 2 year payback.

**A motion was made by Don Albanese and seconded by Randy Sonnier to approve the expenditure of funds, not to exceed fifty thousand dollars and no/100 (\$50,000.00) with a 2 year payback, for the completion of leasehold improvements at the existing building located at 1515 North Twin City Highway, Nederland, Texas for the benefit of Channel Safety and Marine Supply, Inc. contingent upon NEDC counsel reviewing the lease hold agreement, receipt of information related to lease hold improvements, approval of the final economic incentive contract and the proper financial statements released and projected numbers met through the recovery period.**

**Motion carried.**

**Ayes:** Albanese, Ducharme, Kieschnick, McNeill, Shaw and Sonnier.

**Noes:** None. **Absent:** Austin.

### **JEFFERSON COUNTY INTERLOCAL AGREEMENT**

Mark Rantala presented each board member with a copy of a proposed Inter-local Agreement between the Nederland Economic Development Corporation (NEDC) and Jefferson County authorizing the NEDC to provide assistance, financially and otherwise to market property at Jack Brooks Regional Airport within the city limits of the City of Nederland.

**A motion was made by Erik Shaw and seconded by Stuart Kieschnick to approve the Inter-local Agreement between the NEDC and Jefferson County to market certain property abutting the Airport including particularly certain property within the city limits of the City of Nederland as presented.**

**Motion carried.**

**Ayes:** Albanese, Ducharme, Kieschnick, McNeill, Shaw and Sonnier.

**Noes:** None. **Absent:** Austin.

### **FINANCIAL REPORT**

The board reviewed the income and expenses for the NEDC ending March 31, 2012.

### **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 the offer of an incentive to a business prospect; 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 and Texas Government Code, Chapter 551.074, discussion regarding the position of Executive Director.

### **RECONVENE**

The regular meeting was reconvened by President Larry Ducharme at 5:33 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; 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.

### **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 after attending the Basic Economic Development Course in Rockwall, Texas one idea he would like to implement is to have a joint meeting with the Nederland EDC board, Nederland City Council, representatives of Nederland School District, Nederland Chamber, Nederland Heritage Festival and Jefferson County Commissioners to discuss ideas and issues relating to the city. He would like the initial meeting to be sometime at the end of June 2012 and then meet once a month after that initial meeting.

Mark Rantala reported that he is still collecting information for the new web site and gathered additional ideas after attending the Basic Economic Development Course in Rockwall, Texas.

Mark Rantala stated he would be attending the Texas Economic Development Council Sales Tax Workshop on Friday, May 4, 2012 in Houston, Texas.

### **ADJOURN**

**There being no further business, a motion was made by Erik Shaw and seconded by Randy Sonnier that the meeting be adjourned at 5:40 p.m.**

**Motion carried.**

**Ayes:** Albanese, Ducharme, Kieschnick, McNeill, Shaw and Sonnier.

**Noes:** None. **Absent:** Austin.

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Larry Ducharme, President

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Randy Sonnier, Secretary/Treasurer