

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes July 11, 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, Jim McNeill and Randy Sonnier. Absent: Stuart Kieschnick and Erik Shaw. Others present: Jim Wimberley, NEDC Attorney, Mark Rantala, NEDC Executive Director and Marlinda Eastberg, Secretary, NEDC. Guest present: Lloyd Varnado, Imprint Studios/Excel Screenprinting and Chris Duque, Nederland City Manager.

MINUTES

A motion was made by Don Albanese and seconded by Randy Sonnier to approve the minutes of June 20, 2012.

Motion carried.

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

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

PUBLIC HEARING

The regular meeting was recessed at 4:36 p.m. by President Ducharme for the purpose of conducting a public hearing regarding the potential expenditures of funds for economic development for a new retail store, Imprint Studios/Excel Screenprinting to be located at 3105 Nederland Avenue, Nederland, Texas.

Mr. Lloyd Varnado explained he is planning to once again open a store in Nederland after moving away several years ago. He lost his custom customer base such as tree cutters and fence installers and feels that by opening a store in Nederland he will be able to gain back that business. He plans to expand his operations by moving the embroidery production, a full time artist and a full time management staff to Nederland.

A discussion was held regarding number of years Mr. Varnado has been in business and the number of employees expected to be hired. With no more questions and /or comments President Ducharme adjourned the Public Hearing at 4:40 p.m.

IMPRINT STUDIOS/EXCEL SCREENPRINTING

Mark Rantala reported that the Impact Analysis Committee (IAC) has met and recommends that the NEDC approve an expenditure of funds not to exceed ten thousand dollars and no/100 (\$10,000.00) with a 1.5 year payback.

A motion was made by Talmadge Austin and seconded by Don Albanese to approve the expenditure of funds, not to exceed ten thousand dollars and no/100 (\$10,000.00) with a 1.5 year payback, for a new retail store, Imprint Studios/Excel Screenprinting to be located at 3105 Nederland Avenue, Nederland, Texas contingent upon the proper financial statements released and projected numbers met through the recovery period. Motion carried.

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

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

FINANCIAL REPORT

The board reviewed the income and expenses for the NEDC ending April 30, 2012.

EXECUTIVE SESSION

The regular meeting was recessed at 4:41 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.

RECONVENE

The regular meeting was reconvened by President Larry Ducharme at 5:07 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 or Texas Government Code, Chapter 551.072, to discuss acquisition, exchange, and/or release of property.

TRANSFER OF REAL PROPERTY

No action was needed on this item.

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 presented the board with demographic information from Retail Coach.

Mark Rantala reported he has received a Freedom of Information Request from Mary Meaux at the Port Arthur News.

Mark Rantala announced the next board meeting would be Wednesday, August 1, 2012.

ADJOURN

There being no further business, a motion was made by Randy Sonnier and seconded by Talmadge Austin that the meeting be adjourned at 5:16 p.m.

Motion carried.

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

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

Larry Ducharme, President

Randy Sonnier, Secretary/Treasurer