

# NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

## Minutes August 29, 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 Secretary/Treasurer Randy Sonnier.

### QUORUM

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

### MINUTES

**A motion was made by Don Albanese and seconded by Stuart Kieschnick to approve the minutes of August 1, 2012.**

**Motion carried.**

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

**Noes:** None. **Absent:** Austin, Ducharme and Shaw.

### FINANCIAL REPORT

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

### EXECUTIVE SESSION

The regular meeting was recessed at 4:36 p.m. by Secretary/Treasurer Randy Sonnier 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 Secretary/Treasurer Randy Sonnier at 5:10 p.m. Secretary/Treasurer Randy Sonnier announced no action is needed on 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.

Secretary/Treasurer Randy Sonnier 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.

Mark Rantala reported that RT Technical Solutions has fulfilled their obligations to the NEDC through the monitoring process. RT Technical Solutions received an incentive of seventy five thousand dollars and no/100 (\$75,000.00) on June 24, 2009 with a 2.4 year payback. Mark Rantala recommended that the monitoring of the abovementioned client be closed.

**A motion was made by Stuart Kieschnick and seconded by Don Albanese to close the monitoring process for RT Technical Solutions.**

**Motion carried.**

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

**Noes:** None. **Absent:** Austin, Ducharme and Shaw.

### **SONIC DEVELOPMENT, LLC**

A discussion was held regarding the approval of a Property Purchase Agreement with Sonic Development, LLC for the purchase of approximately 19 acres of undeveloped property located on Highway 69 and Beauxart Garden Road.

**A motion was made by Stuart Kieschnick and seconded by Don Albanese to accept the contract with Sonic Development, LLC for the purchase of approximately 19 acres of undeveloped property located on Highway 69 and Beauxart Garden Road pending NEDC legal counsel's final review and giving Mark Rantala, NEDC Executive Director, authority to sign said contract.**

**Motion carried.**

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

**Noes:** None. **Absent:** Austin, Ducharme and Shaw.

### **TRANSFER OF REAL PROPERTY**

A discussion was held regarding transfer of the NEDC's interest in real property located at the corner of 12<sup>th</sup> Street and Atlanta Avenue from the NEDC to the City of Nederland for the construction of a new city hall.

**A motion was made by Don Albanese and seconded by Stuart Kieschnick to approve the transfer of land owned by the NEDC located at the corner of 12<sup>th</sup> Street and Atlanta Avenue to the City of Nederland for the construction of a new city hall with the City of Nederland paying all closing costs.**

**Motion carried.**

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

**Noes:** None. **Absent:** Austin, Ducharme 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 announced the reinstatement of the PRIDE Program and the addition of a new program, the SIGN-UP! Program, that will help businesses replace or repair exiting signs.

Mark Rantala requested a nominating committee be formed for election of officers. The volunteers are Jimmy McNeill, Don Albanese and Randy Sonnier.

Mark Rantala announced an airport meeting with American Airlines would be held Wednesday, September 5, 2012 at 1:15 pm at the main terminal and encouraged all board members to attend.

Mark Rantala requested two volunteers to assist him with the annual review of Marlinda Eastberg, NEDC Administrative Secretary before the end of the year. The volunteers are Larry Ducharme and Stuart Kieschnick.

Randy Sonnier announced Golden Triangle Days in Austin has been scheduled for March 3-5, 2013.

### **ADJOURN**

**There being no further business, a motion was made by Don Albanese and seconded by Stuart Kieschnick that the meeting be adjourned at 5:35 p.m.**

**Motion carried.**

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

**Noes:** None. **Absent:** Austin, Ducharme and Shaw.

---

Larry Ducharme, President

---

Randy Sonnier, Secretary/Treasurer