

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes October 17, 2012

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:34 p.m. at the Nederland Economic Development Corporation Office, 1903 Atlanta Avenue, by President Larry Ducharme.

QUORUM

Board members present: Don Albanese, Craig Belaire, Larry Ducharme, Stuart Kieschnick, Jim McNeill and Randy Sonnier. Absent: Talmadge Austin. Others present: Jim Wimberley, NEDC Attorney, Mark Rantala, NEDC Executive Director and Marlinda Eastberg, Secretary, NEDC. Guest present: Chris Duque, Nederland City Manager, Bert Rogers, Nederland City Councilman and Mike Roebuck, Darrell Kunk, Brian Kunk and Brandon Kunk, Specialty Insulation Solutions.

MINUTES

A motion was made by Stuart Kieschnick and seconded by Don Albanese to approve the minutes of August 29, 2012.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Kieschnick, McNeill and Sonnier.

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

A motion was made by Randy Sonnier and seconded by Don Albanese to approve the minutes of September 12, 2012.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Kieschnick, McNeill and Sonnier.

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

A motion was made by Randy Sonnier and seconded by Don Albanese to approve the minutes of September 17, 2012.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Kieschnick, McNeill and Sonnier.

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

PUBLIC HEARING

The regular meeting was recessed at 4:35 p.m. by President Ducharme for the purpose of conducting a public hearing regarding the potential expenditures of funds for economic development to Specialty Insulation Solutions, LLC, a commercial insulation company, to be located at 1050 Detroit Avenue, Nederland, Texas.

Mark Rantala introduced Mike Roebuck, President of Specialty Insulation Solutions. Mr. Roebuck stated they have plans to purchase and renovate the building located at 1050 Detroit Avenue in Nederland, Texas. A discussion was held in regards to employee numbers and the manufacturing process of the company.

EXECUTIVE SESSION

The regular meeting was recessed at 4:43 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 5:10 p.m. President Ducharme 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.

SPECIALTY INSULATION SOLUTIONS, LLC

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.

A motion was made by Randy Sonnier and seconded by Don Albanese to approve the expenditure of funds, not to exceed one hundred thousand dollars and no/100 (\$100,000.00) with a 2 year payback to Specialty Insulation Solutions, LLC a commercial insulation company, to be located at 1050 Detroit Avenue, Nederland, Texas contingent upon the proper financial statements released and projected numbers met through the recovery period.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Kieschnick, McNeill and Sonnier.

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

PRIDE PROGRAM

A discussion was held regarding businesses applying for the PRIDE Program grants for two consecutive years in a row.

A motion was made by Randy Sonnier and seconded by Jim McNeill to amend the PRIDE Program to not allow a business to apply for the funds two years in a row.

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Kieschnick, McNeill and Sonnier

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

A discussion was held regarding applications for the PRIDE Program.

An application was received from Jackie Sticker, Daviss Donuts & Deli LLC for a sign located at 1706 Highway 365. She is requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling twenty eight thousand seventy eight dollars and no/100 (\$28,078.00).

A motion was made by Randy Sonnier and seconded by Stuart Kieschnick to approve the application for Daviss Donuts & Deli LLC in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00).

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Kieschnick, McNeill and Sonnier.

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

An application was received from Melanie Vernon with Mazur & Vernon for remodeling outside of building and landscaping of their building located at 1234 Boston Avenue. They are requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling thirty three thousand six hundred twelve dollars and 29/100 (\$33,612.29).

A motion was made by Don Albanese and seconded by Randy Sonnier to approve the application for Mazur & Vernon in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00).

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Kieschnick, McNeill and Sonnier.

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

An application was received from Mike Meeks, Simply Chic/Batmaster for a sign located at 2907 Nederland Avenue. They are requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling twenty thousand seven hundred fifty dollars and no/100 (\$20,750.00).

A motion was made by Don Albanese and seconded by Jim McNeill to approve the application for Simply Chic/Batmaster in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00).

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Kieschnick, McNeill and Sonnier.

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

An application was received from Kim Tucker with Sartin's Seafood for painting, parking lot repairs and signage located at 3520 Nederland Avenue. They are requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling twenty three thousand one hundred eighty seven dollars and 80/100 (\$23,187.80).

A motion was made by Jim McNeill and seconded by Don Albanese to approve the application for Sartin's Seafood in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00)

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Kieschnick, McNeill and Sonnier.

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

An application was received from Randy Robin with Better Living Medical for parking to be located at 1039 N Twin City Highway. They are requesting six thousand thirty dollars and no/100 (\$6,030.00) for a project totaling twelve thousand sixty dollars and no/100 (\$12,060.00).

A motion was made by Randy Sonnier and seconded by Don Albanese to approve the application for Better Living Medical in the amount not to exceed six thousand thirty dollars and no/100 (\$6,030.00).

Motion carried.

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

Noes: None. **Absent:** Austin. **Abstain:** McNeill.

An application was received from Brian McLain with Vacuum City and Unique Gifts for a sign located at 3320 Highway 365. They are requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling twenty seven thousand eighty dollars and 90/100 (\$27,080.90).

A motion was made by Randy Sonnier and seconded by Jim McNeill to approve the application for Vacuum City and Unique Gifts in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00).

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Kieschnick, McNeill and Sonnier.

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

An application was received from Jerry Albanese with Meineke Car Care for a new building façade located at 1815 Nederland Avenue. They are requesting five thousand eighty dollars and no/100 (\$5,080.00) for a project totaling ten thousand one hundred sixty dollars and no/100 (\$10,160.00).

A motion was made by Randy Sonnier and seconded by Stuart Kieschnick to approve the application for Meineke Car Care in the amount not to exceed five thousand eighty dollars and no/100 (\$5,080.00).

Motion carried.

Ayes: Belaire, Ducharme, Kieschnick, McNeill and Sonnier.

Noes: None. **Absent:** Austin. **Abstain:** Albanese.

An application was received from Libby Mitchell with Regency Real Estate for a sign located at 3508 Canal Avenue. They are requesting five thousand nine hundred dollars and no/100 (\$5,900.00) for a project totaling eleven thousand eight hundred dollars and no/100 (\$11,800.00).

A motion was made by Stuart Kieschnick and seconded by Don Albanese to approve the application for Regency Real Estate in the amount not to exceed five thousand nine hundred dollars and no/100 (\$5,900.00).

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Kieschnick, McNeill and Sonnier.

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

An application was received from Nikki Tran with J. Martin Seafood for a new building add-on located at 3324 Nederland Avenue. They are requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling sixty five thousand dollars and no/100 (\$65,000.00).

After a brief discussion the board of directors decided this project did not meet the criteria of the Pride Program and recommended they apply for assistance through the NEDC incentive program.

An application was received from Victoria Fitzgerald with Around The Clock Child Development Center for installation of new awning and fence replacement located at 224 S. 9th Street. They are requesting six thousand three hundred dollars and no/100 (\$6,300.00) for a project totaling twelve thousand six hundred fifteen dollars and no/100 (\$12,615.00).

A motion was made by Stuart Kieschnick and seconded by Randy Sonnier to approve the application for Around The Clock Child Development Center in the amount not to exceed six thousand three hundred dollars and no/100 (\$6,300.00).

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Kieschnick, McNeill and Sonnier.

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

An application was received from Tressy Morgan with Hamburger Depot for a sign located at 1920 Nederland Avenue. They are requesting four thousand five hundred eighty two dollars and 50/100 dollars (\$4,582.50) for a project totaling nine thousand one hundred sixty five dollars and no/100 (\$9,165.00).

A motion was made by Randy Sonnier and seconded by Jim McNeill to approve the application for Hamburger Depot in the amount not to exceed four thousand five hundred eighty two dollars and 50/100 (\$4,582.50).

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Kieschnick, McNeill and Sonnier.

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

An application was received from Stephen Savant with Savant's Collision for a building remodel and new fence located at 424 Gage Avenue. They are requesting seven thousand five hundred fifty three and 21/100 (\$7553.21) for a project totaling fifteen thousand one hundred six dollars and 42/100 (\$15,106.42).

A motion was made by Craig Belaire and seconded by Don Albanese to approve the application for Savant's Collision in the amount not to exceed seven thousand five hundred fifty three dollars and 21/100 (\$7,553.21)

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Kieschnick, McNeill and Sonnier.

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

SIGN-UP! PROGRAM

A discussion was held regarding applications for the Sign-Up Program.

An application was received from Jason Kotz with Airport Gulf Towing & Recovery for sign replacement located at 824 N Memorial Highway. They are requesting one thousand six hundred eighty three dollars and 29/100 (\$1,683.29) for a project totaling three thousand three hundred sixty six dollars and 58/100 (\$3,366.58).

A motion was made by Craig Belaire and seconded by Stuart Kieschnick to approve the application for Airport Gulf Towing & Recovery in the amount not to exceed one thousand six hundred eighty three dollars and 29/100 (\$1,683.29).

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Kieschnick, McNeill and Sonnier.

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

An application was received from Susan Fore with Fast Freddy's for sign replacement located at 3113 Nederland Avenue. They are requesting one thousand thirty nine dollars and 20/100 (\$1,039.20) for a project totaling two thousand seventy eight dollars and 40/100 (\$2,078.40).

A motion was made by Randy Sonnier and seconded by Craig Belaire to approve the application for Fast Freddy's in the amount not to exceed one thousand thirty nine dollars and 20/100 (\$1,039.20).

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Kieschnick, McNeill and Sonnier.

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

An application was received from Nikki Tran with J. Martin Seafood for sign replacement located at 3324 Nederland Avenue. They are requesting two thousand dollars and no/100 (\$2,000.00) for a project totaling six thousand six hundred dollars and no/100 (\$6,600.00).

A motion was made by Stuart Kieschnick and seconded by Don Albanese to approve the application for J. Martin Seafood in the amount not to exceed two thousand dollars and no/100 (\$2,000.00)

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Kieschnick, McNeill and Sonnier.

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

An application was received from Scott Brammer with Brammer Construction for sign replacement located at 1519 Canal Avenue. They are requesting five hundred twenty dollars and 85/100 (\$520.85) for a project totaling one thousand forty one dollars and 70/100 (\$1,041.70).

A motion was made by Randy Sonnier and seconded by Stuart Kieschnick to approve the application for Brammer Construction in the amount not to exceed five hundred twenty dollars and 85/100 (\$520.85)

Motion carried.

Ayes: Albanese, Belaire, Ducharme, Kieschnick, McNeill and Sonnier.

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

FINANCIAL REPORTS

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

COMMUNICATION

Mark Rantala presented the Board with a written Executive Director's Report with each item detailing activities of the NEDC office since the last Board meeting.

Mark Rantala requested a committee be set up to review the NEDC's Investment Policy. It was decided that Larry Ducharme, Randy Sonnier and Craig Bellaire would serve on the committee.

ADJOURN

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

Motion carried.

Ayes: Albanese, Bellaire, Ducharme, Kieschnick, McNeill and Sonnier.

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

Larry Ducharme, President

Stuart Kieschnick, Secretary/Treasurer