

# NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

## Minutes November 28, 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 Vice President Randy Sonnier.

### QUORUM

Board members present: Don Albanese, Talmadge Austin, Craig Belaire, Stuart Kieschnick, Jim McNeill and Randy Sonnier. Absent: Larry Ducharme. Others present: Jim Wimberley, NEDC Attorney, Mark Rantala, NEDC Executive Director and Marlinda Eastberg, Secretary, NEDC. Guest present: Bert Rogers, Nederland City Councilman and Tom Schwaab and Shawn Hanley, Howell's Furniture Company.

### MINUTES

**A motion was made by Don Albanese and seconded by Stuart Kieschnick to approve the minutes of October 17, 2012.**

**Motion carried.**

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

**Noes:** None. **Absent:** Ducharme.

### PUBLIC HEARING

The regular meeting was recessed at 4:31 p.m. by Vice President Sonnier for the purpose of conducting a public hearing regarding the potential expenditures of funds for economic development to Howell's Furniture Co., LTD. for a retail furniture store to be located on Highway 365, Nederland, Texas.

Tom Schwaab, President of Howell's stated that the new store would be approximately 30,000 square feet and they will hire 15 to 18 employees. Shawn Hanley, Marketing Director, stated they would begin the build out in about 90 days with a tentative opening date of April or May 2013.

With no more questions and/or comments Vice President adjourned the Public Hearing at 4:35 pm.

### **EXECUTIVE SESSION**

The regular meeting was recessed at 4:36 p.m. by Vice President 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 advice and Texas Government Code, Chapter 551.072, to discuss acquisition, exchange, and/or release of property.

### **RECONVENE**

The regular meeting was reconvened by Vice President Randy Sonnier at 4:55 p.m. Vice President 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.

### **HOWELL'S FURNITURE CO., LTD.**

Vice President 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.

**A motion was made by Stuart Kieschnick and seconded by Don Albanese to approve the expenditure of funds, not to exceed two hundred fifty thousand dollars and no/100 (\$250,000.00) with a 1.6 year payback to Howell's Furniture Co., LTD for a retail furniture store to be located on Highway 365, Nederland, Texas contingent upon the proper financial statements released and projected numbers met through the recovery period. Motion carried.**

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

**Noes:** None. **Absent:** Ducharme.

### **PRIDE PROGRAM**

A discussion was held regarding an application for the PRIDE Program.

An application was received from Hamza Haneef, HMH Group, Inc. for the remodeling of the outside of his building located at 3505 Nederland Avenue. He is requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling twenty one thousand dollars and no/100 (\$21,000.00).

**A motion was made by Jim McNeill and seconded by Craig Belaire to approve the application for HMH Group, Inc. in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00).**

**Motion carried.**

**Ayes:** Albanese, Austin, Belaire, Kieschnick, McNeill and Sonnier.  
**Noes:** None. **Absent:** Ducharme.

### **FINANCIAL REPORTS**

No financials were available for review.

### **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 made the following announcements:

1. Nederland Chamber monthly coffee - December 11, 2012 at 8:00 am, The Jack Brooks Regional Airport.
2. Forecast Breakfast - January 3, 2013, 7:30 – 10:00 am, Holiday Inn Beaumont Plaza
3. Golden Triangle Days – March 3 & 4, 2013, Austin, Texas.
4. Next board meeting scheduled for December 19, 2012

### **ADJOURN**

**There being no further business, a motion was made by Craig Belaire and seconded by Don Albanese that the meeting be adjourned at 5:10 p.m.**

**Motion carried.**

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

**Noes:** None. **Absent:** Ducharme.

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Larry Ducharme, President

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Stuart Kieschnick, Secretary/Treasurer