

# NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

## Minutes August 28, 2013

### 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, Talmadge Austin, Craig Belaire, Larry Ducharme, Stuart Kieschnick and Jim McNeill. Absent: Randy Sonnier. Others present: Jim Wimberley, NEDC Attorney and Kay DeCuir NEDC Executive Director and Marlinda Odom, NEDC Secretary. Bert Rogers, Nederland Councilman and Chris Duque, Nederland City Manager; Keith and Megan Daley, Daley's Hunt and Fishing; Tom Cormier, Mike Albanese and Eldon Albanese, Albanese/Cormier Holdings; Mr. Greg Corkran, Corkran Enterprises and Brenda Burkhalter and Lori Lewis, Coldwell Banker.

### MINUTES

**A motion was made by Craig Belaire and seconded by Don Albanese to approve the minutes of July 17, 2013.**

**Motion carried.**

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

**Noes:** None. **Absent:** Sonnier.

### PUBLIC HEARING

The regular meeting was recessed at 4:31 p.m. by President Larry Ducharme for the purpose of conducting a public hearing regarding the potential expenditure of funds for economic development to Daley's Hunt and Fish for a retail hunting and fishing store to be located on Nederland Avenue, Nederland, Texas.

Keith Daley, owner of Daley's Hunt and Fish reported that for the past two years he has been operating his five thousand square foot store in Port Acres on Jade Avenue. He stated he has signed a five year lease with a five year option on a ten thousand square foot building on Nederland Avenue. They currently have four employees including his self and plans to add seven additional employees.

With no more questions and/or comments President Ducharme adjourned the Public Hearing at 4:44 p.m.

### **DALEY'S HUNT AND FISH**

Kay DeCuir reported that the Impact Analysis Committee (IAC) has met and recommended that the NEDC approve an expenditure of funds not to exceed thirty thousand dollars and no/100 (\$30,000.00), with the option of an additional ten thousand dollars and no/100 (\$10,000.00) if the company buys an additional one hundred fifty thousand dollars and no/100 (\$150,000.00) in inventory.

**A motion was made by Talmadge Austin and seconded by Stuart Kieschnick to approve the expenditure of funds, not to exceed thirty thousand dollars with the option of an additional ten thousand dollars and no/100 (\$10,000.00) if the company buys an additional one hundred fifty thousand dollars and no/100 (\$150,000.00) in inventory, for a retail hunting and fishing store to be located on Nederland Avenue, Nederland, Texas, contingent upon the proper financial statements released and projected numbers met through the recovery period.**

**Motion carried.**

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

**Noes:** None. **Absent:** Sonnier.

### **PUBLIC HEARING**

The regular meeting was recessed at 4:51 p. m. by President Larry Ducharme for the purpose of conducting a public hearing regarding the potential expenditure of funds for economic development for the implementation of the NEDC PRIDE (Providing Rewards in Development Efforts) Program, a matching dollar for dollar grant program designed to enhance the aesthetic appearance of our business community. Projects to be considered will include things such as landscaping, painting, signage and building facades.

Kay DeCuir stated that the NEDC has once again budgeted a total of one hundred twenty thousand dollars and no/100 (\$120,000.00) for this program. It will consist of the NEDC providing matching dollar for dollar grants of up to ten thousand dollars and no/100 (\$10,000.00) to qualified for profit businesses within the city limits. Businesses will be required to fill out an application which will be reviewed by the NEDC Board of Directors. Every funded project will require a written contract outlining the project..

With no more questions and/or comments President Ducharme adjourned the Public Hearing at 4:54 p.m.

**A motion was made by Don Albanese and seconded by Stuart Kieschnick to approve the implementation of the NEDC PRIDE Program for the 2013-2014 budget year.**

**Motion carried.**

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

**Noes:** None. **Absent:** Sonnier.

## **FINANCIAL REPORTS**

The Board reviewed the income and expenses for the NEDC ending July 31, 2013

## **EXECUTIVE SESSION**

The regular meeting was recessed at 4:55 p.m. by President 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 6:158 p.m. President Ducharme announced no action is needed on Texas Government Code, Chapter 551.887, 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 advise; and Texas Government Code, Chapter 551.072 discuss potential acquisition, exchange, and/or release of property.

## **COMMUNICATION**

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

## **ADJOURN**

**There being no further business, a motion was made by Jimmy McNeill and seconded by Don Albanese that the meeting be adjourned at 6:25 p.m.**

**Motion carried.**

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

**Noes:** None. **Absent:** Sonnier

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Larry Ducharme, President

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Stuart Kieschnick, Secretary/Treasurer