

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes April 23, 2014

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 Jim McNeill.

QUORUM

Board members present: Don Albanese, Craig Belaire, Jim McNeill, Bert Rogers, and Regan Meaux. Absent: Larry Ducharme and Randy Sonnier. Others present: Craig Tahaney Attorney, sitting in for Jim Wimberley, NEDC Attorney, Kay DeCuir NEDC Executive Director and Christinia Herrmann, NEDC Administrative Secretary. Guests present: Chris Duque, Nederland City Manager.

MINUTES

A motion was made by Bert Rogers and seconded by Don Albanese to approve the minutes of March 19, 2014.

Motion carried.

Ayes: Albanese, Belaire, McNeill, Rogers, and Meaux.

Noes: None. Absent: Ducharme and Sonnier

EXECUTIVE SESSION

The regular meeting was recessed at 4:32 p.m. by President McNeill 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 McNeill at 4:45 p.m. President McNeill 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.

PRIDE PROGRAM

A discussion was held regarding applications for the PRIDE Program.

An application was received from Construction Zone SET for a project which consists of an update to exterior façade, painting, parking and signage located at 231 N. Twin City Hwy in

Nederland, Texas. They are requesting ten thousand dollars for a project totaling seventy-four thousand dollars (\$74,000).

A motion was made by Craig Belaire and seconded by Don Albanese to approve the PRIDE Program application for Construction Zone SET in the amount not to exceed ten thousand dollars (\$10000.00) for a new exterior facade, painting, parking and signage located at 231 N. Twin City Hwy in Nederland, Texas.

Motion carried.

Ayes: Albanese, Belaire, McNeill, Roger, and Meaux.

Noes: None. Absent: Ducharme and Sonnier

An application was received from Kemp Properties for a project which consists of an update to exterior which will consist of bricking and stuccoing two sides of building, adding concrete parking to both sides of building, adding post and shutters to bricked sides, landscaping and adding brick columns for signage. They are requesting ten thousand dollars for a project totaling twenty five thousand two hundred sixty dollars (\$25,260).

A motion was made by Craig Belaire and seconded by Bert Rogers to approve the PRIDE Program application for Kemp Properties in the amount not to exceed ten thousand (\$10000.00) for replacing two sides of exterior with brick/stucco, adding post, shutters, concrete parking, landscaping and brick columns for signage at 186 Hill Terrace in Nederland, Texas.

Motion carried.

Ayes: Albanese, Belaire, McNeill, Roger, and Meaux.

Noes: None. Absent: Ducharme and Sonnier

IMPACT ANALYSIS COMMITTEE (IAC) Grant Award

Miller Outdoor Equipment

Kay DeCuir reported that an application for an incentive had been received from Fred Miller's Outdoor Equipment. The business is currently located in Groves and will be moving to Nederland. They would like incentive to assist with building remodel. Remodeling will consist of walls to separate office area from showroom floor and to install durable flooring in showroom. This business will occupy a space located in the Exygon Plaza, 1001 Nederland Avenue, Nederland, TX. She stated that the IAC Committee had met and recommends an incentive of twenty thousand dollars and no/100 (\$20000.00) with a 1.2 year payback. Kay stated a thirty thousand dollar incentive would have a 1.7 year payback.

A motion was made by Craig Belaire and seconded by Bert Rogers and Regan Meaux to approve the expenditure of funds, not to exceed twenty thousand dollars and no/100 (\$20000.00) with a 1.2 year payback for Fred Miller's Outdoor Equipment to be located at 1001 Nederland Avenue, Nederland, Texas contingent upon the proper financial statements released and projected numbers met through the recovery period.

Motion carried.

Ayes: Albanese, Belaire, McNeill, Roger and Meaux

Noes: None Absent: Ducharme and Sonnier

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.

Christinia Herrmann presented the Board with written Summary of Client Monitoring Status detailing sales tax receivables for each individual client and plan of action for future file monitoring.

Bert Rogers requested information regarding retention of records and security against loss of records. A plan is in place to scan and save files electronically.

ADJOURN

There being no further business, a motion was made by Don Albanese and seconded by Regan Meaux that the meeting be adjourned at 5:45 p.m.

Motion carried.

Ayes: Albanese, Belaire, McNeill, Rogers, and Meaux.

Noes: None. Absent: Ducharme and Sonnier



Randy Sonnier, Vice-President



Larry Ducharme, Secretary/Treasurer