

# **NEDERLAND ECONOMIC DEVELOPMENT CORPORATION**

## **Minutes November 12, 2014**

### **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 Jim McNeill.

### **QUORUM**

Board members present: Don Albanese, Craig Belaire, Larry Ducharme, Bert Rogers, Regan Meaux and Jim McNeill. Absent: Randy Sonnier. Others present: 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 September 10, 2014.**

**Motion carried.**

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

**Noes: None. Absent: Sonnier**

**A motion was made by Larry Ducharme and seconded by Don Albanese to approve the minutes of October 15, 2014.**

**Motion carried.**

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

**Noes: None. Absent: Sonnier**

**A motion was made by Don Albanese and seconded by Regan Meaux to approve the minutes of October 28, 2014.**

**Motion carried.**

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

**Noes: None. Absent: Sonnier**

### **EXECUTIVE SESSION**

The regular meeting was recessed at 4:35 p.m. by President Jim 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 4:54 p.m. President McNeill announced the following action is needed on Texas Government Code, Chapter 551.087, to discuss the offer of an incentive to a business prospect;

**A motion was made by Craig Belaire and seconded by Bert Rogers to approve the expenditure of funds, not to exceed thirty-eight thousand five hundred twelve dollars and no/100 (\$38512.00) for City of Nederland Doornbos Pool, for repairs to slide and the addition of an Aquatic Rock Climbing Wall, located at 2301 Avenue H, Nederland, Texas. Motion carried.**

**Ayes: Albanese, Belaire, Ducharme, Meaux, McNeill and Rogers  
Noes: None Absent: Sonnier**

President McNeill announced no action is needed on Texas Government Code Chapter 551.071 to discuss litigation and/or legal advice.

President McNeill announced the following action is needed on Texas Government Code, Chapter 551.072 to discuss potential acquisition, exchange, and/or release of property.

**A motion was made by Bert Rogers and seconded by Don Albanese authorizing the NEDC Director, Kay Director to begin process of negotiation to purchase building located at 1519 Boston Avenue after due diligence to obtain current appraisal and inspections of foundation, roof, etc.**

**Motion carried.**

**Ayes: Albanese, Belaire, Ducharme, McNeill, Meaux and Rogers.  
Noes: None. Absent: Sonnier**

### **FINANCIAL REPORTS**

No Financial Reports available from City Finance Director and next available reports will probably be in January 2015 as City Finance Director is working to close out year end. Current Active Balance (without the reserve) is two million six hundred forty-four thousand eight hundred thirty-two dollars and no/100 (\$2,644,800.32).

### **PRIDE PROGRAM**

A discussion was held regarding applications for the PRIDE Program.

An application was received from a new business, Tina's Heavenly Touch, for a project which consists of signage and window graphics located at 1417 Hwy 69 South in Nederland, Texas. They are requesting four thousand eight hundred fifty-eight dollars and .62/100 (\$4858.62) for a project totaling nine thousand seven hundred seventeen dollars and .23/100 (9717.23).

**A motion was made by Larry Ducharme and seconded by Bert Rogers to approve the PRIDE Program application for Tina's Heavenly Touch in the amount not to exceed four thousand eight hundred fifty-eight dollars and .62/100 for signage and window graphics located at 1417 Hwy 69 South in Nederland, Texas.**

**Motion carried.**

**Ayes: Albanese, Belaire, Ducharme, McNeill, Rogers, and Meaux.  
Noes: None. Absent: Sonnier**

An application was received from MALLHAR Ventures for a project which consists of an update to exterior by installing stone, stucco, painting and changing out some doors and windows and resurfacing parking lot. They are requesting ten thousand dollars and no/100

(\$10000.00) for a project totaling in excess of fifty eight thousand three hundred sixty-eight dollars and 03/100 (\$58368.03).

**A motion was made by Don Albanese and seconded by Regan Meaux to approve the PRIDE Program application for MALLHAR in the amount not to exceed ten thousand dollars and no/100 (\$10000.00) for installing stone, stucco, painting and changing out some doors and windows and resurfacing parking lot at 1403 Nederland Avenue in Nederland, Texas.**

**Motion carried.**

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

**Noes: None. Absent: Sonnier**

### **COMMUNICATION**

Kay DeCuir presented an Executive Director's Overview to the Board giving an update on activities and projects such billboards, NEDC website and Facebook hits, NEDC Workshops, Airport, upcoming events including Chamber Ribbon Cuttings. She also informed Board of her graduation from the Oklahoma University's Economic Development Institute Program, upcoming attendance at Texas Women's Economic Development Conference, and resignation of Chamber of Commerce President CEO, Jinni Akins. Kay stated that the NEDC would be working with the Chamber next year to consolidate their BizConnects with our quarterly Professional Development Workshops. Kay also stated she had spoken with Eddie Philpott and Charlie Foxworth regarding the future plans for the Ford/Toyota Dealership's current site once the Sonic Corporation moves to their new location.

Craig Belaire inquired about the Airport Development. Kay explained the Developers were in Dallas attending the Texas Economic Development Conference. They plan to break ground in 2015 with Phase I and are continuing discussions with the Financial Institution.

Craig Belaire also inquired on timeline for Sterling Ridge to begin construction and Chris Duque advised the final plat was on the City of Nederland's next meeting agenda for approval.

### **ADJOURN**

**There being no further business, a motion was made by Larry Ducharme and seconded by Don Albanese that the meeting be adjourned at 5:32 p.m.**

**Motion carried.**

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

**Noes: None. Absent: Sonnier**

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Jim McNeill, President

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Larry Ducharme, Secretary/Treasurer