

# **NEDERLAND ECONOMIC DEVELOPMENT CORPORATION**

## **Minutes May 20, 2015**

### **MEETING**

A meeting of the Nederland Economic Development Corporation was called to order at 4:31 p.m. at the Nederland Economic Development Corporation Office, 1519 Boston Avenue, by Vice-President Randy Sonnier.

### **QUORUM**

Board members present: Larry Ducharme, Regan Meaux, Bert Rogers, Randy Sonnier. Absent: Don Albanese, Craig Belaire, and Jim McNeill. Others present: Jim Wimberley, NEDC Attorney, Kay DeCuir, NEDC Executive Director and Christinia Herrmann, NEDC Administrative Secretary. Guests present: None

### **MINUTES**

**A motion was made by Larry Ducharme and seconded by Bert Rogers to approve the minutes of April 15, 2015.**

**Motion carried.**

**Ayes: Ducharme, Meaux, Rogers and Sonnier.**

**Noes: None. Absent: Albanese, Belaire and McNeill**

### **EXECUTIVE SESSION**

The regular meeting was recessed at 4:33 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; Texas Government Code Chapter 551.072, to discuss acquisition, exchange, and/or release of property and Texas Government Code Chapter 551.074, to discuss Personnel – Executive Director.

### **RECONVENE**

The regular meeting was reconvened by Vice-President Sonnier at 5:15 p.m. Vice-President Sonnier 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 Bert Rogers and seconded by Larry Ducharme to approve the PRIDE Program application for BT California Kitchen, LLC in the amount not to exceed three thousand five hundred eighteen dollars and .06/100 (\$3518.06) for signage at 1513 South Highway 69 in Nederland, Texas.**

**Motion carried.**

**Ayes: Ducharme, Meaux, Rogers and Sonnier.**

**Noes: None. Absent: Albanese, Belaire and McNeill**

**A motion was made by Bert Rogers and seconded by Larry Ducharme to approve the PRIDE Program application for DnJs SnoBiz in the amount not to exceed two thousand six hundred ninety-nine dollars and .15/100 (\$2699.15) for landscaping, signage, painting and parking lot improvements at 911 North Twin City Highway in Nederland, Texas.**

**Motion carried.**

**Ayes: Ducharme, Meaux, Rogers and Sonnier.**

**Noes: None. Absent: Albanese, Belaire and McNeill**

Vice-President Sonnier announced the following action was needed on Texas Government Code Chapter 551.071 to discuss litigation and/or legal advice;

**A motion was made by Larry Ducharme and seconded by Regan Meaux authorizing NEDC Director, Kay DeCuir, to obtain an appraisal on the Villa Motel located at 1132 Nederland Avenue, Lots 19-20, Block 23, of Townsite, Nederland, TX 77627 and entertain offer or move forward with other options.**

**Motion carried.**

**Ayes: Ducharme, Meaux, Rogers and Sonnier**

**Noes: None. Absent: Albanese, Belaire and McNeill**

Vice-President Sonnier announced no action is needed on Texas Government Code, Chapter 551.072 discuss potential acquisition, exchange, and/or release of property.

Vice-President Sonnier announced the following action is needed on Texas Government Code Chapter 551.074 to discuss Personnel – Executive Director.

**President Jim McNeill was nominated to meet with Executive Director, Kay Director to conduct her annual review and give overview to Board at the June Meeting.**

### **PRIDE PROGRAM**

A discussion was held regarding applications for the PRIDE Program.

An application was received from a new business, BT California Kitchen, LLC for a project consisting of signage located at 1513 South Highway 69 in Nederland, TX. They are requesting three thousand five hundred eighteen dollars and .06/100 (\$3518.06) for a project totaling seven thousand thirty-six dollars and .12/100 (\$7036.12).

**A motion was made by Bert Rogers and seconded by Larry Ducharme to approve the PRIDE Program application for BT California Kitchen, LLC in the amount not to exceed three thousand five hundred eighteen dollars and .06/100 (\$3518.06) for signage at 1513 South Highway 69 in Nederland, Texas.**

**Motion carried.**

**Ayes: Ducharme, Meaux, Rogers and Sonnier.**

**Noes: None. Absent: Albanese, Belaire and McNeill**

An application was received from a new business, DnJs SnoBiz for a project consisting of signage, landscaping, painting and parking lot improvements located at 911 North Twin City Highway in Nederland, TX. They are requesting two thousand six hundred ninety-nine dollars and .15/100 (\$2699.15) for a project totaling five thousand three hundred ninety-eight dollars and .30/100 (\$5398.30).

**A motion was made by Bert Rogers and seconded by Larry Ducharme to approve the PRIDE Program application for DnJs SnoBiz in the amount not to exceed two thousand six hundred ninety-nine dollars and .15/100 (\$2699.15) for landscaping, signage, painting and parking lot improvements at 911 North Twin City Highway in Nederland, Texas.**

**Motion carried.**

**Ayes: Ducharme, Meaux, Rogers and Sonnier.**

**Noes: None. Absent: Albanese, Belaire and McNeill**

#### **RESOLUTION NO. 2015-06**

**A discussion was held and a motion was made by Larry Ducharme and seconded by Regan Meaux approving the continuation of Defined Contributions and Standard Plan for Employee Health Insurance as well as the Employee Dental Insurance for the Plan Year July 1, 2015 – June 30, 2016.**

**Motion carried.**

**Ayes: Ducharme, Meaux, Rogers and Sonnier.**

**Noes: None. Absent: Albanese, Belaire and McNeill**

#### **FINANCIAL REPORTS**

Director Kay DeCuir shared the April Financial Reports and noted the sales tax revenue for April was the highest in the history of the NEDC. In addition to the Financial Reports, Kay shared Sales Tax Data Charts.

Kay informed the Board that the balance for Special Program Budget Item was close to being exhausted due to the payout of two hundred fifty thousand dollars and no/100 (\$250,000.00) to Home Furniture. She suggested they amend budget for the current fiscal year during June Meeting to increase funds under this Budget Item for the PRIDE Program as we have pending projects totaling forty one thousand dollars and no/100 (\$41,000.). In addition, she proposed they consider increasing next year's overall Special Program Budget for the PRIDE Program by an additional \$40,000.00.

Kay also reviewed building renovation budget and advised we are over budget by \$6587.45 due to unforeseen expenditures such as new front door, brick sealant, hallway lighting and ceiling, trim, texture, and painting.

**COMMUNICATION**

Kay DeCuir advised Board that the sidewalk in front of the NEDC Building needed to be repaired, a ramp added to comply with ADA regulations and painted. The cost to complete this project will be one thousand five hundred thirty-six dollars and no/100 (\$1536.00).

**A motion was made by Regan Meaux and seconded by Bert Rogers to have the necessary repairs made to sidewalk and ramp added for a cost not to exceed one thousand five hundred thirty-six dollars and no/100 (\$1536.00).**

**Motion carried.**

**Ayes: Ducharme, Meaux, Rogers and Sonnier.**

**Noes: None. Absent: Albanese, Belaire and McNeill**

Kay discussed the need to hire a local lawn care service to maintain NEDC's property and advised a bid was obtained for one thousand four hundred forty dollars and no/100 (\$1440.00) a year for thirty-six cuts a year. This is a minimum charge of forty dollars and no/100 (\$40.00) per cut.

**A motion was made by Regan Meaux and seconded by Larry Ducharme to hire a lawn care service to maintain the NEDC's grounds at a cost not to exceed one thousand four hundred forty dollars and no/100 per year.**

**Motion carried.**

**Ayes: Ducharme, Meaux, Rogers and Sonnier.**

**Noes: None. Absent: Albanese, Belaire and McNeill**

Kay shared that a CBA for Riceland Emergency Center had been received and she proposed the Board offer an incentive of fifty thousand dollars and no/100 (\$50,000.00) for Riceland's project to reopen the emergency room at the former Mid-Jefferson County Hospital which would create approximately twenty five (25) new jobs with an average annual salary of forty eight thousand nine hundred and fifty-three dollars and no/100 (\$48,953.00).

**A motion was made by Larry Ducharme and seconded by Bert Rogers to approve an incentive of fifty thousand dollars and no/100 (\$50,000.00) to Riceland Emergency Room with a provision that it will be monitored three (3) years for continuation of business operation at this location.**

**Motion carried.\***

**Ayes: Ducharme, Meaux, Rogers and Sonnier.**

**Noes: None. Absent: Albanese, Belaire and McNeill**

\* Note: Since the revised Agenda was not posted at City Hall, it will be included on our June Agenda for a formal and final vote.

Kay also informed the Board that The Jungle had completed its remodel and had reopened under the name of Sombreros and a new restaurant named Rosa's had opened in the former Railway Café location. In addition, Kay recently spoke with a local broker and was informed he was working with two restaurants to open a location in the shopping center on Nederland Avenue at Twin City Highway. She shared that she recently learned that an entity was in the process of completing a feasibility study and considering purchasing land to build their corporate office which would create approximately 45 jobs.

Kay reminded the Board that the NEDC was partnering with the Chamber for BizConnect to give a Business Continuity Presentation on May 27, 2015 at the Jerry Ware Terminal.

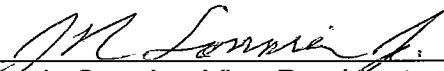
**ADJOURN**

There being no further business, a motion was made by Bert Rogers and seconded by Regan Meaux that the meeting be adjourned at 5:40 p.m.

Motion carried.

Ayes: Ducharme, Meaux, Rogers and Sonnier.

Noes: None. Absent: Albanese, Belaire and McNeill

  
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Randy Sonnier, Vice-President

  
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Larry Ducharme, Secretary/Treasurer