

# NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

## Minutes October 19, 2016

### 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, 1519 Boston Avenue, by President Craig J. Belaire.

### QUORUM

Board members present: Craig J. Belaire, Regan Meaux, Billy Neal, Mike Roebuck, Bert Rogers and Brian Swindel. Absent: Sylvia Root. Others present: Jim Wimberley, NEDC Attorney, Kay DeCuir, NEDC Executive Director and Christinia Herrmann, NEDC Administrative Secretary. Guest present: Chris Duque, Nederland City Manager.

### INVOCATION AND PLEDGE TO AMERICAN FLAG

Bert Rogers gave the invocation and Craig Belaire led the Pledge.

### MINUTES

**A motion was made by Billy Neal and seconded by Bert Rogers to approve the minutes of September 21, 2016.**

**Motion carried.**

**Ayes: Belaire, Neal, Meaux, Roebuck, Rogers, and Swindel.**

**Noes: None. Absent: Root.**

### EXECUTIVE SESSION

The regular meeting was recessed at 4:32 p.m. by President Craig J. Belaire 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; or Texas Government Code, Chapter 551.072 to discuss potential acquisition, exchange, and/or release of property.

### RECONVENE

The regular meeting was reconvened by President Belaire at 4:51 p.m. President Belaire announced no action was needed on Texas Government Code, Chapter 551.087 to discuss the offer of an incentive to a business prospect; Texas Government Code, Chapter 551.072 to discuss potential acquisition, exchange, and/or release of property; or Texas Government Code Chapter 551.071 to discuss litigation and/or legal advice

### FINANCIALS

Kay Decuir informed the Board that the September Financials were not available due to year-end closeout but we exceeded Revenue by sixty-two thousand four hundred and five dollars (\$62,405.00) for the 2015-2016 year.

**PRIDE**

A discussion was held regarding applications for the PRIDE Program.

An application was received from a business, Seadog Carwash. for a project consisting of signage, siding and an awning located at 1724 Helena Avenue in Nederland, TX. They are requesting seven thousand one hundred sixty-one dollars and .03/100 (\$7,161.03) for a project totaling fourteen thousand three hundred twenty two dollars and .05/100 (\$14,322.05).

**A motion was made by Regan Meaux and seconded by Billy Neal to approve the PRIDE Program application for Seadog Carwash., in the amount not to exceed seven thousand one hundred sixty-one dollars and .03/100 (\$7,161.03) for signage, siding and an awning located at 1724 Helena Avenue in Nederland, Texas  
Motion carried.**

**Ayes: Craig J. Belaire, Regan Meaux, Billy Neal, Bert Rogers, Mike Roebuck and Brian Swindel.  
Noes: None. Absent: Sylvia Root**

An application was received from a business, TSTL Investments, Ltd dba Market Basket for a project consisting of signage and painting at 212 27<sup>th</sup> Street in Nederland, TX. They are requesting ten thousand and no/100 (\$10,000.00) for a project totaling one hundred fifty-seven thousand eight hundred thirty three dollars and no/100 (\$157,833.00).

**A motion was made by Bert Rogers and seconded by Brian Swindel to approve the PRIDE Program application for TSTL Investments, Ltd dba Market Basket in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00).  
Motion carried.**

**Ayes: Craig J. Belaire, Regan Meaux, Billy Neal, Bert Rogers, Mike Roebuck and Brian Swindel.  
Noes: None. Absent: Sylvia Root**

An application was received from a business, The Bloom 827, for a project consisting of signage and landscaping located at 913 S. Twin City Hwy in Nederland, TX. They are requesting six thousand six hundred eighty-nine dollars and .85/100 (\$6,689.85) for a project totaling thirteen thousand three hundred seventy-nine dollars and .70/100 (\$13,379.70).

**A motion was made by Billy Neal and seconded by Mike Roebuck to approve the PRIDE Program application for The Bloom 827 in the amount not to exceed six thousand six hundred eighty-nine dollars and .85/100 (\$6,689.85).  
Motion carried.**

**Ayes: Craig J. Belaire, Regan Meaux, Billy Neal, Bert Rogers, Mike Roebuck and Brian Swindel.  
Noes: None. Absent: Sylvia Root**

An application was received from a business, Mazur Vernon, for a project consisting of landscaping, resurfacing and striping of parking lot, adding five (5) decorative sign posts and a sidewalk located at 1234 Boston Avenue in Nederland, TX. They are requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling twenty thousand six hundred nine dollars and .69/100 (\$20,609.69).

**A motion was made by Bert Rogers and seconded by Regan Meaux to approve the PRIDE Program application for Mazur Vernon in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00).  
Motion carried.**

**Ayes: Craig J. Belaire, Regan Meaux, Billy Neal, Bert Rogers, Mike Roebuck and Brian Swindel.  
Noes: None. Absent: Sylvia Root**

An application was received from a business, Glory B's, for a project consisting of painting, concrete parking, striping, landscaping, signage and decorative lamppost, located at 1058 Boston Avenue in

Nederland, TX. They are requesting five thousand sixty-four dollars and no/100 (\$5,064.00) for a project totaling ten thousand one hundred twenty-eight dollars and .03/100 (\$10,128.03).

**A motion was made by Billy Neal and seconded by Brian Swindel to approve the PRIDE Program application for Glory B's in the amount not to exceed five thousand sixty-four dollars and no/100 (\$5,064.00).**

**Motion carried.**

**Ayes: Craig J. Belaire, Regan Meaux, Billy Neal, Bert Rogers, Mike Roebuck and Brian Swindel.**

**Noes: None. Absent: Sylvia Root**

An application was received from a business, PAX Supply, for a project consisting of resurfacing and striping asphalt and pouring a new concrete parking lot located at 723 Nederland Avenue in Nederland, TX. They are requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling twenty six thousand one hundred dollars and no/100 (\$26,100.00).

**A motion was made by Bert Rogers and seconded by Mike Roebuck to approve the PRIDE Program application for PAX Supply in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00).**

**Motion carried.**

**Ayes: Craig J. Belaire, Regan Meaux, Billy Neal, Bert Rogers, Mike Roebuck and Brian Swindel.**

**Noes: None. Absent: Sylvia Root**

An application was received from a business, Taco Rey, for a project consisting of painting, landscaping, and replacing awnings located at 1505 Nederland Avenue in Nederland, TX. They are requesting ten thousand dollars and no/100 (\$10,000.00) for a project totaling twenty thousand eight hundred fifty-one dollars and .12/100 (\$20,851.12).

**A motion was made by Brian Swindel and seconded by Billy Neal to approve the PRIDE Program application for Taco Rey in the amount not to exceed ten thousand dollars and no/100 (\$10,000.00).**

**Motion carried.**

**Ayes: Craig J. Belaire, Regan Meaux, Billy Neal, Bert Rogers, Mike Roebuck and Brian Swindel.**

**Noes: None. Absent: Sylvia Root**

An application was received from a business, Extreme Detail Carwash, for a project consisting of pouring a concrete parking lot at the front of the building located at 1420 Highway 365 in Nederland, TX. They are requesting seven thousand dollars and no/100 (\$7,000.00) for a project totaling fourteen thousand dollars and no/100 (\$14,000.00).

**A motion was made by Regan Meaux and seconded by Mike Roebuck to approve the PRIDE Program application for Extreme Detail Carwash in the amount not to exceed seven thousand dollars and no/100 (\$7,000.00) and upon receipt of clarification from City that property is clear of liens.**

**Motion carried.**

**Ayes: Craig J. Belaire, Regan Meaux, Billy Neal, Bert Rogers, Mike Roebuck and Brian Swindel.**

**Noes: None. Absent: Sylvia Root**

An application was received from a business, Zen Nails & Spa, for a project consisting of signage, painting and landscaping at 3320 Highway 365 in Nederland, TX. They are requesting five thousand one hundred dollars and no/100 (\$5,100.00) for a project totaling ten thousand two hundred dollars and no/100 (\$10,200.00).

**No motion was received.**

**Motion failed**

**COMMUNICATION**

Kay DeCuir informed the Board of the following;

- Mission Statement needs to be revised to reflect the actual mission and goals based on current NEDC activities. It will be placed on the next Agenda
- Reviewed Board Members Binders (Bylaws and Articles of Incorporation, Open Meetings Act, Board Structure, NEDC History, Incentives, Statistics, Financials, Economic Development Types, REDI, Available Properties)
- Reviewed the guidelines for voting by proxy
- Shirts would be ordered for all Board Members and each member needs to complete an order form.
- she would be working with the City Manager on the Neighborhood Empowerment Zones (NEZ) and the program would probably go before City Council on November 14, 2016. Program allows for City to offer tax abatements up to 10 years. Will target older neighborhoods to rehab older homes. Homeowners must live in the homes and will not be allowed to rent home ten (10) years.
- Billboards are up
- upcoming events
- 2<sup>nd</sup> Market Day- 56 vendors signed up, Police / Fire challenge

Chris Duque advised Audit will go faster due to the hiring of new auditors. Audit should be ready by November.

**ADJOURN**

**There being no further business, a motion was made by Bert Rogers and seconded by Billy Neal for President Belaire to adjourn the meeting at 5:55 pm.**

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Craig J. Belaire, President

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Bert Rogers, Secretary/Treasurer