

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes March 24, 2021

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 11:30 a.m. at the Nederland Economic Development Corporation Office, 1519 Boston Avenue, by President Brian Swindel.

QUORUM

Board members present: Bret Duplant, Mitch Macon, Billy Neal, Sylvia Root and Brian Swindel.

Absent: Don Albanese and Mike Roebuck. Others present: Jim Wimberley, NEDC Attorney, Kay DeCuir, Executive Director and Christinia Herrmann, Executive Secretary.

MINUTES

A motion was made by Billy Neal and seconded by Bret Duplant to approve the minutes of February 24, 2021.

Motion Carried.

Ayes: Duplant, Macon, Neal, Root and Swindel

Noes: None. Absent: Albanese and Roebuck.

EXECUTIVE SESSION

The regular meeting was recessed at 11:32 a.m. by President Swindel 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; or Texas Government Code Chapter 551.071 to discuss litigation and/or legal advice; or Texas Government Code Chapter 551.072 to discuss acquisition, exchange and/or release of property.

RECONVENE

The regular meeting was reconvened by President Swindel at 12:20 p.m. President Swindel announced no action was needed on Texas Government Code Chapter 551.071 Litigation and/or legal advice or, Texas Government Code Chapter 551.072 to discuss acquisition, exchange, and /or release of property.

President Swindel announced action was needed on Texas Government Code, Chapter 551.087 regarding Economic Development Negotiations.

A motion was made by Mitch Macon and seconded by Bret Duplant to approve entering into a contract with Salenga Construction for a total amount of eighty-eight thousand five hundred twenty dollars and no/100 (\$88,520.00) for a complete interior remodel and all but painting of exterior of 1215 and 1217 Boston Avenue. This breaks down as forty-four thousand two hundred sixty dollars (\$44,260.00) for 1215 Boston Avenue and forty-four thousand two hundred sixty dollars and no/100 (\$44,260.00) for 1217 Boston Avenue.

Motion carried.

Ayes: Duplant, Macon, Root and Swindel.

Noes: None. Absent: Albanese, Roebuck and Neal (left before vote due to family emergency).

A motion was made by Bret Duplant and seconded by Mitch Macon to approve entering into a contract with Bonin Roofing to replace the roofing on both 1215 and 1217 Boston Avenue in an amount of twenty-eight thousand eight hundred nineteen dollars and no/10 (\$28,819.00) which breaks down to fourteen thousand four hundred nine dollars and .50/100 (\$14,409.00) for each.

Motion carried.

Ayes: Duplant, Macon, Root and Swindel.

Noes: None. Absent: Albanese, Roebuck and Neal (left before vote due to family emergency).

PRIDE

An application was received from a business, Doodles, for a project consisting of signage at 1156 Boston Avenue in Nederland, TX. They are requesting one thousand four hundred eighty-three dollars and no/100 (\$1,483.00) on a project totaling two thousand nine hundred sixty-six dollars and no/100 (\$2,966.00).

A motion was made by Sylvia Root and seconded by Mitch Macon to approve the PRIDE Program application for Doodles in an amount not to exceed one thousand four hundred eighty-three dollars and no/100 (\$1,483.00).

Motion carried.

Ayes: Duplant, Macon, Root and Swindel.

Noes: None. Absent: Albanese, Roebuck and Neal (left before vote due to family emergency).

FINANCIALS

Kay DeCuir shared the following from the financial reports received;

- Out of the five Covid Loans the NEDC approved, three have been paid in full.
 - Salon Elle has a balance of \$2,250.00 due by April 3rd to avoid interest
 - Twisted Gypsy has a balance of \$500 due by April 17th to avoid interest
- Requested Board unrestrict the \$700,000.00 Reserved Funds for Airport PRIDE and restrict the amount of \$700,000.00 as Reserved Funds for Boston Avenue Revitalization.

A motion was made by Mitch Macon and seconded by Bret Duplant to unrestrict the \$700,000.00 Reserved Funds for Airport PRIDE and restrict the amount of \$700,000.00 as Reserved Funds for Boston Avenue Revitalization.

Motion carried.

Ayes: Duplant, Macon, Root and Swindel.

Noes: None. Absent: Albanese, Roebuck and Neal (left before vote due to family emergency).

- Pointed out February Financials are actually for the month of December as NEDC's Fiscal Year runs from October through September and reports run two months behind and we have already collected 54% of budgeted revenue.
- Sales Tax Revenue for December was \$72,659.62 and total with Miscellaneous revenue was \$74,223.28

COMMUNICATION

Kay DeCuir shared that

- SETX Economic Development Foundation's Annual Breakfast was held March 11, 2021 and NEDC Board Member Bret Duplant attended as well as Kay. Ray Perryman was keynote speaker. She will share the "It's On" video that was shown at the breakfast as soon as she receives link
- She attended the virtual Golden Triangle Day which was held on March 9, 2021
- City Council approved the abatement and demolition of the Villa Motel. Abatement will occur March 29th and 30th and demolition will occur April 4th and 5th weather permitting
- During recent City Council Meeting she was asked if a realtor would be hired to put motel property (1132 Nederland Avenue) on the market. Kay explained that the sale of 1132 Nederland Avenue would be handled by the Nederland EDC and would not be hiring a realtor.
- The damaged flooring in the lobby and kitchen would be replaced with water proof laminate tile
- Arch Project was started on March 9th without notification to NEDC. NEDC received call from business owner as contractor was taking up parking spaces. Kay had to met with contract and show them where they were to park and place materials. City requested arch to have a powder coating which is an upcharge and Architect was able to work it out to have this down without an upcharge. Installation of Arch will be done on a Sunday.

ADJOURN

There being no further business, a motion was made by Mitch Macon and seconded by Bret Duplant to adjourn the meeting at 12:32 p.m.


Motion carried.

Ayes: Duplant, Macon, Root and Swindel.

Noes: None. Absent: Albanese, Roebuck and Neal (left before vote due to family emergency).



Brian Swindel, President



Mitch Macon, Secretary/Treasurer