

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes September 15, 2021

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, 1519 Boston Avenue, by President Brian Swindel.

QUORUM

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

Absent: Mike Roebuck Others present: Jim Wimberley, Attorney; Kay DeCuir, Executive Director and Christinia Herrmann, Executive Secretary. Guest: Cary Erickson and Sandra Erickson

INVOCATION AND PLEDGE

Kay DeCuir gave the Invocation and led the Pledge

MINUTES

A motion was made by Mitch Macon and seconded by Don Albanese to approve the minutes of the Joint NEDC and City Council Meeting of August 18, 2021.

Motion Carried.

Ayes: Albanese, Duplant, Neal, Root and Swindel

Noes: None. Absent: Roebuck.

A motion was made by Sylvia Root and seconded by Bret Duplant to approve the minutes of the NEDC's regular August 18, 2021 meeting.

Motion Carried.

Ayes: Albanese, Duplant, Macon, Neal, Root and Swindel

Noes: None. Absent: Roebuck.

EXECUTIVE SESSION

The regular meeting was recessed at 4:42 p.m. by President Swindel for the purpose of conducting a Executive Session of the Nederland Economic Development Corporation and the Nederland City Council, as authorized by the Texas Government Code Chapter 551.087, Deliberations regarding Economic Development Incentives; 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 5:34 p.m. President Swindel announced no action was needed on Texas Government Code, Chapter, 551.087, Deliberations regarding Economic Development Incentives; nor Texas Government Code, Chapter 551.071, Litigation and/or legal advice.

President Swindel announced action was needed under Texas Government Code Chapter 551.072, to discuss acquisition, exchange and/or release of property.

A motion was made by Billy Neal and seconded by Mitch Macon to approve the NEDC Director to enter into an agreement with Plouti LLC to purchase the Bank of America building located at 1308 Boston Avenue for an amount not to exceed five hundred twenty thousand dollars and no/100 (\$520,000.00) contingent upon due diligence and approval of City Council.

Motion carried.

Ayes: Duplant, Macon, Neal, Root and Swindel.

Noes: Albanese Absent: Roebuck

Texas Government Code, Chapter, 551.087, Deliberations regarding Economic Development Incentives:
Update on "Taking It to The Streets" Nederland Fall Concert Series

- Oct 7th & 21st will be in parking lot in front of EDC & NHF Parking lot
- Oct 14 & 28th will be in the First Methodist Church lot behind City Hall (corner of Atlanta & 13th St.)
- Bands will be
 - Oct 7th JAG – Classic Pop
 - Oct 14th Running on Credit - Country
 - Oct 21st Jerry Diaz and Hannah Reef – Tropical
 - Oct 28th Cajun Harmony - Cajun
- Signed Contract with Barricades Unlimited for barricades for all 4 concerts
 - Streets will be blocked off at 4:30 pm;
- Working w/Chris Duque to have City Workers set up and take down barricades and set out trash receptacles
- Working w/Chief Porter for Security during event - \$40 per hour per officer
- Food vendors will be set up and ready to begin serving at 5:30
- Jerry Diaz is working with First Methodist Church and promotion flyer
- Have received sponsor commitments for \$5,250.00 of the estimated \$8,000.00 cost

FINANCIALS

Kay DeCuir shared

- City Sales & Use Tax Comparison Summary – Nederland's City Sales & Use Tax exceeds the cities of Groves, Orange and Port Neches.
- Excess Revenue over expenses: June Revenue- \$83,048.39. Total Revenue YTD exceeds budgeted revenue by \$108,000.00 and we have three months remaining in fiscal year
- June Sales Tax received - \$82,575.54
- Spoke with Cheryl Dowden, City Finance Director and we will have an excess of over \$200,000.00 over budget. We've had another good year and this overage will help off set the cost of property purchases.
- Special Programs total budgeted \$500,000.00 – waiting for several projects to be completed to pay out. We have approximately \$32,000.00 remaining in a PRIDE Program with a few remaining to be paid out for this fiscal year. Any remaining monies in these categories may be moved to line items with negative balances. We have a few line items that we had not budgeted, as we had not planned to purchase properties, that have negative balances.

PRIDE:

An application was received from a business, Ortiz Formalwear, for a project consisting of signage and window graphics at 1215 Boston Avenue in Nederland, TX. They are requesting five hundred eighty dollars and .44/100 (\$580.44) on a project totaling one thousand one hundred sixty dollars and .88/100 (\$1,160.88).

A motion was made by Bret Duplant and seconded by Don Albanese to approve the PRIDE Program application for Ortiz Formalwear in an amount not to exceed five hundred eighty dollars and .44/100 (\$580.44).

Motion carried.

Ayes: Albanese, Duplant, Neal, Root and Swindel.

Noes: None. Absent: Macon (Left early) & Roebuck

An application was received from a business, Sparkle and Co Florist, for a project consisting of signage at 1217 Boston Avenue in Nederland, TX. They are requesting four hundred fifty-seven dollars and .25/100 (\$457.25) on a project totaling nine hundred fourteen dollars and .50/100 (\$914.50).

A motion was made by Sylvia Root and seconded by Billy Neal to approve the PRIDE Program application for Sparkle and Co Florist in an amount not to exceed four hundred fifty-seven dollars and .25/100 (\$457.25).

Motion carried.

Ayes: Albanese, Duplant, Neal, Root and Swindel.

Noes: None. Absent: Macon (Left early) & Roebuck

COMMUNICATION

Kay DeCuir shared

- Arch – light fixture has been replaced and we will try to schedule dedication for the evening of September 27, 2021 following City Council Meeting.
- Nederland Collage Mural has been completed
- Nederland Chamber's Boots & Bulls event is scheduled for September 30 and our table is full
- City Council Second Reading on the purchase of the Atlanta and Twin City properties will be on Thursday, September 16, 2021. After purchase complete, propose building one building and when 70% complete put-on Market
- Thank you notes received
- Trademark update

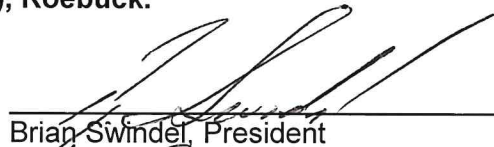
ADJOURN

There being no further business, a motion was made by Sylvia Root and seconded by Bret Duplant to adjourn the meeting at 5:55 p.m.

Motion carried.

Ayes: Albanese, Duplant, Neal, Root and Swindel.

Noes: None. Absent: Macon (left early), Roebuck.



Brian Swindel, President



Mitch Macon, Secretary/Treasurer