

# NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

## Minutes May 18, 2022

### 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 Sylvia Root.

### QUORUM

Board members present: Don Albanese, Billy Doornbos, Bret Duplant, Mitch Macon, Sylvia Root and Anthony Toups.

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

### INVOCATION AND PLEDGE

Kay DeCuir gave the Invocation and led the Pledge

### MINUTES

**A motion was made by Billy Doornbos and seconded by Mitch Macon to approve the minutes of the March 09, 2022 meeting.**

**Motion Carried**

**Ayes: Albanese, Doornbos, Duplant, Macon, Root and Toups.**

**Noes: None. Absent: Roebuck.**

### EXECUTIVE SESSION

The regular meeting was recessed at 4:32 p.m. by President Root for the purpose of conducting an Executive Session of the Nederland Economic Development Corporation, 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; and Texas Government Code Chapter 551.072 to discuss acquisition, exchange and/or release of property.

### RECONVENE

The regular meeting was reconvened by President Root at 4:52 p.m. President Root announced no action was needed on Texas Government Code, Chapter 551.087- to discuss actions regarding Economic Development Incentives; Texas Government Code, Chapter 551.071-litigation and/or legal advice; nor Texas Government Code Chapter 551.072 to discuss potential acquisition, exchange and/or release of property.

### PRIDE

An application was received from a business, Tint on Demand, for a project consisting of signage (installation of a pole sign and building sign) at 704 N Memorial Frwy. in Nederland, TX. They are requesting nine thousand four hundred thirty dollars and .50/100 (\$9,430.50) on a project totaling eighteen thousand eight hundred sixty-one dollars and .no/100 (\$18,861.00).

**A motion was made by Anthony Toups and seconded by Mitch Macon to approve the PRIDE Program application for Tint on Demand in an amount not to exceed nine thousand four hundred thirty dollars and .50/100 (\$9,430.50).**

**Motion Carried**

**Ayes: Albanese, Doornbos, Duplant, Macon, Root and Toups.**

**Noes: None. Absent: Roebuck**

An application was received from a business, Nederland Nails, for a project consisting of signage at 210 N. 27<sup>th</sup> Street in Nederland, TX. They are requesting one thousand fifty-three dollars and .no/100 (\$1,053.00) on a project totaling two thousand one hundred six dollars and .no/100 (\$2,106.00).

**A motion was made by Billy Doornbos and seconded by Bret Duplant to approve the PRIDE Program application for Nederland Nails in an amount not to exceed one thousand fifty-three dollars and no /100 (\$1,053.00).**

**Motion Carried**

**Ayes: Albanese, Doornbos, Duplant, Macon, Root and Touns.**

**Noes: None. Absent: Roebuck**

An application was received from a business, Sang Tam Plaza, for a project consisting of concrete repair, pressure washing building and sidewalk, pressure washing and painting mansard roof and painting sign pole at 2115-2119 Nederland Avenue in Nederland, TX. They are requesting ten thousand dollars and no/100 (\$10,000.00) on a project totaling twenty-four thousand eight hundred dollars and no/100 (\$24,800.00).

**A motion was made by Bret Duplant and seconded by Anthony Touns to approve the PRIDE Program application for Tam Sang Plaza in an amount not to exceed ten thousand dollars and no/100 (\$10,000.00).**

**Motion Carried**

**Ayes: Albanese, Doornbos, Duplant, Macon, Root and Touns.**

**Noes: None. Absent: Roebuck**

An application was received from a business, Mama Kim & Co, LLC, for a project consisting of signage (installation of a pole sign and building signage) at 209 S. Memorial Frwy. in Nederland, TX. They are requesting ten thousand dollars and no/100 (\$10,000.00) on a project totaling twenty-one thousand one hundred eighty-two dollars and .43/100 (\$21,182.43).

**A motion was made by Don Albanese and seconded by Mitch Macon to approve the PRIDE Program application for Mama Kim & Co, LLC in an amount not to exceed ten thousand dollars and no/100 (\$10,000.00).**

**Motion Carried**

**Ayes: Albanese, Doornbos, Duplant, Macon, Root and Touns.**

**Noes: None. Absent: Roebuck**

#### **EMPLOYEE BENEFIT CHANGE PLAN**

**A motion was made by Anthony Touns and seconded by Bret Duplant to approve NEDC Employees renewal of Health Care PPO Plan, same as the city, through Blue Cross Blue Shield with a \$1,500.00 deductible and a \$6,500.00 maximum out of pocket, at a cost of \$687.39 per employee paid 100% by NEDC for the 2022-2023 plan year, effective July 1, 2022. Included in the package is the NEDC Employees Dental Insurance through Blue Cross Blue Shield at a cost of \$25.31 per employee paid 100% by NEDC 2022 – 2023, effective July 1, 2022. (Vison coverage is voluntary and paid 100% by employees)**

**Motion Carried**

**Ayes: Albanese, Doornbos, Duplant, Macon, Root and Touns.**

**Noes: None. Absent: Roebuck**

#### **FINANCIALS**

Kay DeCuir shared the Financial Reports as of April 2022, (February 2022 data). The City Comparable Report, comparing the Current Year to Prior Year Sales Tax Revenue by City, shows an 8.31% increase for Nederland. The Sales Tax received for February 2022 was \$102,272.70 with a Total Revenue of \$117,478.68, which includes Rental Income, Interest Income and Miscellaneous Income. Seven months remaining to meet budgeted Revenue. Kay will work with Cheryl Dowden for money received for sale of land to allocate funds for downtown revitalization. Kay noted pay out to Jiffy Trophies under the PRIDE

Program was made. After current PRIDE applications approved, we will have approximately \$53,000.00 remaining in the PRIDE Program budget for this fiscal year.

### COMMUNICATION

Kay DeCuir shared the following with the Board;

- She has been writing a lot of grants
  - Wrote, qualified and received a \$5,000.00 grant from Sempra. This is an Environmental grant which will be used to plant trees and landscaping at the Atlanta Street project once construction is complete. Sempra has also requested to help with the planting and landscaping.
  - State EDC Grant for revitalization of trees and grass. Betty Russo with the State said we have a good chance in receiving a grant.
  - City of Nederland – for non-profits. Applied for Professional Development Training for Job Creation. All submitted except for one item which she is working on. She spoke with City Clerk, Gay Ferguson, and was informed the deadline has been extended.
- Checkers has installed a temporary utility pole on the Nederland Avenue property
- She will apply for the Community Economic Development Award, sponsored by Texas Economic Development Council, for our Boston Avenue Building Project
- Gave update on the Market 409 held in April and future dates
- Intern from University of Texas will begin working at NEDC on 05/31/2022 through August.
- Working with Jerry Diaz on 2022 Fall Concert Series

### ADJOURN

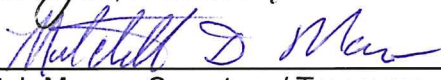
There being no further business, President Root made a motion to adjourn the meeting at 5:30 pm.

Motion Carried

Ayes: Albanese, Doornbos, Duplant, Macon, Root and Toups.

Noes: None. Absent: Roebuck

  
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Sylvia Root, President

  
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Mitch Macon, Secretary / Treasurer