

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes September 21, 2022

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:36 p.m. at the Nederland Economic Development Corporation, 1519 Boston Avenue, by Vice-President Bret Duplant.

QUORUM

Board members present: Don Albanese, Billy Wayne Doornbos, Bret Duplant, Anthony Touns and Mitch Macon. Mike Roebuck arrived late.

Absent: Sylvia Root

Others present: Jim Wimberley, NEDC Attorney, Kay DeCuir, Executive Director.

INVOCATION AND PLEDGE

Kay DeCuir led the Pledge and gave the Invocation

MINUTES

A motion was made by Billy Doornbos and seconded by Don Albanese to approve the minutes of the August 17, 2022 meeting.

Motion Carried

Ayes: Albanese, Doornbos, Duplant, Roebuck, Touns.

Noes: None. Abstained: Mitch Macon

Absent: Root

EXECUTIVE SESSION

The regular meeting was recessed at 4:40 p.m. by Vice-President Duplant 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 Vice-President Duplant at 4:45 p.m. Vice-President Duplant announced no action was needed on 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.

FINANCIALS

Executive Director, Kay DeCuir shared the Financials from June 2022.

The NEDC Exceeded the 2022 revenues as of June 2022 by \$501,591.57. This has been another great year at the NEDC. Kay mentioned the deposit of \$15,000 from a Federal City Grant written for Job Creation/Workforce Training. Kay also mentioned NEDC is now making 2% to 2.5% on NEDC Saving Accounts, TexPool, and LoneStar Investments. Kay explained Resolution 2022-01. Resolution 2022-01 stated that certain line items in the budget had to be increased and decreased to balance the budget due to line-item reserves that had not been charged correctly in the budget. Projects of acquisition for Atlanta Avenue Properties, BOA properties, and the Arch Project on Boston Avenue were charged to the Buildings and Grounds budget account when those charges should have been charged specifically to the reserved budgeted line items.

A motion was made by Anthony Touns and seconded by Mitch Macon to approve Resolution 2022-01.

Motion Carried

Ayes: Albanese, Doornbos, Duplant, Roebuck, Touns, Macon.

Noes: None. Abstained: NA
Absent: Root

BYLAW UPDATE

NEDC Attorney Jim Wimberley updated the NEDC Board about the changes in the NEDC Bylaws as requested. A few changes suggested were increasing the pool of residents who could participate on the NEDC Board. Suggestions mentioned were all individuals must have a legal/physical mailing address in Nederland, Texas, no P.O. Boxes. These individuals could reside outside the immediate city limits. It was also noted that 2 City Council Members could serve on the board not 4 as most thought. The bylaws read up to no more than 4 City Employees which include no more than 2 acting as City Council Members. The NEDC Board liked the terminology and requested the change to not have a quorum of City Council Members on the Board. Video or cellular attendance was another suggestion to the bylaws. The Board will bring any other changes or questions to the November meeting and Attorney Jim Wimberley will review again before the NEDC Board will take the new changes and requests to the City Council for blessing.

Motion made by Mike Roebuck and seconded by Billy Wayne Doornbos.

Motion Carried

Ayes: Albanese, Doornbos, Duplant, Roebuck, Touns, Macon.

Noes: None.

Absent: Root

COMMUNICATION

Kay DeCuir shared the following with the Board;

- Fall Concert Series – Dates and times set. Sept 15 – David Joel; food was provided by Circle of Hope, approx. 135 in attendance. Sept 29 Bayou Sounds with food by Touch of Cajun; October 13 – Still Cruisin' with food truck by The Dudes Food and Oct 20 The Mud Flatts, food by Boss Burger. All concerts will be held from 6:30 – 8:00 pm at the Bank Drive -thru Teller parking lot. Kay shared \$5500.00 had been collected by the following sponsors: Classic Acura (Thank you Anthony Touns) they are the stage sponsor for the entire concert series; Echo Group, LLC \$2500.00 (Thank you Mike Roebuck), \$1000.00 from Neches FCU, \$500.00 from Mink Properties, LLC; \$500.00 from Aqua One and Center Well Senior Primary Care, Port Arthur, Texas for \$500.00. The commercial for KBMT 12 was \$2500.00. Porta-potties \$960.00 and Nederland PD for security is \$600.00 for officers to attend the concerts. The NEDC still needs to receive sponsorships of \$4,060.00 in order to be made whole. There are other sponsors pending in the amount of \$2000.00. Kay will update in November. Even if we do not collect all of the funds, the NEDC can feel good for providing Quality of Life events for the community. Billy Wayne Doornbos offered to make a donation of \$1000.00. We also have secured one Nederland Police Officer for each concert.
- Updated the Board on a potential acquisition of an additional property in Nederland off Atlanta.
- Reminded the Board of the Chamber's Boots & Bulls event to be held on September 29th from 6:00 – 8:00 pm and would need to know who would be attending
- Market Day will be held Saturday, October 15th and we currently have 103 vendors signed up. Kay will be hiring 4 Nederland Police Officers who will work from 7:30-9:30 am and then 3:30-5:30 pm to help with traffic flow. This is our seventh year and largest market day by far. In conjunction with the City's 125th Celebration, we will give away a limited amount of Shopping Bags during Market Day, have a drawing for a basket of items donated by our vendors. Kay plans to have a drone company produced a video to be used in the future.
- October NEDC will host a Scavenger Hunt for anyone who wants to participate, leading them to historical places around Nederland and the winner will receive \$250.00 and second place will receive \$125.00. Kay explained how the Scavenger Hunt will progress day by day and how the clues will be shared in social media. Kay will work to have the clues mentioned in the local newspapers and the radio stations.

- A commercial shoot took place on September 20, 2022 for our October events and will air in October. The last two commercials will be filmed and produced in November. All city and Chamber events have been included in the NEDC Commercials.
- Kay mentioned she would be out of the office September 22-23 due to a TASB Conference.
- Kay mentioned she would be out of the office October 3-5.

OFFICER ELECTIONS FOR 2022-2023

Bret Duplant called for nominations of each position as follows:

A motion was made by Mitch Macon and seconded by Anthony Toups to nominate Bret Duplant as the NEDC Board President for year 2022-2023.

Motion Carried

Ayes: Albanese, Doornbos, Duplant, Roebuck, Toups, Macon.

Noes: None. Abstained: NA

Absent: Root

A motion was made by Mitch Macon and seconded by Anthony Toups to nominate Billy Wayne Doornbos as the NEDC Board Vice- President for year 2022-2023.

Motion Carried

Ayes: Albanese, Doornbos, Duplant, Roebuck, Toups, Macon.

Noes: None. Abstained: NA

Absent: Root

A motion was made by Anthony Toups and seconded by Mike Roebuck to nominate Mitch Macon as the NEDC Board Secretary/Treasurer for year 2022-2023.

Motion Carried

Ayes: Albanese, Doornbos, Duplant, Roebuck, Toups, Macon.

Noes: None. Abstained: NA

Absent: Root

ADJOURN


There being no further business, a motion was made by Billy Wayne Doornbos and seconded by Don Albanese to adjourn the meeting at 5:18 pm.

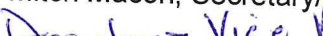
Motion Carried

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

Noes: none Absent: Root


Bret Duplant, President


Mitch Macon, Secretary/Treasurer


Billy Doornbos - Vice President