

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes April 19, 2023

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:32 p.m. at the Nederland Economic Development Corporation, 1519 Boston Avenue, by President Bret Duplant.

QUORUM

Board members present: Don Albanese, Billy Doornbos, Bret Duplant, Mike Roebuck, Sylvia Root, Anthony Toups and Mitch Macon. Others present NEDC Attorney Jim Wimberley and Kay DeCuir, Nederland EDC Executive Director.

Absent: None

INVOCATION AND PLEDGE

President Duplant gave the Invocation and led the Pledge

MINUTES

A motion was made by Anthony Toups and seconded by Sylvia Root to approve the minutes of the March 22, 2023 meeting.

Motion Carried

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

Noes: None

EXECUTIVE SESSION

The regular meeting was recessed at 4:34 p.m. by 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 President Duplant at 5:02 p.m. President Duplant announced no action was needed on 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.

PRIDE

A Pride Incentive was awarded to Lange Realty Group LLC located at 1142 Boston Avenue in the amount of \$649.50 for signage. The total project cost is \$1,299.00.

A motion was made by Mike Roebuck and seconded by Mitch Macon to approve the PRIDE Program application for Lange Realty Group LLC in an amount not to exceed six hundred forty-nine dollars and .50/100 (\$649.50)

Motion Carried

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

Noes: None.

A second PRIDE Incentive was awarded to DKF Enterprise Inc. dba Homestead Mortgage, located at 3403 Nederland Avenue in the amount of \$4,043.59 for signage. The total project cost is \$8,087.18

A motion was made by Mitch Macon and seconded by Anthony Toups to approve the PRIDE Program application for DKF Enterprise Inc. dba Homestead Mortgage in an amount not to exceed four thousand forty-three dollars and .59/100 (\$4,043.59)

Motion Carried

Ayes: Albanese, Doornbos, Duplant, Toups, Root, Roebuck and Macon.
Noes: None

COMMUNICATION

Kay DeCuir shared the following with the Board;

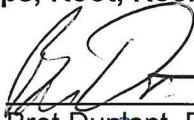
- Financials not ready due to hiring of new personnel in our CPA Office. We will have several months of financials at the May Board Meeting.
 - i. Kay with Board approval will begin contacting local banks to get the best commercial loan to finance our Atlanta Avenue Expansion project. The information will be brought to the board at the May meeting for a decision.
 - ii. Kay shared with the board she was investigating other means to grow the most interest on our funds.
- Kay mentioned the June 10th Market and currently there are 40 vendors registered. City Council approved the street closure.
- Kay will hire NPD to help assist with the entrance and closing of the market. Kay mentioned leaving out the one block that was opposed to the October Market and complained about the market.
- Kay will have the UT Intern for June and July to work in the NEDC Office. The position is paid by UT Austin in full, no cost to the NEDC.
- 1132 Atlanta Avenue property will close next week. Kay will order a disconnect of utilities and line up demo for the site. Reminder the owners know the truck will need to be removed before closing and that was notated in the sales contract.
- Kay mentioned she will have the home cleaned and ready to put on the market FOR SALE before the May meeting. We will be looking for a restaurant for that location. Something Nederland currently doesn't have at this time.
- Kay mentioned in October, 1215 and 1217 Boston Avenue properties will be sold. The current tenants would like to purchase the locations.
- Kay will be out the last week of June for vacation visiting the HGTV Show "Hometown" and will be out Fridays in June except the one prior to Market Day.
- Kay shared she will plan to take some vacation during the summer.
- Kay shared that Debbie will continue to work with NEDC throughout the summer and will stay through the end of December.
- Kay shared the visitation and funeral arrangements for Ms. Herrmann. NEDC purchased a funeral spray and will make a donation to St. Charles Church.
- Kay mentioned she is writing a grant for \$100,000.00 to assist with the Atlanta Expansion. A request of support through letters from board members is greatly appreciated.

ADJOURN

There being no further business, a motion was made by Sylvia Root and seconded by Don Albanese to adjourn the meeting at 5:19 pm.

Motion Carried

Ayes: Albanese, Doornbos, Duplant, Toups, Root, Roebuck and Macon.
Noes: None



Bret Duplant, President



Billy Wayne Doornbos, Vice-President