

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes May 17, 2023

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:30 p.m. at the Nederland Economic Development Corporation, 1519 Boston Avenue, by Secretary/Treasurer Mitch Macon.

QUORUM

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

Attendance by phone. President Bret Duplant

Absent: None

INVOCATION AND PLEDGE

Kay DeCuir gave the Invocation and led the Pledge

MINUTES

A motion was made by Don Albanese and seconded by Billy Wayne Doornbos to approve the minutes of the April 19, 2023 meeting.

Motion Carried

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

Noes: None

EXECUTIVE SESSION

The regular meeting was recessed at 4:32 p.m. by Secretary/Treasurer Mitch Macon 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 Secretary/Treasurer Mitch Macon at 5:29 p.m. Secretary/Treasurer Mitch Macon announced action was needed on Texas Government Code Chapter 551.087 Deliberations regarding Economic Development Incentives; no action needed for Texas Government Code Chapter 551.071 to discuss litigation and/or legal advice; and action was needed for Texas Government Code Chapter 551.072 to discuss acquisition, exchange and/or release of property.

CBA

A CBA presentation was made by Marty Hatton of Hatton Homes for property located at 3003 Nederland Avenue for a new retail and residential development in the amount of \$ \$1,212,709.00. The NEDC Board approved a \$60,000.00 sixty-thousand-dollar incentive to be repaid in two years.

A motion was made by Anthony Toups and seconded by Mike Roebuck to approve the CBA application for Marty Hatton of Hatton Homes in an amount not to exceed sixty thousand dollars and 00/100 (\$60,000.00)

Motion Carried

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

Noes: None.

1132 ATLANTA AVENUE AND 1118 ATLANTA AVENUE

A motion was made by Billy Wayne Doornbos and seconded by Bret Duplant to approve the Executive Director to enter into a contract in the amount of \$6,200.00 with Gb Dumpsters for demolition of 1132 Atlanta Avenue and the carport and concrete located at 1118 Atlanta Avenue.

Motion Carried

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

Noes: None.

BYLAWS

The NEDC Board formally voted to approve the updated 2023 Bylaws as presented at the April 19, 2023 Meeting.

A motion was made by Anthony Toups and seconded by Bret Duplant to approve the final revision of the NEDC Bylaws, and for the NEDC Bylaws to be presented to Nederland City Council for approval.

Motion Carried

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

Noes: None.

EMPLOYEE INSURANCE RESOLUTION 2023-01

A motion was made by Sylvia Root and seconded by Don Albanese to approve the EMPLOYEE INSURANCE RESOLUTION 2023-01 as presented.

Motion Carried

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

Noes: None.

FINANCIALS

Kay DeCuir presented the financials from January 2023 to the Board of Directors.

COMMUNICATION

Kay DeCuir shared the following with the Board;

- Kay shared that Nederland, Texas was featured in the Texas Downtown Magazine, Facebook, Twitter and Instagram accounts. The article featured a Nederland Mural located on the side of Gaudie and Co located on Boston Avenue. Kay submitted 5 murals to Texas Downtown Magazine and this one mural and the artist Valerie Simoneaux were both the feature story for the month. Kay mentioned she will be a keynote speaker at the Texas Downtown Conference in the upcoming months.
- Kay mentioned the June 10th Market and currently there are 59 vendors registered. .
- Kay mentioned she is starting on the 2023-2024 annual budget and plans to bring the proposed draft budget to the Board of Directors at the June 2023 meeting.

SPECIAL RECOGNITION OF NEDC BOARD MEMBER SYLVIA ROOT

Kay DeCuir with Secretary/Treasurer Mitch Macon presented outgoing NEDC Board Member Root with an acrylic flame for her dedication to the NEDC Board for seven years of service. Board Member Root shared she thoroughly enjoyed serving on the board and encouraged the board and Kay to continue moving forward with the many projects in the pipeline and making our community a great place. She was excited to see the future and restated to keep moving forward and doing good things.

ADJOURN

There being no further business, a motion was made by Anthony Toups and seconded by Don Albanese to adjourn the meeting at 5:57 pm.

Motion Carried

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



Bret Duplant, President



Billy Wayne Doornbos, Vice-President