

# NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

## Minutes April 17, 2024

### 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 Neal, Anthony Toups, Billy Wayne Doornbos, Mitch Macon, Bret Duplant, Kasey Taylor.

Others present Kay DeCuir Nederland EDC Executive Director, Maggie Guillot, Nederland EDC Admin. Asst., Cheryl Dowden, Nederland EDC Finance Manager and Jim Wimberley, NEDC Attorney

Absent: None

### INVOCATION AND PLEDGE

Bret Duplant gave the Invocation and led the Pledge.

### MINUTES

A motion was made by Anthony Toups and seconded by Don Albanese to approve the minutes of the February 21, 2024 meeting.

Motion Carried

Ayes: Don Albanese, Anthony Toups, Billy Neal

Absent: Bret Duplant, Kasey Taylor

Abstain: Mitch Macon, Billy Wayne Doornbos

Noes: None

### MINUTES

A motion was made by Billy Wayne Doornbos and seconded by Don Albanese to approve the minutes of the March 20, 2024 meeting.

Motion Carried

Ayes: Don Albanese, Anthony Toups, Billy Neal, Mitch Macon, Billy Wayne Doornbos

Absent: None

Abstain: Kasey Taylor and Bret Duplant

Noes: None

### EXECUTIVE SESSION

The regular meeting was recessed at 4:36 p.m. by President Bret 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; Texas Government Code Chapter 551.072 to discuss acquisition, exchange and/or release of property.

### RECONVENE

The regular meeting was reconvened by President Bret Duplant at 5:00 p.m. announced action was needed on Texas Government Code Chapter 551.087 Deliberations regarding Economic Development Incentives; action was needed for Texas Government Code Chapter 551.071 to discuss litigation and/or legal advice and no action was needed for Texas Government Code Chapter 551.072 to discuss acquisition, exchange and/or release of property.

A motion was made by Anthony Toups and seconded by Don Albanese for Resolution 2024-01 for the 5 Point Credit Union CD Renewal at 4.81%.

Motion Carried

**Ayes: Don Albanese, Anthony Toups, Billy Neal, Billy Wayne Doornbos, Bret Duplant, Kasey Taylor, and Mitch Macon**

**Absent: None**

**Noes: None**

A motion was made by Kasey Taylor and seconded by Mitch Macon for Resolution 2024-02 to move \$300,000.00 from the Airport Reserve account to the Reserved Committed Downtown Development fund.

**Motion Carried**

**Ayes: Don Albanese, Anthony Toups, Billy Neal, Billy Wayne Doornbos, Bret Duplant, Kasey Taylor, and Mitch Macon**

**Absent: None**

**Noes: None**

A motion was made by Anthony Toups and seconded by Mitch Macon to authorize the Executive Director to move forward with the purchase of the large shoes for the \$12,500.00 to purchase the large shoes for the Off Boston green space.

**Motion Carried**

**Ayes: Don Albanese, Anthony Toups, Billy Neal, Billy Wayne Doornbos, Bret Duplant, Kasey Taylor, and Mitch Macon**

**Absent: None**

**Noes: None**

A motion was made by Billy Wayne Doornbos and seconded by Billy Neal to authorize the Executive Director to move forward with the purchase of 15 small Dutch shoes at a cost of \$5,775.00.

**Motion Carried**

**Ayes: Don Albanese, Anthony Toups, Billy Neal, Billy Wayne Doornbos, Bret Duplant, Kasey Taylor, and Mitch Macon**

**Absent: None**

**Noes: None**

A motion was made by Kasey Taylor and seconded by Anthony Toups to award SLM Commercial Holdings, LLC \$10,000 (ten thousand dollars 00/00) PRIDE Incentive for a new parking lot located at 708 Nederland Avenue, Nederland, TX, 77627 for a project in the amount \$82,500.00 (eighty-two thousand five hundred dollars 00/00.)

**Motion Carried**

**Ayes: Don Albanese, Anthony Toups, Billy Neal, Billy Wayne Doornbos, Bret Duplant, Kasey Taylor, and Mitch Macon**

**Absent: None**

**Noes: None**

## **FINACIALS**

Cheryl Dowden, Nederland EDC Finance Manager, presented the financials and the audit.

### COMMUNICATION

The Director shared the following with the Board;

- Jim Wimberley will email Kay DeCuir the Property Owner Association form and Kay DeCuir will email the form to all the board members.
- Off Boston Development is running on time. Construction workers will work late hours and weekends to catch up if there is a rain out.
- The stone and brick for the Off Boston Development are almost finished. Sidewalks have been poured or framed out. HVAC, electrical, and plumbing are completed. The units need to be painted, roofs and sheetrock are about to be installed.
- Unit F and Unit G will be assigned new mailing addresses.
- The Nederland EDC Board of Directors and media will do a tour of the Off Boston Development once completed.
- The alleyway between Unit C&D has been blessed by the City of Nederland and transferred to the Nederland EDC. AT&T granted our permission for ordinance.
- Nederland EDC terminated all utilities for 1215 and 1217 Boston Avenue.
- Nederland City Hall is hosting National Day of Prayer on May 2, 2024 at 7:30 a.m.
- Nederland Fall Market Day is coming up on October 19, 2024.
- The 4<sup>th</sup> Annual Jerry Diaz and NEDC Concert Series is September 5, September 12, and September 19, 2024. There are only 3 concerts this year instead of 4 due to not wanting to compete with Boots and Bulls. We have set up the food trucks for the concerts. We also spoke about needing sponsors for the Concert Series. We have sponsorships of \$2,500 as of today.
- Went over landscaping and greenspace for Off Boston Development. Light posts and benches have been ordered.
- Kay DeCuir visited with the Mayor of Laurel, Mississippi and looked around the city. They have string lights and murals which are very important. The Nederland EDC would like to see something like this for Boston Avenue.

### ADJOURN

There being no further business, a motion was made by Mitch Macon and seconded by Kasey Taylor to adjourn the meeting at 5:28 p.m.

Motion Carried


Ayes: Don Albanese, Anthony Toups, Billy Neal, Billy Wayne Doornbos, Bret Duplant, Kasey Taylor, and Mitch Macon

Absent: None

Noes: None



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Bret Duplant, President



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Billy Wayne Doornbos, Vice President or Mitch Macon,  
Sec/Treasurer