

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes July 17, 2024

MEETING

A meeting of the Nederland Economic Development Corporation was called to order at 4:31 p.m. at the Nederland Economic Development Corporation, 1519 Boston Avenue, by President Bret Duplant.

QUORUM

Board members present: Bret Duplant, Billy Wayne Doornbos, Mitch Macon, Kasey Taylor, Don Albanese, Billy Neal.

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

Absent: Anthony Touns

INVOCATION AND PLEDGE

Bret Duplant gave the Invocation and led the Pledge.

MINUTES

A motion was made by Kasey Taylor and seconded by Mitch Macon to approve the minutes of the June 19, 2024 meeting.

Motion Carried

Ayes: Billy Wayne Doornbos, Mitch Macon, Kasey Taylor, Don Albanese, Billy Neal.

Absent: Anthony Touns

Abstain: Bret Duplant

Noes: None

EXECUTIVE SESSION

The regular meeting was recessed at 4:33 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 5:28 p.m. announced no action was needed on Texas Government Code Chapter 551.087 Deliberations regarding Economic Development Incentives; no 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 Kasey Taylor and seconded by Mitch Macon to approve a CBA Incentive for GNR Enterprises dba Butcher's Korner located at 1155 Boston Avenue, Nederland, TX 77627 in the amount of \$65,000.00 (sixty-five thousand dollars 00/00) with a 4.4-year payback for a total project of \$774,000.00 (seven hundred seventy-four thousand dollars 00/00). This is a new restaurant that will be located in the side yard on the corner next to the current location.

Motion Carried

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

Absent: Anthony Touns

Noes: None

A motion was made by Don Albanese and seconded by Billy Neal to approve the Proposed Budget for the 2024-2025 year as presented.

Motion Carried

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

Absent: Anthony Toups

Noes: None

A motion was made by Kasey Taylor and seconded by Mitch Macon to approve a PRIDE Incentive for TA Group LLC located at 1237 Boston Avenue, Nederland, TX 77627 in the amount of \$3,281.00 (three thousand two hundred eighty- one dollars 00/00) for a total project of \$6,562.00 (six thousand five hundred sixty-two dollars 00/00). This is for power washing, painting of the building, brick and stucco repair.

Motion Carried

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

Absent: Anthony Toups

Noes: None

A motion was made by Billy Wayne Doornbos and seconded by Mitch Macon to approve a PRIDE Incentive for Snazzy Paws Pet Parlor located at 2517 Nederland Avenue, Nederland, TX 77627 in the amount of \$1,949.00 (one thousand nine hundred forty-nine dollars 00/00) for a total project of \$3,898.34 (three thousand eight hundred ninety-eight dollars and thirty-four cents 34/00). This is for signage.

Motion Carried

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

Absent: Anthony Toups

Noes: None

FINANCIALS

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

COMMUNICATION

The Director shared the following with the Board;

-For Off Boston, flooring and plumbing still need to be installed. We are waiting on Entergy to install new poles and provide power. 40 pallets of sod were delivered yesterday, landscaping should be finished in the next few weeks. There are fewer trees than what we wanted but we will still have lit trees. Lamp posts still need to be installed, final inspection, punch list, and the Board walkthrough. There was a drainage issue with one of the neighbors to be addressed by N&T Construction.

- 1132 Atlanta Suite 100 originally was using a bank out of Houston, but changed lenders for SBA and is sending a new LOI that will close late August or in September. Kay is now communicating with the lender, Texas First Bank. We are still waiting on a replat agreement with the City and meeting with Planning and Zoning to divide the parking lot.

-The yellow home, 203 North Twin City Highway, is getting a new hot water heater. We had a new gas meter installed. We met with plumbers today that will bring the new hot water heater up to code.

-We are applying for the TEDC Award for Off Boston. We will submit it next week. Kay will be going to the TEDC conference in September. We also have someone else nominating us.

-On October 29th we will have a recognition dinner for 80 Nederland businesses, who have been in Nederland 10-28 years, at Sombrero's from 6:00-8:00 p.m. Each board member may bring one guest. Each business may bring 2 people. Our proposed budget is \$7,000.00.

-12 News is providing us with a free commercial for our concert series in September because of working with them so often. Then from October through December our Shop Local Campaign will start with a new commercial and 12 News will provide free perks with no charge in graphic design and more air time. That is 3 new commercials, plus extra spots, for \$11,000.00.

-On August 6th we are having our Nederland Economic Development Workshop at First Baptist Church Nederland with funds from our COVID Grant. It is a one-day conference and a commercial is being aired now about the Workshop.

-6 tables have been ordered for Off Boston from the funds of our sponsors. Delivery is approximately 8 weeks. The tables will go in the grassy area where our Christmas tree and big wooden shoes will be located.

-We are working with two developers on different projects at the airport, which could fill the entire airport frontage. We are meeting with a developer Thursday at 10:00 a.m. Once plans are final, we will bring the project to the Board, then to Commissioners Court.

ADJOURN


There being no further business, a motion was made by Mitch Macon and seconded by Billy Neal to adjourn the meeting at 5:53 p.m.


Motion Carried

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

Absent: Anthony Toups

Noes: None


Bret Duplant, President


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