

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes June 19, 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 Vice President Billy Wayne Doornbos.

QUORUM

Board members present: Anthony Toups, 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.

Absent: Bret Duplant, Jim Wimberley, Nederland EDC Attorney, and Cheryl Dowden, Nederland EDC Finance Manager.

INVOCATION AND PLEDGE

Billy Wayne Doornbos 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 May 15, 2024 meeting.

Motion Carried

Ayes: Billy Wayne Doornbos, Anthony Toups, Kasey Taylor, Mitch Macon.

Absent: Bret Duplant

Abstain: Don Albanese, Billy Neal

Noes: None

EXECUTIVE SESSION

The regular meeting was recessed at 4:35 p.m. by Vice President Billy Wayne Doornbos 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 Vice President Billy Wayne Doornbos at 5:08 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 PRIDE Incentive for HMH located at 3503 Nederland Avenue, Nederland, TX 77627 in the amount of \$10,000.00 (ten thousand dollars 00/00) for a total project \$29,925.00 (twenty-nine thousand nine hundred twenty-five dollars 00/00) was denied for lack of motion. This is for power washing, painting of the building, striping the parking lot and change of trim color.

Motion Denied

Ayes: None

Absent: Bret Duplant

Noes: Anthony Toups, Billy Wayne Doornbos, Billy Neal, Don Albanese, Kasey Taylor, and Mitch Macon

A motion was made by Anthony Toups and seconded by Billy Neal to approve a PRIDE Incentive for signage in the amount of \$10,000.00 (ten thousand dollars 00/00) for MAAZ Real Estate located at 2300 Hwy. 365, Nederland, TX 77627 for a total project of \$25,000.00 (twenty-five thousand dollars 00/00).

Motion Carried

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

Absent: Bret Duplant

Noes: None

A motion was made by Don Albanese and seconded by Billy Neal to approve a CBA Incentive for Layne's Chicken located at 3028 Hwy. 365, Nederland, TX 77627 in the amount of \$100,000.00 (one hundred thousand dollars 00/00) with a two-year payback for a total project of \$2,182,000.00 (two million one hundred eighty-two thousand dollars 00/00). This is a new restaurant at the location of the former Mazzio's Pizza.

Motion Carried

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

Absent: Bret Duplant

Noes: None

FINACIALS

Kay DeCuir, Nederland EDC Executive Director, presented the financials.

COMMUNICATION

The Director shared the following with the Board;

- For Sunset Travel there will be a one-time only approval of fencing due to it being a part of the Off Boston Development. The new fencing will enhance the alleyway. There will never be another PRIDE application for fencing. The total for the fencing for the Off Boston Development is \$26,355.00 (twenty-six thousand three hundred fifty-five dollars 00/00).
- Mr. William Lofton was invoiced for the concrete for the widening of his driveway.
- The Nederland EDC has four sponsors for our Concert Series in September and we would like to have one more sponsor to help with the funding of the concerts.
- The Nederland EDC sent out sponsorship forms for picnic tables and octagon shaped tables for the green space at the Off Boston Development. We have five sponsors now and would like to have eight. This sponsorship is a great way to involve our local businesses.
- The Off Boston Development should be ready to have Board members tour the units around the second week of July. Having the Board meeting that day in one of the units was also mentioned.
- The Nederland EDC had a few set-backs with the City getting the water and sewer lines installed, but that has now been resolved.
- For Sale signs have been put in the yards of the Off Boston Development as commercial buildings and we have been getting calls.
- It is difficult to find room for trees from all the concrete at the Off Boston Development. The Director will be going to City Council about this in the near future.
- A commercial is being made for the Workforce Workshop we are having August 6 at First Baptist Church Nederland. This Workshop is being paid for through a COVID grant from the City.
- The Chamber of Commerce is having Boots and Bulls on September 26.

- Street Signs have been delivered to the Nederland EDC for the Off Boston Development. The Director will contact the City for installation.
- The Director is receiving quotes for tearing down the bank drive-thru, 1311 Boston Avenue, for future construction of the Event Center.

ADJOURN

There being no further business, a motion was made by Anthony Toups and seconded by Kasey Taylor to adjourn the meeting at 5:35 p.m.

Motion Carried


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

Absent: Bret Duplant

Noes: None



Bret Duplant, President



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