

# NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

## Minutes May 15, 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: 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: Don Albanese, Billy Neal

### 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 April 17, 2024 meeting.**

**Motion Carried**

**Ayes: Billy Wayne Doornbos, Anthony Toups, Kasey Taylor, Bret Duplant, Mitch Macon**

**Absent: Don Albanese, Billy Neal**

**Abstain: None**

**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 4:54 p.m. announced no 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 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 Billy Wayne Doornbos to authorize the Executive Director to spend \$27,916.00 (twenty-seven thousand nine hundred sixteen dollars 00/00) for site fencing throughout the Off Boston Development.

**Motion Carried**

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

**Absent: Don Albanese, Billy Neal**

**Noes: None**

A motion was made by Anthony Toups and seconded by Mitch Macon for a one time alternative approval of PRIDE beautification incentive to Sunset Travel in the amount of \$1250.00 (one thousand two hundred fifty dollars 00/00) for a total project of \$2500.00(two thousand five hundred dollars 00/00).

The Board asked the Executive Director to contact the fencing company working with the Off Boston Development to get a quote. The quote would be to match the fence the same design as the Off Boston Development for fluid beautification. If the pricing is close to the same as the PRIDE program, the Board may choose this one time only to award a PRIDE program for fencing because it is an extension to the Off Boston Development.

**Motion Carried**

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

**Absent: Don Albanese, Billy Neal**

**Noes: None**

A motion was made by Anthony Toups and seconded by Mitch Macon for a one time alternative approval of PRIDE beautification incentive to Gaudie and Company in the amount of \$1250.00 (one thousand two hundred fifty dollars 00/00) for a total project of \$2500.00 (two thousand five hundred dollars 00/00). The Board asked the Executive Director to contact the fencing company working with the Off Boston Development to get a quote. The quote would be to match the fence the same design as the Off Boston Development for fluid beautification. If the pricing is close to the same as the PRIDE program, the Board may choose this one time only to award a PRIDE program for fencing because it is an extension to the Off Boston Development.

**Motion Carried**

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

**Absent: Don Albanese, Billy Neal**

**Noes: None**

A motion was made by Mitch Macon and seconded by Billy Wayne Doornbos to approve a PRIDE Incentive for beautification to Blue Jug of Nederland LLC, 3003 Nederland Ave., Nederland, TX. In the amount of \$3295.00 (three thousand two hundred ninety-five dollars 00/00) for a total project of \$6590.00 (six thousand five hundred ninety dollars 00/00).

**Motion Carried**

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

**Absent: Don Albanese, Billy Neal**

**Noes: None**

A motion was made by Anthony Toups and seconded by Kasey Taylor to approve Resolution 2024-04 for Nederland EDC Employee Health and Dental Benefits as presented.

**Motion Carried**

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

**Absent: Don Albanese, Billy Neal**

**Noes: None**

A motion was made by Kasey Taylor and seconded by Mitch Macon to approve the Off Boston Property Owners Association as presented by NEDC legal counsel, Jim Wimberly, and the Executive Director. The Board approved this rough draft to be presented to any buyer of the Off Boston Development at this time.

**Motion Carried**

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

**Absent: Don Albanese, Billy Neal**

**Noes: None**

**FINACIALS**

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

**COMMUNICATION**

The Director shared the following with the Board;

- Kay DeCuir, Maggie Guillot, Don Albanese went to an event for Energy Transfer May 14, 2024 and it was nice to see the two projects underway.
- Fixology is about to open.
- Jingo Cajun Restaurant should be opening in about a month and a half.
- A new Mexican Ice Cream shop opened May 11, 2024.
- Kay Decuir and Maggie Guillot discussed that the businesses that already have their signage would not qualify for the PRIDE program.
- The NEDC is getting more calls from the Off Boston commercial about being a residential house and not what it actually is, a commercial building.
- We have had some people go to the Off Boston Development and look at the units.

**ADJOURN**

There being no further business, a motion was made by Kasey Taylor and seconded by Anthony Toups to adjourn the meeting at 5:20 p.m.

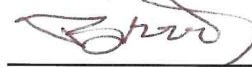
Motion Carried

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

Absent: Don Albanese, Billy Neal

Noes: None

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Bret Duplant, President



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

