

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes October 18, 2023

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: Bret Duplant, Don Albanese, Mitch Macon and Kasey Taylor.
Others present Kay DeCuir NEDC Executive Director and Jim Wimberley, NEDC Attorney.
Late: Billy Wayne Doornbos, Mike Roebuck
Absent: Anthony Toups

INVOCATION AND PLEDGE

Bret Duplant gave the Invocation and led the Pledge

MINUTES

A motion was made by Mitch Macon and seconded by Don Albanese to approve the minutes of the September 20, 2023 meeting.

Motion Carried

Ayes: Albanese, Duplant, Macon, Taylor

Noes: None

Absent: Anthony Toups

Late: Billy Wayne Doornbos, Mike Roebuck

A motion was made by Kasey Taylor and seconded by Don Albanese to approve the minutes of the October 3, 2023 Special Meeting.

Motion Carried

Ayes: Albanese, Duplant, Macon, Taylor

Noes: None

Absent: Anthony Toups

Late: Billy Wayne Doornbos, Mike Roebuck

A motion was made by Kasey Taylor and seconded by Don Albanese to approve the minutes of the October 3, 2023 Public Hearing.

Motion Carried

Ayes: Albanese, Duplant, Macon, Taylor

Noes: None

Absent: Anthony Toups

Late: Billy Wayne Doornbos, Mike Roebuck

Mr. Keith Bass addressed the NEDC Board of Directors on the Nederland Food Truck Ordinance and Committee of which he serves as a member. Mr. Bass shared the opportunity to bring a Food Truck Day, Weekend, or specific weekday to Nederland. The properties discussed were Doornbos Park, the area in front of the NEDC Building, Nederland Chamber and Heritage Festival Office along with several other locations in Nederland. He asked the NEDC Board if they would consider the former bank drive thru at 1311 Boston Avenue as a potential location for a Food Truck Venue. Keith Bass will report back to Mrs. DeCuir after the committees next meeting. After the presentation by Mr. Bass, the Board stated the Director would contact him within the next few weeks with a decision or for more information.

President Duplant mentioned with Mike Roebuck rolling off the NEDC Board October 2023, the City Council appointed Chief Billy Neal to the 2023-2024 NEDC Board of Directors starting in November 2023. Chief Neal observed from the audience for this meeting.

EXECUTIVE SESSION

The regular meeting was recessed at 4:45 p.m. by President 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 Duplant at 5:11 p.m. President Duplant announced 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; 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 authorize the Executive Director' to sell 1215 Boston Avenue for \$200,000 plus closing costs.

Motion Carried

Ayes: Albanese, Duplant, Roebuck, Macon and Taylor.

Noes: None.

Absent: Anthony Toups

Late: Billy Wayne Doornbos

CBA

A motion was made by Kasey Taylor and seconded by Mike Roebuck to award PHO-09 a Vietnamese Restaurant and live seafood expansion business located at 3324 Nederland Avenue a CBA Incentive in the amount of (\$30,000.00) thirty thousand dollars and 00/00. Taxable sales to be brought to the city will be \$7,353,348.00 over the next 10 years and 16 permanent jobs. This project will be monitored by NEDC for 2.4 years.

Motion Carried

Ayes: Albanese, Duplant, Roebuck, Macon and Taylor.

Noes: None.

Absent: Anthony Toups

Late: Billy Wayne Doornbos

RESOLUTION 2023-04

A resolution was passed to update the signers on the Neches CU Account. President Duplant, Vice President Doornbos, Secretary/Treasurer Macon and Finance Manager Cheryl Dowden will be added as new signers to the account. Former NEDC Board Members will be deleted from the account.

A motion was made by Mike Roebuck and seconded by Kasey Taylor to authorize the new signers on the Neches CU Account.

Motion Carried

Ayes: Albanese, Duplant, Roebuck, Macon and Taylor.

Noes: None.

Absent: Anthony Toups

Late: Billy Wayne Doornbos

COMMUNICATION

Kay DeCuir shared the following with the Board;

- The final concert of the third annual Fall Concert Series will be this Thursday with Cajun Harmony and food truck vendor Taco Rey. At the November meeting she will present the costs incurred by NEDC to promote this quality-of-life event.
- September 21st will be the eighth year of the NEDC Fall Market Day. This will actually be the 11th market because several years there were two markets. This is a huge production so the focus moving forward will be one market the third Saturday in October each year. There will be 5 Nederland Police Officers assisting with the opening and closing of the event but due to the large number of vendors this year, over 130, there will be two designated gates for entry and exit.
- Letters notifying the closing of Boston Avenue and the 1311 Boston Avenue parking lot were delivered to the Nederland Post Master to inform the post office employees of the closed parking lot.
- 1217 Boston Avenue and 1118 Atlanta Avenue properties have been shown multiple times and may have potential buyers in the next month.
- Next week the NEDC Board will hold a formal groundbreaking on Tuesday or Wednesday, September 24 or 25 for the "Off Boston" Atlanta Avenue Expansion. Mrs. DeCuir will secure the media and contact board members to confirm the date of groundbreaking. Once the groundbreaking takes place, N&T Construction will move to the site to begin construction.
- \$5000.00 will be required as down payment by buyers to secure the property they choose for their new business. Most small businesses cannot afford to put a large sum of money on a down payment. The funds will be refunded once construction is finished and credited to the buyer at closing.
- Mrs. DeCuir will be on vacation November 7-10.

AWARD PRESENTATION TO OUTGOING BOARD MEMBER

President Duplant presented Mr. Mike Roebuck with a service award for serving seven years, 2016-2023 as a volunteer NEDC Board Director.

ADJOURN

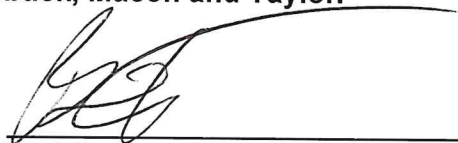
There being no further business, a motion was made by Billy Doornbos and seconded by Kasey Taylor to adjourn the meeting at 5:23 pm.

Motion Carried


Ayes: Albanese, Doornbos, Duplant, Roebuck, Macon and Taylor.

Noes: None

Absent: Anthony Toups



Bret Duplant, President



Billy Wayne Doornbos, Vice President