

NEDERLAND ECONOMIC DEVELOPMENT CORPORATION

Minutes January 15, 2025

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 Anthony Toups.

QUORUM

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

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

Absent: Jim Wimberley, Nederland EDC Attorney.

INVOCATION AND PLEDGE

Anthony Toups gave the Invocation and led the Pledge.

MINUTES

A motion was made by Kasey Taylor and seconded by Don Albanese to approve the minutes of the December 18, 2024 meeting.

Motion Carried

Ayes: Anthony Toups, Mitch Macon, Kasey Taylor, Don Albanese, Billy Neal, Bret Duplant.

Absent: None.

Abstain: Billy Wayne Doornbos.

Noes: None.

EXECUTIVE SESSION

The regular meeting was recessed at 4:35 p.m. by President Anthony Toups 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 Anthony Toups at 4:47 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 action was not needed for Texas Government Code Chapter 551.072 to discuss acquisition, exchange and/or release of property.

CBA

A motion was made by Mitch Macon and seconded by Kasey Taylor to award Sorella's Wine Bar \$30,000.00 (thirty thousand dollars 00/00) CBA Incentive located at 1217 Boston Avenue, Nederland, TX, 77627.

Motion Carried

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

Absent: None.

Noes: None.

PRIDE

A motion was made by Billy Wayne Doornbos and seconded by Don Albanese to award Med Plus Healthcare \$4,600.63 (four thousand six hundred dollars 63/00) PRIDE Incentive for signage located at

3015 Nederland Avenue Ste. B, Nederland, TX, 77627 for a project in the amount \$9,201.26 (nine thousand two hundred one dollars 26/00.)

Motion Carried

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

Absent: None.

Noes: None.

A motion was made by Don Albanese and seconded by Mitch Macon to award Right Now Aesthetics \$1,943.50 (one thousand nine hundred forty-three dollars 50/00) PRIDE Incentive for signage and landscaping located at 3302 Nederland Avenue Ste. 400, Nederland, TX, 77627 for a project in the amount \$3,886.99 (three thousand eight hundred eighty-six dollars 99/00.)

Motion Carried

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

Absent: None.

Noes: None.

No application was submitted for Luxe Nails and Spa located at 3105 Nederland Avenue so no action was taken.

A motion was made by Kasey Taylor and seconded by Billy Neal to award Polish Nail Bar \$5,093.17 (five thousand ninety-three dollars 17/00) PRIDE Incentive for signage located at 1601 S. Highway 69, Nederland, TX, 77627 for a project in the amount \$10,186.33 (ten thousand one hundred eighty-six dollars 33/00.)

Motion Carried

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

Absent: None.

Noes: None.

A motion was made by Billy Neal and seconded by Mitch Macon to award Gonzales Tire Suspension \$7,956.38 (seven thousand nine hundred fifty-six dollars 38/00) PRIDE Incentive for signage located at 1610 Highway 365, Nederland, TX, 77627 for a project in the amount \$15,912.75 (fifteen thousand nine hundred twelve dollars 75/00.)

Motion Carried

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

Absent: None.

Noes: None.

FINANCIALS

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

A motion was made by Kasey Taylor and seconded by Mitch Macon to approve the financials as presented by Cheryl Dowden.

Motion Carried

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

Absent: None.

Noes: None.

COMMUNICATION

The Director shared the following with the Board;

- The Nederland Chamber of Commerce 2025 Annual Installation Banquet is January 21 at 6:00 pm.
- The 2025 Economic Forecast Luncheon is January 23 at 11:00 am.
- The Director asked the board if they would like to attend her personal table at Troop Industrial's Celebratory Dinner Event on January 23 at 6:00 pm. The Board will contact her later.
- January 17 we are having a walk-through for the Off Boston Development to make sure everything has been completed. We have been having issues with the power but are solving that issue.
- 12 Days of Christmas 2024 went very well, so we will continue that next year.
- We will take the Off Boston Christmas banners off and replace them with the year-round Off Boston banners. We will purchase arms to attach the bottom of the banner to so it will not fly in the wind.
- All small Fiberglass Dutch shoes that we have ordered through our vendor have been purchased. The large Fiberglass Dutch shoes for Off Boston should be installed shortly after the weather clears up.

ADJOURN


There being no further business, a motion was made by Mitch Macon and seconded by Kasey Taylor to adjourn the meeting at 5:13 p.m.

Motion Carried

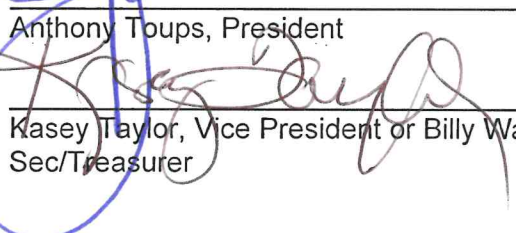
Ayes: Bret Duplant, Anthony Toups, Billy Neal, Don Albanese, Kasey Taylor, Mitch Macon, Billy Wayne Doornbos.

Absent: None.

Noes: None.



Anthony Toups, President



Kasey Taylor, Vice President or Billy Wayne Doornbos,
Sec/Treasurer