

# **NEDERLAND ECONOMIC DEVELOPMENT CORPORATION**

## **Minutes February 19, 2025**

### **MEETING**

A meeting of the Nederland Economic Development Corporation was called to order at 4:30 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., Cheryl Dowden, Nederland EDC Finance Manager, and Jim Wimberley, Nederland EDC Attorney.

Absent: None.

### **INVOCATION AND PLEDGE**

Anthony Toups gave the Invocation and led the Pledge.

### **MINUTES**

A motion was made by Billy Wayne Doornbos and seconded by Bret Duplant to approve the minutes of the January 15, 2025 meeting.

#### **Motion Carried**

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

**Absent: None.**

**Abstain: None.**

**Noes: None.**

### **EXECUTIVE SESSION**

The regular meeting was recessed at 4:31 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 5:02 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 Billy Wayne Doornbos and seconded by Mitch Macon to award Maria's Diner \$22,000.00 (twenty-two thousand dollars 00/00) CBA Incentive for a 2-year payback located at 1203 S. Highway 69, 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 Bret Duplant and seconded by Kasey Taylor to award Studio Sunday \$609.26 (six hundred nine dollars 26/00) PRIDE Incentive for signage located at 1100 Boston Avenue, Nederland, TX, 77627 for a project in the amount \$1,218.52 (one thousand two hundred eighteen dollars 52/00.)

#### **Motion Carried**

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

**Absent: None.**

**Noes: None.**

No application was submitted for Texas Pulmonary Institute located at 2300 Highway 365 Ste.150, Nederland TX, 77627 so no action was taken.

A motion was made by Bret Duplant and seconded by Don Albanese to award Cactus Cactus \$4,793.43 (four thousand seven hundred ninety-three dollars 43/00) PRIDE Incentive for signage, driveway ribbon to extend to back driveway and landscaping located at 211 N. 14<sup>th</sup> Street, Nederland, TX, 77627 for a project in the amount \$9,586.86 (nine thousand five hundred eighty-six dollars 86/00.)

#### **Motion Carried**

**Ayes: Anthony Touns, 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 Bret Duplant 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 Touns.**

**Absent: None.**

**Noes: None.**

### **COMMUNICATION**

The Director shared the following with the Board;

- The Nederland EDC is planning to have our forum to educate people about what we do in economic development. The forum will be March 18<sup>th</sup> 5:30-7:00 pm. There will be several local business owners giving testimonials. We will advertise on social media and in local newspapers.
- Kay and Maggie met with 3 candidates running for office in Nederland which provided us with good questions for our forum.
- Early voting for the Nederland election will be April 22<sup>nd</sup>-April 29<sup>th</sup> and election day is May 3<sup>rd</sup>.
- We will be moving forward with an Open House for Off Boston on February 27<sup>th</sup> from 11:00 am-1:00 pm. We have invited approximately 1,100 REALTORS. We have made flyers to hand out at the Open House with the information for each unit. First Financial will be providing a pit for links, Capital Title and Homestead Mortgage will be donating king cakes.
- Last Sunday the Nederland EDC placed 12 fiberglass Dutch shoes with planted tulips around Nederland. There will be more fiberglass Dutch shoes placed around the community in front of the businesses that purchased them.

**ADJOURN**

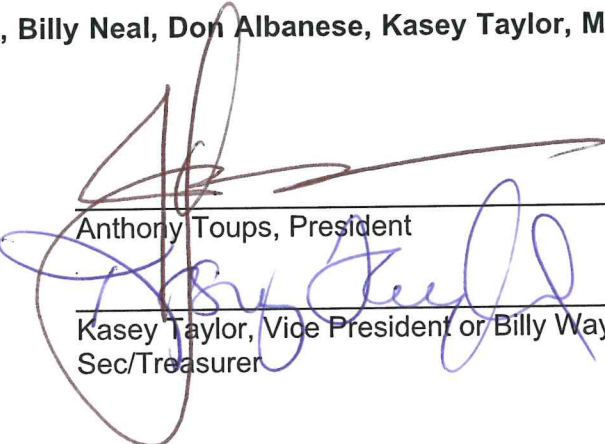
There being no further business, a motion was made by Mitch Macon and seconded by Billy Wayne Doornbos to adjourn the meeting at 5:31 p.m.

**Motion Carried**

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

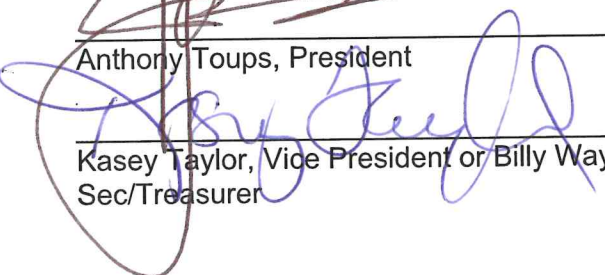
**Absent:** None.

**Noes:** None.



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Anthony Touns, President



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