

THE STATE OF TEXAS           §  
COUNTY OF BRAZORIA       §  
CITY OF MANVEL               §



**MINUTES  
MANVEL ECONOMIC DEVELOPMENT CORPORATION MEETING  
March 12, 2025**

**NOTICE IS HEREBY GIVEN  
6:00 P.M.**

**MINUTES**

**Regular Session**

**Call To Order**

MEDC Member Jason Black called the meeting of the Manvel Economic Development Corporation to order at 6:03 p.m.

Those in attendance were:

- Present:**           MEDC Member Kris Durrett  
                  MEDC Member Martina McNickles  
                  MEDC Member Donald Atkinson  
                  MEDC Member Jason Black  
                  MEDC Member Derek Dalmolin  
                  MEDC Member Robina Spruill

**Absent:**           MEDC Member Damon Collins

**Also Present:**   Robert Gervais, City Attorney  
                      Tammy Bell, City Secretary

**Pledge**

**Public Comments: "Comment Card" Required**

**Presentation**

- Big Horn Cantina Project Request  
Paul Groman, Britt Dixon, and Alan Mueller present.  
Project highlights:  
- Anticipated \$7 million construction cost, with an estimated total cost of 8.5 million after furniture and fixtures  
- Will create 45 jobs  
- \$60,000 in annual sales tax to the city  
- \$45-50,000 in annual property tax

The request is for \$1.2 million.

**Executive Session**

**Manvel Economic Development Corporation will convene into Executive Session pursuant to Texas Government Code, Section 551.087 - “Deliberation Regarding Economic Development Negotiations” to discuss the following:**

Discuss economic development incentives request for Big Horn Cantina.

Jason Black convened the meeting into Executive Session at 6:13 p.m.

Jason Black reconvened the meeting out of Executive Session at 7:26 p.m.

There was no action taken during Executive Session.

**Regular Agenda**

- A. Consideration and possible action to direct staff on project application 2025-01 - Big Horn Cantina.

Jason Black asks what the costs are specifically for getting the utilities to the site. Alan Mueller shares that it should be around \$100,000.

Jason shares that the MEDC's budget is \$160,000, so it will not be able to do \$1.2 million. However, the MEDC wholeheartedly supports Big Horn and wants to see this project succeed, so it is willing to contribute \$150,000 to help with the project.

MEDC Member Donald Atkinson made the motion to direct staff on the project application to publish the notice of project for up to \$150,000 for impact fees, city utilities, and site improvements. MEDC Member Kris Durrett seconded the motion.

The motion carried with a vote: 6/0

Yes: MEDC Member Kris Durrett, MEDC Member Martina McNickles, MEDC Member Donald Atkinson, MEDC Member Jason Black, MEDC Member Derek Dalmolin, MEDC Member Robina Spruill

No: None

Absent: None

Abstained: None

- B. Consideration and possible action to approve the Engagement Letter with Crowe LLP for audit services.

MEDC Member Jason Black made the motion to approve. MEDC Member Martina McNickles seconded the motion.

The motion carried with a vote: 6/0

Yes: MEDC Member Kris Durrett, MEDC Member Martina McNickles, MEDC Member Donald Atkinson, MEDC Member Jason Black, MEDC Member Derek Dalmolin, MEDC Member Robina Spruill

No: None

Absent: None

Abstained: None

- C. Discussion and review of proposed updates to the MEDC Project Application and Business Grant Application.

MEDC Member Donald Atkinson made the motion to approve. MEDC Member Martina McNickles seconded the motion.

**The motion carried with a vote: 6/0**

- Yes: MEDC Member Kris Durrett, MEDC Member Martina McNickles, MEDC Member Donald Atkinson, MEDC Member Jason Black, MEDC Member Derek Dalmolin, MEDC Member Robina Spruill
- No: None
- Absent: None
- Abstained: None

**Consent Agenda**

- A. Receive/consider the minutes to date.
- B. Receive/Consider the Treasurers' Report to date.

MEDC Member Kris Durrett made the motion to approve the Consent Agenda. MEDC Member Donald Atkinson seconded the motion.

**The motion carried with a vote: 6/0**

- Yes: MEDC Member Kris Durrett, MEDC Member Martina McNickles, MEDC Member Donald Atkinson, MEDC Member Jason Black, MEDC Member Derek Dalmolin, MEDC Member Robina Spruill
- No: None
- Absent: None
- Abstained: None

**Adjourn**

MEDC Member Donald Atkinson made the motion to adjourn the meeting at 7:42 p.m. MEDC Member Robina Spruill seconded the motion.

**The motion carried with a vote: 6/0**

- Yes: MEDC Member Kris Durrett, MEDC Member Martina McNickles, MEDC Member Donald Atkinson, MEDC Member Jason Black, MEDC Member Derek Dalmolin, MEDC Member Robina Spruill
- No: None
- Absent: None
- Abstained: None

**CERTIFICATION**

TAMMY BELL, CITY SECRETARY  
CITY OF MANVEL, TEXAS