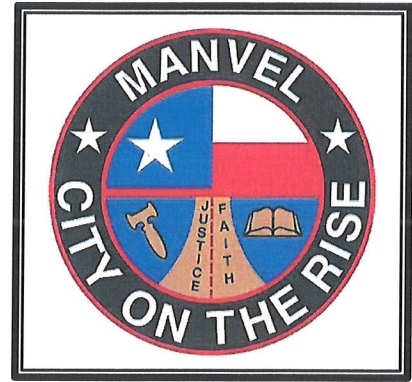


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**MINUTES
MANVEL ECONOMIC DEVELOPMENT CORPORATION MEETING
May 14, 2025**

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

MINUTES May 14, 2025

Call To Order

MEDC Member Kris Durrett called the meeting of the Manvel Economic Development Corporation to order at 6:05 p.m.

Those in attendance were:

- Present:** MEDC Member Kris Durrett
- MEDC Member Martina McNickles
- MEDC Member Donald Atkinson
- MEDC Member Derek Dalmolin
- MEDC Member Ty Watkins
- MEDC Member Carolynn Waites

Absent: MEDC Member Jason Black

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

Pledge

Public Comments: "Comment Card" Required

Presentation

Grease Monkey Manvel Project Request.

Gabriella Leal, owner of Grease Monkey in Texas City and Manvel, presented a request for funding assistance to complete a second service pit and purchase an alignment machine for the Manvel location. She shared that one pit is complete and detailed plans to expand services, increase vehicle capacity, generate more sales tax revenue, and create additional jobs. The cost for the second pit is \$25,000, and the cost for the alignment machine is \$30,000. She also shared that their lease is 20 years.

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 Grease Monkey Manvel.

Kris Durrett convened the meeting into Executive Session at 6:17 p.m.

Kris Durrett reconvened the meeting out of Executive Session at 7:15 p.m.

There was no action taken during Executive Session.

Regular Agenda

- A. Consideration and possible action to direct staff on project application 2025-02 - Grease Monkey Manvel.

MEDC Member Kris Durrett made the motion to direct city staff to publish notice of project for reimbursement up to \$20,000. 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 Derek Dalmolin, MEDC Member Ty Watkins, MEDC Member Carolynn Waites

No: None

Absent: MEDC Member Jason Black

Abstained: None

- B. Consideration and possible action on a request to renegotiate the terms of the clawback provisions for Project 2024-01 HJR HWY 6 - approved June 12, 2024; Being an expenditure of up to \$400,000.00 for assistance to bring utilities from the north side of Hwy 6 to the south side for property located across from the Manvel Town Center being 3.76 acres which will further economic development and retain jobs in the City of Manvel.

Richard Rainer with HJR HWY 6 presented.

He shared some of the businesses interested are: Whitewater Express Car Wash, Dutch Brothers Coffee, Pot Belly Sandwich, Vision Works, T-Mobile, and Popeye's.

Enough activity to bring around 45 employees.

Asking for the clawback provision to be on a pro rata basis, to change the 2-year to a 3-year time frame, and they are asking to reduce the 45 employees.

This would mean that if HDR highway 6 has not fulfilled the said 45 commitments within the 36 months of the execution of the agreement, MEDC shall be entitled to a proportionate reimbursement of the payments made to HJR HWY 6. He provided an example: if they only get 70% of the permanent jobs, then they have to pay back 30% of the 400.

MEDC Member Derek Dalmolin made the motion to approve the amendments to the agreement as the client requested. 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 Derek Dalmolin, MEDC Member Ty Watkins, MEDC Member Carolynn Waites

No: None

Absent: MEDC Member Jason Black

Abstained: None

Consent Agenda

- A. Receive/consider the minutes to date.

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

MEDC Member Martina McNickles 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 Derek Dalmolin, MEDC Member Ty Watkins, MEDC MemberCarolynn Waites

No: None

Absent: MEDC Member Jason Black

Abstained: None

Adjourn

MEDC Member Derek Dalmolin made the motion to adjourn the meeting at 7:39 p.m. MEDC Member Ty Watkins 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 Derek Dalmolin, MEDC Member Ty Watkins, MEDC MemberCarolynn Waites

No: None

Absent: MEDC Member Jason Black

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS