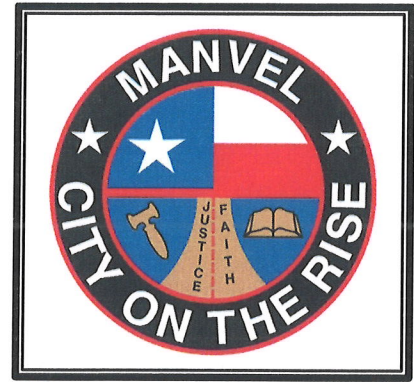


THE STATE OF TEXAS §  
COUNTY OF BRAZORIA §  
CITY OF MANVEL §



**MINUTES**  
**MANVEL ECONOMIC DEVELOPMENT CORPORATION MEETING**  
**July 9, 2025**

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

**MINUTES**

**Regular Session**

**Call To Order**

MEDC Member Black called the meeting of the Manvel Economic Development Corporation to order at 6:06 p.m.

Those in attendance were:

**Present:** MEDC Member Martina McNickles  
MEDC Member Donald Atkinson  
MEDC Member Jason Black  
MEDC Member Derek Dalmolin  
MEDC Member Ty Watkins  
MEDC Member Carolynn Waites

**Absent:** MEDC Member Kris Durrett

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

**Pledge**

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

None

**Presentation**

Presentation by Small Business Development Center Director, Jennifer Finney.

The presentation highlighted the services of a regional Small Business Development Center (SBDC) representative who works with entrepreneurs and small business owners in Manvel and surrounding communities. The speaker emphasized the area’s rapid growth, strong business potential, and the Center’s role in providing one-on-one advising, training, and resource connections to help businesses launch, expand, and succeed.

- **Service Area & Purpose** – SBDC serves Manvel and surrounding communities, helping entrepreneurs and small business owners start, grow, and sustain their businesses.
- **Advisory Team** – Two advisors: one small business specialist; one with 27 years in municipal permitting/zoning.
- **Simple Onboarding** – Online form → schedule meeting → one-on-one advising (in person, phone, or Zoom).
- **Business Support Offered** – Startup guidance, funding preparation, legal/tax structure referrals, and strategies for multi-business owners.
- **Funding Guidance** – No loans issued directly; assists in preparing bank/SBA loan applications and connecting with appropriate lenders.
- **City Incentives (MEDC)** – Focus on infrastructure/site improvements, job creation, and sales tax-based grants; SBDC to be integrated into MEDC application process.
- **Workforce Development Grants** – Brazosport College VP highlighted significant Texas Workforce Commission funding for employee training; coordination with Alvin Community College for Manvel businesses.
- **Local Success Story** – “The Barn at Bonner Creek” wedding venue featured on Magnolia Network’s *Restoration Road*; example of SBDC client success.
- **Collaboration & Outreach** – SBDC to be listed as a resource in MEDC communications and will continue working with local partners to expand resource awareness.

**Executive Session**

- A. **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 Rich's Car Wash.*

President Black recessed the meeting at 6:47 p.m. for Executive Session

President Black reconvened the meeting at 7:38 p.m.

There was no action taken during the Executive Session.

**Regular Agenda**

- A. Consideration and possible action to direct staff on project application 2025-03 - Rich's Car Wash.

**General Discussion**

- **Business & Location** – Established car wash chain with 12 locations; Manvel site is 3 years in planning.
- **Project Status** – Site replatted from three lots; access easement secured; construction delayed by weather and costly debris removal.
- **Operations** – Express model, 10–12 employees, projected \$1M annual revenue after

ramp-up; service-based with no retail sales.

- **Request** – Grant/reimbursement for ~\$94.5K public utility extensions (water, wastewater, fire hydrants) benefiting future development.
- **Board Concerns** – Sales tax eligibility of services and ROI; need city engineer input on shared infrastructure benefits.
- **Next Steps** – Board to review with city engineer before action; staff to follow up with applicant on outcome and plan.

MEDC Member Black made the motion to postpone. MEDC Member McNickles seconded the motion.

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

Yes: MEDC Member Martina McNickles, MEDC Member Donald Atkinson, MEDC Member Jason Black, MEDC Member Derek Dalmolin, MEDC Member Ty Watkins, MEDC Member Carolynn Waites

No: None

Absent: MEDC Member Kris Durett II

Abstained: None

- B. Update by MEDC Board Members Martina McNickles and Kris Durrett II on the TEDC Sales Tax Course.

Martina provided the following update;

- **Training Attended** – June 3–6 in Bee Cave, TX; focused on core economic development practices and modern applications.
- **Course Modules** – Community profiling, business finance, real estate reuse, marketing, attraction/retention, workforce, strategic planning, small business and entrepreneurship, ethics, and EDO management.
- **Key Takeaways** –
  - Importance of strategic, data-driven planning.
  - Aligning workforce development with business retention.
  - Best practices for marketing, entrepreneurship, and property reuse.
  - Emphasis on ethics, inclusivity, and future-ready development.
- **Board Follow-Up** –
  - Presented 12 strategic questions for reflection on Manvel EDC priorities, infrastructure, collaboration, business attraction, quality of life, funding, and strategic plan utilization.
  - Plan to distribute questions to board, identify which are city-side vs. board-side, and address 2–3 per meeting as agenda items for alignment and action.

- C. Consideration and possible action on the Fiscal Year 2025-2026 Budget.

MEDC Member Black made the motion to approve and forward to City Council. MEDC Member Atkinson seconded the motion.

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

Yes: MEDC Member Martina McNickles, MEDC Member Donald Atkinson, MEDC Member Jason Black, MEDC Member Derek Dalmolin, MEDC Member Ty Watkins, MEDC Member Carolynn Waites

No: None

Absent: MEDC Member Kris Durett II

Abstained: None

**Consent Agenda**

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

MEDC Member Watkins made the motion to approve. MEDC Member Waites seconded the motion.

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

Yes: MEDC Member Martina McNickles, MEDC Member Donald Atkinson, MEDC Member Jason Black, MEDC Member Derek Dalmolin, MEDC Member Ty Watkins, MEDC Member Carolynn Waites

No: None

Absent: MEDC Member Kris Durett II

Abstained: None

**Adjourn**

MEDC Member Atkinson made the motion to adjourn at 8:24 p.m. MEDC Member Watkins seconded the motion.

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

Yes: MEDC Member Martina McNickles, MEDC Member Donald Atkinson, MEDC Member Jason Black, MEDC Member Derek Dalmolin, MEDC Member Ty Watkins, MEDC Member Carolynn Waites

No: None

Absent: MEDC Member Kris Durett II

Abstained: None

**CERTIFICATION**



TAMMY BELL, CITY SECRETARY  
CITY OF MANVEL, TEXAS