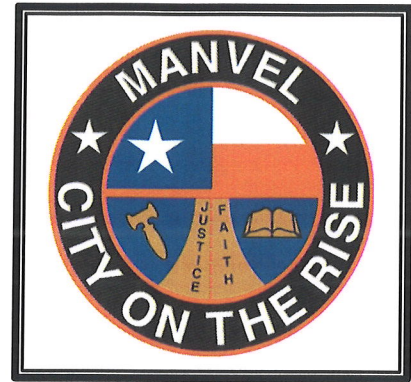


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**NOTICE OF A MEETING
MANVEL ECONOMIC DEVELOPMENT CORPORATION MEETING
November 12, 2025**

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

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Manvel Economic Development Corporation will convene a regular meeting at the Manvel City Hall, located at **20031 Hwy 6, Manvel Tx 77578** for the purpose of discussing and if appropriate, take action with respect to the following items:

NOTE: The Manvel Economic Development Corporation of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. They may discuss the items on this agenda in any order.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-489-0630 for further information.

Regular Session

Call To Order

- Position #1 Kris Durrett II 03/2026
- Position #2 Martina McNickles 03/2026
- Position #3 Donald Atkinson 03/2026
- Position #4 Carolynn Waites 03/2027
- Position #5 Jason Black 03/2027
- Position #6 Derek Dalmolin 3/2027
- Position #7 Ty Watkins 03/2027

Pledge

Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible.

Public Comments: "Comment Card" Required

o Members of the public with business before the board, NOT scheduled on the agenda as a public hearing (that have submitted a public comment card) may have three (3) minutes to address the board. o The board may not participate in any discussion and cannot vote on the subject you present unless it is listed on the agenda as an action item.

Public Hearing

Public Hearing to hear comments for or against the proposed Project 2025-03. Rich’s Car Wash - site improvements/utilities (reimbursement) for car wash commercial business to be located at 19212 Hwy 6, Manvel TX 77578 (Applicant: HPR Wash, LLC, d/b/a Rich’s Car Wash) for the expenditure of funds in the estimated amount of up to \$20,000 to be required or suitable for one or more of the following categories provided by state law:

(1) infrastructure necessary to promote or develop new or expanded business enterprises, limited to: (a) streets and roads, rail spurs, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements, and related improvements and (b) telecommunications and Internet improvements [Tex. Local Gov’t Code §501.103];

(2) and, buildings, equipment, facilities, and improvements found by the board of directors to promote or develop new or expanded business enterprises that create or retain primary jobs, including public safety facilities, streets and roads, drainage and related improvements, demolition of existing structures, general municipally owned improvements, and any improvements or facilities related to a project described herein [Tex. Local Gov’t Code §505.155];

(3) equipment, facilities, and improvements found by the Board of Directors to promote new or expanded business development [Tex. Local Gov’t Code §505.158].

The project site is to be located at 19212 Highway 6, Manvel, TX. Said project is to include the expenditure of up to \$20,000 to be reimbursed to applicant HPR Wash, LLC, d/b/a Rich’s Car Wash for site improvements/utilities for the car wash facility in a commercially targeted area, which will further economic development, create commercial investment, and create and/or retain jobs in the City of Manvel. (“Project 2025-03”).

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Project 2025-03. HPR Wash, LLC, d/b/a Rich’s Car Wash. Said project is to include the expenditure of up to \$20,000.00 to be reimbursed to applicant HPR Wash, LLC d/b/a Rich's Car Wash for site improvements/utilities for the car wash facility in a commercially targeted area, which will further economic development, create commercial investment, and create and/or retain jobs in the City of Manvel. (“Project 2025-03”).
- B. Consideration and possible action to accept the MEDC Audit for the year ended September 30, 2024.
- C. Presentation by Next Move Group LLC.
Childcare Studies.
- D. Discussion on approved Project 2020-02 - City 160 Acre Municipal Complex and MOU between the City and the MEDC. Said project is for the annual expenditure of 90% of the MEDC sales tax revenues received, to be paid to the City of Manvel to develop and construct the City 160 Acre Municipal Complex in the City of Manvel, to further economic development (“Project 2020-02”). Said commitment of funds by MEDC may be used to fund bonds, certificates of obligation, and/or other funding mechanisms.

- E. Discussion on the city getting RFP's from the state or another organization for potential commercial projects.

Consent Agenda

- A. Receive/consider the minutes to date.

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

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel Economic Development Corporation is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on November 5, 2025 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 3 business days preceding the scheduled day of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS