

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



MINUTES
MANVEL ECONOMIC DEVELOPMENT CORPORATION MEETING
January 10, 2024

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:

MINUTES 1/10/2024

Regular Session

Call To Order

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

Present:

Pos #2 Rigoberto Juarez 3/24
Pos #3 Donald Atkinson 3/24
Pos #4 Damon Collins 3/25
Pos #5 Jason Black, Vice-President 3/25
Pos #6 Karen Kinlaw, Secretary 3/25
Pos #7 Robina Spruill, President 3/25

Absent:

Pos #1 Lorraine Hehn 3/24

Also Present:

Robert Gervais, City Attorney
Tammy Bell, City Secretary
Brooke Cyphers, Public Information Officer

Pledge

Public Comments: "Comment Card" Required

None

Public Hearing

The Manvel Economic Development Corporation (the "Corporation") hereby gives notice, pursuant to the Development Corporation Act, Texas Local Government Code, Section 505.160, that the Corporation will consider, as a project of the Corporation, the expenditure of funds in the estimated amount of \$7,213.75 to be required or suitable for:

(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]; and

(2) land, 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]; and

(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].

Project 2023-01 Manvel Retail LLC - Grease trap for retail strip center located at 19931 Morris Ave, Manvel TX 77578 (Applicants: Manvel Retail, LLC, and Billy Dano's Donuts Inc.)

Said project is to include the expenditure of up to \$7,213.75 to be paid to co-applicants Manvel Retail, LLC, and Billy Dano's Donuts Inc. to construct a new grease trap to serve a retail strip center in a commercially targeted area, which will further economic development and retain jobs in the City of Manvel. ("Project 2023-01 - Manvel Retail LLC").

MEDC Member Robina Spruill opened the Public Hearing at 6:10 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

MEDC Member Robina Spruill closed the Public Hearing at 6:10 p.m.

Regular Agenda

1. Consideration and possible action to approve and forward with recommendation to City Council, Project 2023-01 Manvel Retail LLC - Grease trap for retail strip center located at 19931 Morris Ave, Manvel TX 77578 (Applicants: Manvel Retail, LLC, and Billy Dano's Donuts Inc.)
Said project is to include the expenditure of up to \$7,213.75 to be paid to co-applicants Manvel Retail, LLC, and Billy Dano's Donuts Inc. to construct a new grease trap to serve a retail strip center in a commercially targeted area, which will further economic development and retain jobs in the City of Manvel. ("Project 2023-01 - Manvel Retail LLC").

MEDC Member Donald Atkinson made the motion to approve. MEDC Member Jason Black seconded the motion.

The motion carried with an all-in-favor vote of 5/0.

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 HJR Hwy 6, LLC.

MEDC Member Robina Spruill convened the meeting into Executive Session at 6:14 p.m.

MEDC Member Robina Spruill reconvened the meeting out of Executive Session at 6:57 p.m.

There was no action taken during Executive Session.

Regular Agenda

2. Consideration and possible action to direct staff on project application 2024-01 - Real estate Development - being a request 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.

Developer - Shared that there has been a lot of interest in this property. TXDOT access has been approved.

Jason Black expresses that he wants confirmation from Dan Johnson, City Manager/City Engineer on if the sizes of the lines are sufficient to support not only their development, but future developments, as well as confirmation that the capacity is sufficient.

MEDC Member Donald Atkinson made the motion to table. MEDC Member Robina Spruill seconded the motion.

The motion carried with an all-in-favor vote of 5/0.

3. Update from Jason Black, Rigoberto Juarez, Damon Collins, and Robina Spruill on the 2023 Economic Development Sales Tax Workshop.

Damon - Shared that he learned about type a and type b funding, and the primary functions of the EDC.

Jason - Gave a good overview of what EDC can and can't do. His goal would be for the board to be more active and aggressive in growing the economic development of the city.

4. Consideration and possible action to appoint 2-3 board members to attend a business strategy workshop with the Business Advisory Task Force and a few members of the city council.

Jason Black is already on the Business Advisory Task Force.

MEDC Member Jason Black made the motion to appoint Donald Atkinson and Damon Collins. MEDC Member Donald Atkinson seconded the motion.

The motion carried with an all-in-favor vote of 5/0.

Consent Agenda

1. Receive/consider the minutes to date.
2. Receive/Consider the Treasurers' Report to date.

MEDC Member Jason Black made the motion to approve the Consent Agenda. MEDC Member Donald Atkinson seconded the motion.

The motion carried with an all-in-favor vote of 5/0.

MINUTES January 10, 2024 MANVEL ECONOMIC DEVELOPMENT CORPORATION

Adjourn

MEDC Member Donald Atkinson made the motion to adjourn the meeting at 7:23 p.m. MEDC Member Jason Black seconded the motion.

The motion carried with an all-in-favor vote of 5/0.

CERTIFICATION

A handwritten signature in black ink, appearing to read 'TBell', is written over a horizontal line.

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS