

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



**MINUTES
MANVEL ECONOMIC DEVELOPMENT CORPORATION MEETING
February 21, 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:

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.

MINUTES 2/21/2024

Regular Session

Call To Order

MEDC Member Robina Spruill called the meeting of the Manvel Economic Development Corporation to order at 6:01 p.m.

Roll Call

Pos #1 Lorraine Hehn 3/24 - PRESENT
Pos #2 Rigoberto Juarez 3/24 - PRESENT (Arrived late)
Pos #3 Donald Atkinson 3/24 - PRESENT
Pos #4 Damon Collins 3/25 - PRESENT
Pos #5 Jason Black, Vice-President 3/25 - ABSENT
Pos #6 Karen Kinlaw, Secretary 3/25 - PRESENT
Pos #7 Robina Spruill, President 3/25 - PRESENT

Also Present:

Dan Johnson, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary

Pledge

Public Comments: "Comment Card" Required

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.*
- *Discuss economic development incentives request for MaxFit Gym*

Robina Spruill convened the meeting into Executive Session at 6:03 p.m.

Robina Spruill reconvened the meeting out of Executive Session at 7:11 p.m.

There was no action taken during Executive Session.

Regular Agenda

1. 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.

Lorraine Hehn made the motion to publicize the request for up to \$400,000. Donald Atkinson seconded the motion.

The motion carried with an all-in-favor vote of 6/0.

2. Consideration and possible action to direct staff on project application 2024-02 - Maxfit Gym - being a request for assistance for a distinctive business sign and reimbursement of impact fees for property located at 7515 Masters Road.

Applicant, Daronda Gamble, addressed the MEDC and provided an overview of their business and what they are asking for.

Donald Atkinson made the motion to publish the application for up to \$12,500. Rigoberto Juarez seconded the motion.

The motion carried with an all-in-favor vote of 6/0.

3. Consideration and possible action to sponsor an Alvin Manvel Chamber of Commerce Monthly Coffee and Connection Event.

Donald Atkinson made the motion to approve. Karen Kinlaw seconded the motion.

The motion carried with an all-in-favor vote of 6/0.

4. Discussion/update on a Strategic Plan and the status of the city's Strategic Plan and Comprehensive/Thoroughfare Plan Update.

Tammy Bell, City Secretary, provided the history behind MEDC and how the MEDC started, but never completed, the process of adopting a Strategic Plan.

Dan Johnson, City Manager, provided an overview to MEDC.

Consent Agenda

5. Receive/consider the minutes to date.

6. Receive/Consider the Treasurers' Report to date.

Lorraine Hehn made the motion to approve the Consent Agenda. Donald Atkinson seconded the motion.

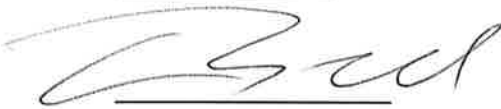
The motion carried with an all-in-favor vote of 6/0.

Adjourn

Donald Atkinson made the motion to adjourn the meeting at 7:20 p.m. Rigoberto Juarez seconded the motion.

The motion carried with an all-in-favor vote of 6/0.

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