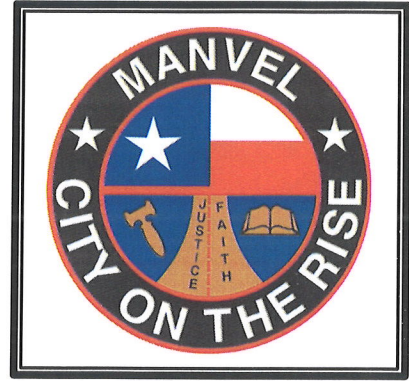


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



MINUTES
MANVEL ECONOMIC DEVELOPMENT CORPORATION MEETING
August 13, 2025

NOTICE IS HEREBY GIVEN
6:00 P.M.

MINUTES August 13, 2025

Regular Session

Call To Order

MEDC Member Jason Black called the meeting of the Manvel Economic Development Corporation to order at 6:07 p.m.

Those in attendance were:

Present: MEDC Member Kris Durrett
MEDC Member Martina McNickles
MEDC Member Jason Black
MEDC Member Ty Watkins
MEDC Member Carolynn Waites

Absent: MEDC Member Donald Atkinson
MEDC Member Derek Dalmolin

Also Present: Tammy Bell, City Secretary

Pledge

Public Comments: "Comment Card" Required

Public Hearing

- A. **Public hearing to hear comments for or against proposed Project 2025-02. Grease Monkey - site improvements for auto shop commercial business.**

The Manvel Economic Development Corporation (the "Corporation") will consider, as a project of the Corporation 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) 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];
- (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 located at 20815 Highway 6, Manvel, TX. Said project is to include the expenditure of up to \$20,000 to be reimbursed to applicant **Grease Monkey Manvel** for site improvements for the auto shop 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 2025-02").

MEDC President Jason Black opened the public hearing at 6:10 p.m.

First call for comments - None

Second call for comments - None

Third call for comments - None

MEDC President Jason Black closed the public hearing at 6:11 p.m.

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Project 2025-02. Grease Monkey - site improvements for auto shop commercial business located at 20815 Hwy 6, Manvel TX 77578 (Applicant: Grease Monkey Manvel). Said project is to include the expenditure of up to \$20,000 to be reimbursed to applicant Grease Monkey Manvel for site improvements for the auto shop 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 2025-02").

The board reviewed a request from Grease Monkey Manvel for up to \$20,000 in reimbursement toward the construction of a second service pit at their Highway 6 location. The first pit, completed about five months ago, increased service capacity and boosted revenue by roughly 20%, and the second pit is expected to further expand capacity and accelerate plans for additional services. While some members expressed concerns about budget constraints and setting a precedent, the board ultimately agreed to recommend the full \$20,000 to the City Council for final approval.

MEDC Member Ty Watkins made the motion to approve. MEDC Member Martina McNickles seconded the motion.

The motion carried with a vote: 5/0

Yes: MEDC Member Kris Durrett, MEDC Member Martina McNickles, MEDC Member Jason Black, MEDC Member Ty Watkins, MEDC Member Carolyn Waites

No: None

Absent: MEDC Member Donald Atkinson, MEDC Member Derek Dalmolin
Abstained: None

B. Discussion on project application 2025-03 - Rich's Car Wash.

None - MEDC Members went straight into Executive Session for this item

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 Rich's Car Wash.

Jason Black convened the meeting into Executive Session at 6:24 p.m.
Jason Black reconvened the meeting out of Executive Session at 7:23 p.m.
There was no action taken during the executive session.

Regular Agenda

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

MEDC Member Kris Durrett made the motion to approve up to \$20,000 and direct staff to publish the notice. MEDC Member Martina McNickles seconded the motion.

The motion carried with a vote: 5/0

Yes: MEDC Member Kris Durrett, MEDC Member Martina McNickles, MEDC Member Jason Black, MEDC Member Ty Watkins, MEDC Member Carolynn Waites

No: None

Absent: MEDC Member Donald Atkinson, MEDC Member Derek Dalmolin

Abstained: None

D. Consideration and possible action to authorize payment to the city towards project 2020-02 "City 160 Acre Municipal Complex (Project)".

This would be for \$400,000 and issued in increments.

MEDC Member Carolynn Waites made the motion to authorize the payment. MEDC Member Ty Watkins seconded the motion.

The motion carried with a vote: 5/0

Yes: MEDC Member Kris Durrett, MEDC Member Martina McNickles, MEDC Member Jason Black, MEDC Member Ty Watkins, MEDC Member Carolynn Waites

No: None

Absent: MEDC Member Donald Atkinson, MEDC Member Derek Dalmolin

Abstained: None

E. Discussion on Key Strategies listing by Board Member McNickles.

The board discussed strategic reflection questions prepared by Member McNickles, noting that many align with the MEDC Strategic Plan while others relate more to city processes. Members agreed the questions should serve as a tool for board reflection rather than staff responses, with plans to review one or two per meeting going forward. Discussion included distinguishing short- vs. long-term priorities, balancing quality of life with economic development, upcoming training opportunities for new members, and the existing revenue-sharing agreement with the City. The board agreed to review the recent Council presentation on potential public-private partnerships before revisiting funding questions, and will identify priority items for deeper discussion in future meetings.

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 Ty Watkins seconded the motion.

The motion carried with a vote: 5/0

- Yes: MEDC Member Kris Durrett, MEDC Member Martina McNickles, MEDC Member Jason Black, MEDC Member Ty Watkins, MEDC MemberCarolynn Waites
- No: None
- Absent: MEDC Member Donald Atkinson, MEDC Member Derek Dalmolin
- Abstained: None

Adjourn

MEDC Member Jason Black made the motion to adjourn the meeting at 7:50 p.m. MEDC Member Carloynn Waites seconded the motion.

The motion carried with a vote: 5/0

- Yes: MEDC Member Kris Durrett, MEDC Member Martina McNickles, MEDC Member Jason Black, MEDC Member Ty Watkins, MEDC Member Carolynn Waites
- No: None
- Absent: MEDC Member Donald Atkinson, MEDC Member Derek Dalmolin
- Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS