

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



NOTICE OF A MEETING
MANVEL ECONOMIC DEVELOPMENT CORPORATION MEETING
May 8, 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.

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

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

Proposed MEDC Project 2024-01 HJR Hwy 6, LLC

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:

- (1) the expenditure of funds found by the Board of Directors to be required or suitable for

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) the expenditure of funds found by the Board of Directors of the Corporation to be required or suitable for 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: (1) 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, and (2) any other project that the board of directors in the board's discretion determines promotes or develops new or expanded business enterprises that create or retain primary jobs. [Tex. Local Gov't Code §505.155].

The project site is a 3.7 acre site generally located on the south side of Highway 6, Manvel, TX, across from Manvel Town Center (HEB Shopping Center).

Public Hearing

Proposed Project 2024-02 Distinctive business sign

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:

(1) the expenditure of funds found by the Board of Directors to be required or suitable for 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) the expenditure of funds for certain land, buildings, equipment, facilities and improvements found by the Board of Directors to be required or suitable for use for professional and amateur sports, including children's sports, athletic, entertainment, tourist, convention, and public park purposes and events, including stadiums, ball parks, auditoriums, amphitheaters, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store, restaurant, concession, and automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items described in this subsection [Tex. Local Gov't Code §505.152] ; and

(3) the expenditure of funds found by the Board of Directors of the Corporation to be required or suitable for 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: (1) 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, or (2) any other project that the board of directors in the board's discretion determines promotes or develops new or expanded business enterprises that create or retain primary jobs. [Tex. Local Gov't Code §505.155].

The project site located at MaxFit Gym, 7515 Masters Rd, Manvel, TX.

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Project 2024-01 - HJR HWY 6 - Said project is for the expenditure of up to \$400,000.00 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 which will further economic development and retain jobs in the City of Manvel.
- B. Consideration and possible action to approve and forward with recommendation to City Council, Project 2024-02 - MaxFit Gym Distinctive Business Sign. Said project is for the expenditure of up to \$12,500 for reimbursement for signage advertising the MaxFit Gym at 7515 Masters, to promote growth and further economic development and jobs in the City of Manvel.
- C. Consideration and possible action to approve the MEDC Audit for the year ended September 30, 2023.
- D. Presentation by Chad Chancellor, Co-Founder of Next Move Group, LLC.
Training and general services offered by Next Move Group, LLC. EDC
Strategic Planning
EDC Director Search
- E. Update by City Staff on the status of the City Strategic Plan, Comprehensive Plan, and Thoroughfare Plan Update.
- F. Consideration and possible action on purchasing the Next Move Group - ED 101 Training for Board Members Video and Course Workbook.
- G. Consideration and possible action to set an earlier meeting time for the MEDC Meetings.
- H. Consideration and possible action to nominate and appoint an MEDC President.
- I. Consideration and possible action to nominate and appoint an MEDC Vice-President.
- J. Consideration and possible action to nominate and appoint an MEDC Secretary.

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 May 2, 2024 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS