

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



**MINUTES
NOTICE OF A MEETING
MANVEL ECONOMIC DEVELOPMENT CORPORATION MEETING
October 11, 2023**

**NOTICE IS HEREBY GIVEN
7:00 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 10/11/2023

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 #1 Lorraine Hehn 3/24
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 #7 Robina Spruill, President 3/25
Absent: Pos #6 Karen Kinlaw, Secretary 3/25
Also Present: Daniel Johnson, Acting City Manager/City Engineer
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Rosa Donaire, Finance Manager
Brooke Cyphers, Public Information Officer

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 Manvel Retail LLC.

Robina Spruill convened the meeting into Executive Session at 6:08 p.m.

Robina Spruill reconvened the meeting out of Executive Session at 6:45 p.m.

There was no action taken during Executive Session.

Regular Agenda

- A. Consideration and possible action on project application 2023-01 - Manvel Retail LLC.

Requesting assistance in purchasing a grease trap for the strip center containing Billy Donut. Elevate Nutrition is leaving and the Hair Salon is breaking their lease, so they are looking to combine those two spaces to hopefully attract a restaurant that could use the grease trap as well. The cost for the plumbing and grease trap is around \$14,000.

Jason Black asks if the 500 gallons they were told they need would be sufficient for the donut shop and another restaurant. The owner answered that they were told it would be enough for the whole center.

Donald Atkinson made the motion to share 50% of the cost and to direct staff to publish the notice. Rigoberto Juarez seconded the motion.

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

- B. Consideration and possible action to authorize board members to attend the 2023 Economic Development Sales Tax Workshop on November 17, 2023.

Jason Black made the motion to authorize the City Secretary to register the MEDC members interested in attending. Rigoberto Juarez seconded the motion.

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

- C. Discussion/update on current and future/proposed MEDC projects.

Bobby Gervais, City Attorney -MEDC has committed 90% of sales tax to the City Center project.

Robina asks if the ball fields are still moving forward.

Bobby - Unless staff hears otherwise, council has taken action previously to approve a field configuration from the architect.

Dan Johnson - regardless of what is done with it, there is a lot of upfront cost.

Tammy Bell - Received an email from an applicant that is looking to purchase the property that Culling Law Office was located at. They are wanting assistance with signage. This will be put on the next agenda.

Consent Agenda

- A. Receive/consider the minutes to date.

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

Jason Black made the motion to approve the Consent Agenda. Lorraine Hehn 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 7:15 p.m. Lorraine Hehn seconded the motion.

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

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS