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

MINUTES

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

MEDC Member Jason Black called the meeting of the Manvel Economic Development Corporation to order at 6:08 p.m.

Those in attendance were:

Present:	Position #1 Kris Durrett II 03/2026
	Position #2 Martina McNickles 03/2026
	Position #3 Donald Atkinson 03/2026
	Position #5 Jason Black 03/2025
	Position #6 Karen Kinlaw 03/2025
Absent:	Position #4 Damon Collins 03/2025
	Position #7 Robina Spruill 03/2025
Also Present:	Tammy Bell, City Secretary

Pledge

Public Comments: "Comment Card" Required

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).

Jason Black opened the Public Hearing at 6:10 p.m.
First call for comments "For" or "Against" - None
Second call for comments "For" or "Against" - None
Third call for comments "For" or "Against" - None
Jason Black closed the public hearing at 6:12 p.m.

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.

Jason Black opened the Public Hearing at 6:12 p.m.
First call for comments "For" or "Against" - Daronda Gamble, owner of MaxFit gym, spoke in favor of the request.
Second call for comments "For" or "Against" - None
Third call for comments "For" or "Against" - None
Jason Black closed the public hearing at 6:18 p.m.

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.

MEDC Member Donald Atkinson made the motion to table. MEDC Member Kris Durrett II seconded the motion.

The motion carried with a vote: 5/0

Yes: MEDC Member Jason Black, MEDC Member Martina McNickles, MEDC Member Karen Kinlaw, MEDC Member Donald Atkinson, MEDC Member Kris Durrett
No: None
Absent: MEDC Member Robina Spruill, MEDC Member Damon Collins
Abstained: None

B. Consideration and possible action to approve and forward with favorable 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, which will promote growth and further economic development and jobs in the City of Manvel.

MEDC Member Jason Black made the motion to approve and forward with recommendation to City Council, and to authorize the City Attorney to negotiate the clawback terms in the agreement. MEDC Member Donald Atkinson seconded the motion.

The motion carried with a vote: 5/0

Yes: MEDC Member Jason Black, MEDC Member Martina McNickles, MEDC Member Karen Kinlaw, MEDC Member Donald Atkinson, MEDC Member Kris Durrett
No: None
Absent: MEDC Member Robina Spruill, MEDC Member Damon Collins
Abstained: None

C. Consideration and possible action to approve the MEDC Audit for the year ended September 30, 2023.

Ben Cohen with Belt Harris Pahacek presented the audit.

MEDC Member Karen Kinlaw made the motion to approve. Martina McNickles seconded the motion.

The motion carried with a vote: 5/0

Yes: MEDC Member Jason Black, MEDC Member Martina McNickles, MEDC Member Karen Kinlaw, MEDC Member Donald Atkinson, MEDC Member Kris Durrett

No: None

Absent: MEDC Member Robina Spruill, MEDC Member Damon Collins

Abstained: None

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.

Brooke Cyphers, Public Information Officer, provided the update.

F. Consideration and possible action on purchasing the Next Move Group - ED 101 Training for Board Members Video and Course Workbook.

No action taken.

G. Consideration and possible action to set an earlier meeting time for the MEDC Meetings.

No action taken.

H. Consideration and possible action to nominate and appoint an MEDC President.

MEDC Member Donald Atkinson made the motion to nominate Jason Black as the MEDC President. MEDC Member Kris Durrett II seconded the motion.

The motion carried with a vote: 5/0

Yes: MEDC Member Jason Black, MEDC Member Martina McNickles, MEDC Member Karen Kinlaw, MEDC Member Donald Atkinson, MEDC Member Kris Durrett II

No: None

Absent: MEDC Member Robina Spruill, MEDC Member Damon Collins

Abstained: None

I. Consideration and possible action to nominate and appoint an MEDC Vice-President.

MEDC Member Martina McNickles made the motion to nominate herself as Vice-President. MEDC Member Kris Durrett II seconded the motion.

The motion carried with a vote: 5/0

Yes: MEDC Member Jason Black, MEDC Member Martina McNickles, MEDC Member Karen Kinlaw, MEDC Member Donald Atkinson, MEDC Member Kris Durrett II

No: None

Absent: MEDC Member Robina Spruill, MEDC Member Damon Collins

Abstained: None

J. Consideration and possible action to nominate and appoint an MEDC Secretary.

MEDC Member Donald Atkinson made the motion to nominate Karen Kinlaw as MEDC Secretary. MEDC Member Martina McNickles seconded the motion.

The motion carried with a vote: 5/0

Yes: MEDC Member Jason Black, MEDC Member Martina McNickles, MEDC Member Karen Kinlaw, MEDC Member Donald Atkinson, MEDC Member Kris Durrett II
No: None
Absent: MEDC Member Robina Spruill, MEDC Member Damon Collins
Abstained: None

Consent Agenda

A. Receive/consider the minutes to date.

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

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

The motion carried with a vote: 5/0

Yes: MEDC Member Jason Black, MEDC Member Martina McNickles, MEDC Member Karen Kinlaw, MEDC Member Donald Atkinson, MEDC Member Kris Durrett II
No: None
Absent: MEDC Member Robina Spruill, MEDC Member Damon Collins
Abstained: None

Adjourn

MEDC Member Donald Atkinson made the motion to approve the adjourn the meeting at 7:33 p.m. MEDC Member Jason Black seconded the motion.

The motion carried with a vote: 5/0

Yes: MEDC Member Jason Black, MEDC Member Martina McNickles, MEDC Member Karen Kinlaw, MEDC Member Donald Atkinson, MEDC Member Kris Durrett II
No: None
Absent: MEDC Member Robina Spruill, MEDC Member Damon Collins
Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS