

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



**NOTICE OF A MEETING
MANVEL ECONOMIC DEVELOPMENT CORPORATION MEETING
June 12, 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 6:07 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 #4 Damon Collins 03/2025
 Position #5 Jason Black 03/2025

Absent: Position #6 Karen Kinlaw 03/2025
 Position #7 Robina Spruill 03/2025

Also Present: Dan Johnson, City Manager
 Tammy Bell, City Secretary

Pledge

Public Comments: "Comment Card" Required

None

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.

Richard Rainer, the Property Owner, provided an overview of the request. He stated there is a lot of tenant interest. The help with getting the utilities to the south side of Highway 6 will not be just to serve his property, but it will be able to serve others as well. This development will generate 45 jobs, 6 million in sales tax revenue, and will increase property taxes 20-100k.

Dan Johnson, City Manager, states that there is wastewater capacity to serve this development. Jason Black wants to ensure the 8" waterline, 12" sanitary are built into the agreement. Dan Johnson confirms.

24-month window for development in agreement. Richard Rainer confirms that this will not be a mini-storage, that this is for a retail center.

Jason Black made the motion to approve up to \$400,000 in assistance to bring utilities from the north side of Highway 6 to the South Side for this project being the 3.76 acres for Richard Rainer with the provisions of a minimum of 8 in water line, 12 in sanitary line, a job minimum of 45 jobs, that would take place within 24 months, a restriction on Mini Storage, and that it will be a reimbursement payment; and authorize himself and the City Attorney to negotiate the terms of the clawback provisions. Donald Atkinson seconded the motion.

The motion carried with a vote: 5/0

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

- B. Consideration and possible action to approve and forward with recommendation to City Council; AGREEMENT BETWEEN MANVEL ECONOMIC DEVELOPMENT CORPORATION AND NEXT MOVE GROUP, LLC FOR A STRATEGIC PLAN.

Chad Chancellor and Ali Watson with Next Move Group, provided the overview to MEDC.

\$10,000 per month for three months for a total of \$30,000 is what is in the contract.

Discussion about what stakeholders in the community should be included in the meetings - Chamber of Commerce is mentioned.

The timeline is discussed, and extending the deliverable date is agreed upon by everyone.

One-on-one meetings first, then a group meeting. Once the interests are set, they will research how to get the best return on investment on those identified interests.

Donald suggests the Business Advisory Committee be involved.

Donald Atkinson made the motion to approve and forward with recommendation to City Council with the contract timeline change of 120 days. Martina McNickles seconded the motion.

The motion carried with a vote: 5/0

Yes:	MEDC Member Jason Black, MEDC Member Martina McNickles, MEDC Member Donald Atkinson, MEDC Member Damon Collins, MEDC Member Kris Durrett
No:	None

Absent: MEDC Member Karen Kinlaw, MEDC Member Robina Spruill
Abstained: None

C. Consideration and possible action on the Fiscal Year 2024-2025 Budget.

Tammy Bell, City Secretary, presented the MEDC budget.

Jason Black made the motion to approve the budget as presented. Donald Atkinson seconded the motion.

The motion carried with a vote: 5/0

Yes: MEDC Member Jason Black, MEDC Member Martina McNickles, MEDC Member Donald Atkinson, MEDC Member Damon Collins, MEDC Member Kris Durrett

No: None

Absent: MEDC Member Karen Kinlaw, MEDC Member Robina Spruill

Abstained: None

Consent Agenda

A. Receive/consider the minutes to date.

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

Donald Atkinson made the motion to approve the Consent Agenda. Martina McNickles seconded the motion.

The motion carried with a vote: 5/0

Yes: MEDC Member Jason Black, MEDC Member Martina McNickles, MEDC Member Donald Atkinson, MEDC Member Damon Collins, MEDC Member Kris Durrett

No: None

Absent: MEDC Member Karen Kinlaw, MEDC Member Robina Spruill

Abstained: None

Adjourn

Donald Atkinson made the motion to adjourn the meeting at 7:15 p.m. Jason Black seconded the motion.

The motion carried with a vote: 5/0

Yes: MEDC Member Jason Black, MEDC Member Martina McNickles, MEDC Member Donald Atkinson, MEDC Member Damon Collins, MEDC Member Kris Durrett

No: None

Absent: MEDC Member Karen Kinlaw, MEDC Member Robina Spruill

Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS