

MINUTES
BENBROOK ECONOMIC DEVELOPMENT CORPORATION
Board of Directors
Regular Monthly Meeting
Benbrook City Hall
August 15, 2005

I. CALL TO ORDER

The regular monthly meeting of the Board of Directors of the Benbrook Economic Development Corporation was called to order at 7:00 p.m., Monday, August 15, 2005, in the Council Chamber at 911 Winscott Road. The presiding officer was President Charles Anderson. A quorum was present, including the following:

Charles Anderson, President
Steve Chilton, Vice President
James Amick, Secretary
James Schull, Treasurer
Dan Tully
John Vander Pan

Absent was Mr. Rickie Allison.

Also Present:

Ron Rainey, Director
Patty Bissey, Director of Marketing & Research
Dwight Heard, EDC Attorney
Ron Sauma, City Council
Brad Bowen, Richpenn Resources International Inc.
Tom Eudaly, Richpenn Resources International Inc.

II. CONSENT AGENDA (Items listed under the Consent Agenda are considered routine and are enacted in one motion. The exception to this rule is that a Board Member, Citizen, or Executive Director may request one or more items to be removed from the Consent Agenda for separate discussion and action.)

- a. Minutes of BEDC Regular Meeting of July 18, 2005
- b. Financial Report For Period Ending July 31, 2005

Mr. Vander Pan moved to accept the consent agenda. Mr. Schull seconded the motion. President Anderson called for the vote. All voted aye and the motion carried (Mr. Rickie Allison was absent).

III. DIRECTORS REPORT

- a. **Multi-Family Contract Offer Status** – Director Rainey reported that an e-mail was sent to Mark Wolcott on Thursday, August 4, advising him that no member of the BEDC Board of Directors is available to meet with him to discuss the proposed 14+ acre purchase for a multi-family project. Mr. Wolcott was advised the EDC Board has no interest in pursuing the sale for a public housing project and is seeking a Senior Retirement Village developer.
- b. **Valvoline Site Listed For Sale** – Mr. Rainey informed the EDC Board of Directors that staff met with Kent McKeever, an associate with Ellis & Tinsley Real Estate, on August 2nd to discuss current and proposed activity in Benbrook. Director Rainey added that Mr. McKeever has a listing for the lot owned by Valvoline north of McDonald's. He added that the owners, who purchased and demolished Billy's Minnows, are seeking a sale of 125 x 150 foot lot and do not plan to construct a lube center at the location.
- c. **BEDC Applies For TEDC CEDA Recognition** – Director Rainey reported that staff has submitted an application for consideration for the Texas Economic Development Council's annual Community Economic Development Award. The CEDA winners will be recognized at the October 6th TEDC luncheon in San Antonio. Mr. Rainey is scheduled to attend the fall meeting October 5 – 7, 2005.
- d. **4A/4B Sales Tax Training Seminar** - Mr. Rainey stated that staff has enrolled in the mandatory 4A/4B Sales Tax Training Class required by Texas law on October 4th in San Antonio. Rainey added that the one-day class will be held in San Antonio prior to the fall quarterly meeting of the Texas Economic Development Council's Board of Directors that is scheduled for October 5 – 7, 2005.
- e. **Texas ICSC Meeting Set For San Antonio** – Director Rainey informed EDC Board that staff registered for the November 1 – 3, 2005, Texas Conference and Deal Making hosted by the International Council of Shopping Centers. The conference is being held in San Antonio at the Henry B. Gonzales Convention Center.
- f. **Tax Increment Finance Board Meeting** – Mr. Rainey reported that staff attended the Special Meeting of the Tax Increment Finance Board of Directors Tuesday, August 9, in which status reports were given for the period covering October 1, 2004, through July 31, 2005. The items included the financial status, I-20 ramp relocation and Texas turn-around project and Benbrook Towne Crossing. Action items included ratification of funding of I-20 ramp relocation and Texas turn-around project and authorization for the Developer Participation Agreement for Benbrook Towne Crossing. Director Rainey added that these items were recommendations that will next be presented to Benbrook City Council for approval.

II. UNFINISHED BUSINESS

III. NEW BUSINESS

- a. **Consider Contract To Accept 8522 Benbrook Blvd. Property From BBT Crossing, Ltd. (Chevron Tract)** – Director Rainey reported that EDC Attorney Dwight Heard had prepared contract for approval

Mr. Tully made a motion to accept the contract to purchase the 8522 Benbrook Blvd. property from BBT Crossing Ltd. Chilton seconded the motion. President Anderson called for the vote. All voted aye and the motion carried (Mr. Rickie Allison was absent).

- b. **Consider Oil & Gas Mineral Lease** – Mr. Rainey reported that staff had not received a contract, therefore no report was given and no action was taken. No discussion.
- c. **Public Hearing on Proposed Fiscal Year 2005-2006 Budget** - Mr. Rainey informed Benbrook Economic Development Corp. Board that Public Notice had been published in the Benbrook News of the Public Hearing. Director Rainey reviewed the various line items of the 2005-2006 BEDC Proposed Budgets. Some discussion followed. President Anderson opened Public Hearing at 7:16 p.m. No comments from the citizens. President Anderson closed the Public Hearing at 7:17 p.m.
- d. **Consider Fiscal Year 2005-2006 Budget** – Director Rainey presented the 2005-2006 BEDC Proposed Budgets to the EDC Board of Directors in greater detail.

Mr. Vander Pan moved to approve the Fiscal Year 2005-2006 Budget as presented, with the incorporated changes of the cost of living to be set at the same percentage rate based on the City's final decision and with the auto expense based on the cost of fuel set on \$3.00 per gallon. Mr. Tully seconded the motion. President Anderson called the vote. All voted aye and the motion carried (Mr. Rickie Allison was absent).

IV. OTHER MATTERS OF BUSINESS

V. INFORMAL CITIZEN COMMENTS

- VI. **EXECUTIVE SESSION PURSUANT TO SECTION 551.072, DELIBERATION REGARDING REAL PROPERTY; SECTION 551.072, CONSULTATION with ATTORNEY, and SECTION 551.074, PERSONNEL MATTERS.** President Anderson called the Executive Session at 7:21pm.

- a. **Consider Action Regarding Benbrook Towne Crossing** –

b. Consider BEDC Director's Contract Renewal/Extension

President Anderson reconvened the Board at 10:44 pm.

VII. CONSIDER ANY ACTION FROM EXECUTIVE SESSION –

Mr. Tully made a motion to delay condemnation of the Ryan Property for thirty (30) days and directed EDC staff to develop a Purchase Agreement with BBT Crossing, Ltd. to acquire Ryan Property. Mr. Vander Pan seconded the motion. President Anderson called the vote. All voted aye and the motion carried (Mr. Rickie Allison was absent).

VIII. ADJOURNMENT

There being no further business, the meeting adjourned at approximately 10:45 p.m.

Secretary

Presiding Officer