

**MINUTES**  
**BENBROOK ECONOMIC DEVELOPMENT CORPORATION**  
**Board of Directors**  
**Regular Meeting**  
**Benbrook City Hall**  
**September 17, 2007**

**I. CALL TO ORDER**

The regular meeting of the Benbrook Economic Development Corporation Board of Directors was called to order at 7:05 p.m., Monday, September 17, 2007, in the Central Conference room in City Hall at 911 Winscott Road. The presiding officer was President Charlie Anderson. A quorum was present, including the following:

Charlie Anderson, President  
Dan Tully, Vice President  
Jim Amick, Secretary  
Steve White, Treasurer  
John Vander Pan  
Carrol Crombie  
James Schull

Staff Present: Ron Rainey, Executive Director  
Patty C. Bissey, Director of Marketing & Research

Also Present: Dwight Heard, BEDC Attorney  
Larry Stowe, Council Member  
Janet Powers, J. Powers Real Estate  
Jerry Skibell, Skibell Properties

**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 August 20, 2007**
- b. Financial Report for Period Ending August 31, 2007**

Mr. James Amick made a motion to accept the Consent Agenda. Mr. Carrol Crombie seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried.

**III. DIRECTORS REPORT**

**IV. UNFINISHED BUSINESS**

- a. Consider Home Depot Purchase Issues** - Mr. Rainey reported that Benbrook EDC, City of Benbrook and BWA representatives met with The Home Depot's Building & Fire Department on Friday, September 7, 2007. Most of the discussion concerned fire suppressant systems and requirements for storing hazardous materials. Reports as late as Wednesday, September 12, indicate the project is on the fast track at Home Depot and engineers have been directed to attempt to finalize the construction budget by Friday, September 14. Home Depot will conduct its Real Estate Executive Committee on October 26, 2007, and the decision will be made as to whether to finally approve the Benbrook project. Home Depot officials have requested an extension on their contract with the Benbrook Economic Development Corporation. Some discussion followed.

Mr. James Amick made a motion to authorize the execution of an extension to Home Depot's Purchase Contract to November 2, 2007, releasing \$15,000 escrow money and to authorize Charlie Anderson to sign the contract. Mr. James Schull seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried.

- b. Consider Wal-Mart Purchase Issues** - Director Rainey reported that Staff had not received contract amendments and extension requests from Wal-Mart officials. Mr. Rainey noted that it is anticipated a Purchase Contract Extension may be forthcoming and that the current Purchase Contract expires Thursday, September 20, 2007.

Mr. Carrol Crombie made a motion to authorize Benbrook Economic Development Corporation Board President Charlie Anderson to execute an extension to November 9. Mr. James Amick seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried.

- c. Consider Benbrook EDC FY2007-08 Budget** – Director Ron Rainey reviewed The Fiscal Year 2007-08 Benbrook Economic Development Corporation Budget, as approved by the BEDC Board of Directors following a Public Hearing on August 20, 2007. Some discussion followed.

Mr. John Vander Pan made a motion to re-submit the Benbrook EDC FY2007-08 Budget unchanged. Mr. James Amick seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried unanimously.

## **V. NEW BUSINESS**

- a. Gram Traffic Count Study** – Mrs. Bissey, Director of Marketing & Research reported that Staff had met with Daryl Swenson of GRAM Traffic Counting, Inc., the firm employed by the Benbrook Economic Development Corporation to perform traffic counts in 2000 through 2003. Mr. Swenson has submitted a proposal to conduct updated traffic counts for the BEDC. Traffic counts will be conducted at the

same locations previously studied plus the addition of the new Vista Way/Mercedes Street connection for a total cost of \$4,546.10.

Mr. John Vander Pan made a motion to ratify the contract with GRAM Traffic Counting, Inc. to perform the work during the weekend of October 11-13, 2007 as presented, for the amount of \$4,546.10. Mr. Steve White seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried.

- b. Residential Strategies Study & Aerial Focus Map** - Mrs. Bissey reported that BEDC Staff is assisting in gathering information in an effort to provide a more accurate demographic report for potential retailers for Benbrook Field as well as the anticipated I-20 development. Residential Strategies, Inc., a Dallas company specializing in residential reporting, has submitted a sample of its product and stated a cost of approximately \$1,200 to provide information requested by Benbrook Economic Development Corporation. The information will cover County subdivisions from Benbrook to Cresson, along Hwy 1187 from US377 to I-20 past Aledo and all developments in between. The BEDC has also asked for information north of Wheatland (Whiskey Flats) that would include Mustang Creek, Mustang Pointe and Rocky Creek. The report is to contain platted information, number of lots sold, number of lots available as well as pertinent demographic material. Staff also approached Aerial Focus about providing aerial photos of the covered area. The cost for 100 black and white 27" x 39" prints was quoted at \$2,050. The same photo in color was quoted at \$3,100. Some discussion followed.

Mr. Carrol Crombie made a motion to authorize staff to enter into a contract with Residential Strategies, Inc., and Aerial Focus for marketing presentations for a total of \$6,000. Mr. James Amick seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried.

**VI. EXECUTIVE SESSION – Pursuant to Section 551.072, Deliberation regarding real property 551.071, Consultation with Attorney, and Section 551.074, Personnel matters.**

- a. Consider Skibell LOI – 8501 Benbrook Blvd.**
- b. Consider 7520 Benbrook Parkway**
- c. Consider Sweet Shop USA Benbrook Location, Camp Bowie West**
- d. Consult with Attorney regarding BEDC structure**
- e. Consider Executive Director Contract**

BEDC President Charlie Anderson called the Executive Session to order at 7:42 p.m.

**VII. RECONVENE IN OPEN SESSION – BEDC President Charlie Anderson reconvened the Board at 9:29 p.m.**

**Consider Skibell LOI – 8501 Benbrook Blvd** Mr. James Amick made a motion to accept the Skibell LOI with a delay of 10 days to check whether there is further interest from Applebee’s. In the acceptance of the Skibell LOI it should be clearly defined that BEDC is looking for a casual dining restaurant as stated by EDC Attorney. Mr. John Vander Pan seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried.

**Consider Executive Director Contract** - Mr. John Vander Pan made a motion to approve the Executive Directors contract as presented. Mr. Dan Tully seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried.

**VIII. OTHER MATTERS OF BUSINESS**

**IX. INFORMAL CITIZEN COMMENTS**

**X. ADJOURNMENT**

There being no further business, the meeting adjourned at approximately 9:35 p.m.

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Secretary

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Presiding Officer