

MINUTES
BENBROOK ECONOMIC DEVELOPMENT CORPORATION
Board of Directors
Regular Meeting
Benbrook City Hall
November 20, 2006

I. CALL TO ORDER

The regular meeting of the Benbrook Economic Development Corporation Board of Directors was called to order at 7:00 p.m., Monday, November 20, 2006, in the Council Chambers, 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
Steven White, Treasurer
John Vander Pan
James Schull

Absent: Rickie Allison

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

Also Present: Dave Gattis, Assist. City Manager
Carrol Crombie, Incoming BEDC Board Member
Tom Eudaly, Richpenn Resources

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 October 16, 2006**
- b. Financial Report For Period Ending October 31 , 2006**

Mr. Dan Tully made a motion to accept the consent agenda. Mr. Jim Amick seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried.

III. CONDUCT OATH OF OFFICE - Director Rainey conducted the Oath of Office to Charlie Anderson - Place 4, James Schull - Place 2, and Carrol Crombie – Place 6.

IV. SELECTION OF OFFICERS – President, Vice President, Secretary, & Treasurer.

Mr. Dan Tully made a motion to elect Mr. Charlie Anderson for President, Mr. James Schull seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried.

Mr. John Vander Pan made a motion to elect Mr. Dan Tully for Vice President, Mr. James Schull seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried.

Mr. James Schull made a motion to elect Mr. Jim Amick for Secretary and Mr. Steve White for Treasurer. Mr. John Vander Pan seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried.

V. DIRECTORS REPORT

- a. Planning & Zoning Commission Action - BEDC Rezoning Request** - Director Rainey reported that Members of the City of Benbrook Planning & Zoning Commission unanimously voted to recommend approval of the rezoning application and Land Use Plan Amendment of the Benbrook Economic Development Corporation at its November 9, 2006, monthly meeting. Mr. Rainey added that recommendations to Benbrook City Council for consideration is expected to be heard by Council at its December 7, 2006 meeting.
- b. Signal Warrant Analysis - Benbrook Towne Crossing Project on Benbrook Blvd.** - Mr. Rainey stated that Staff has executed an order for Signal Warrant Analysis for the Proposed Traffic Signal for the Vista Way Development along Benbrook Boulevard (US377) with TCB, Inc. The Signal Warrant Analysis and report is required by the Texas Department of Transportation and the City of Benbrook to determine the feasibility of adding a traffic signal at the entrance to the proposed Home Depot on Benbrook Boulevard.
- c. IRR Conducts Appraisal Ridglea Industrial Park** – Director Rainey informed Benbrook Economic Development Corp. Board of Directors that Staff has executed an agreement with Integra Realty Resources DFW LLP to conduct an appraisal of property (approximately 16 acres owned by the David E. Bloxom Sr. Charitable Foundation) located in the Ridglea Industrial Park area on Vickery. The BEDC has expressed an interest in acquiring and redeveloping the area and the Foundation Trustees have authorized the appraisal as the first step in the discussion process. IRR will also provide the BEDC with an estimate of cost to clean up the property, excluding any environmental clean up costs.

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

- a. **Consider T&J Ford Request For Deferred Note Payments** – Director Rainey informed BEDC Board of Directors that Tony Ford, Chief Executive Officer for Salon Support, Inc., has submitted a letter to the Benbrook Economic Development Corporation requesting a deferral of payments on a note to the BEDC. Mr. Ford has requested monthly payments in the amount of \$1,639.62 be deferred to February, 2007. The company has expressed cash flow difficulties due to a downturn in the tanning salon industry and has reportedly made aggressive cuts in total employment as well as marketing two Benbrook Industrial Park properties for sale. A number of potential buyers have expressed an interest in purchasing real estate owned by T&J Ford Properties at 7500 Benbrook Parkway and expects to fully pay off the BEDC loan with the property sale. Some discussion followed, no action was taken.

VIII. OTHER MATTERS OF BUSINESS

IX. INFORMAL CITIZEN COMMENTS

- X. EXECUTIVE SESSION - PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.072, DELIBERATION REGARDING REAL PROPERTY - BEDC** Board President Charlie Anderson called the Board of Directors into Executive Session at 7:43 p.m.

1. **Discuss BEDC responsibilities and timing of Benbrook Towne Crossing real estate sales**
2. **BEDC Purchase Agreement – Lots 1A, 19 and 20, Block 4, Benbrook Estates**
3. **Discuss Property Development at Benbrook Blvd and Old Benbrook (Aledo) Road**

- XI. RECONVENE FROM EXECUTIVE SESSION - BEDC** Board President Charlie Anderson reconvened the Board at 9:24 p.m. .

Mr. John Vander Pan made a motion to authorize President Charlie Anderson to sign the Purchase Agreement between Gene Buckner and Benbrook Economic Development Corporation for the sale of Lots 1A, 19 and 20, Block 4, Benbrook Estates to the Benbrook Economic Development Corporation. Mr. Dan Tully seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried.

XII. ADJOURNMENT

There being no further business, the meeting adjourned at approximately 9:24 p.m.

Secretary

Presiding Officer