

**MINUTES**  
**BENBROOK ECONOMIC DEVELOPMENT CORPORATION**  
**Board of Directors**  
**Regular Meeting**  
**Benbrook City Hall**  
**March 16, 2009**

**I. CALL TO ORDER**

The regular meeting of the Benbrook Economic Development Corporation Board of Directors was called to order at 6:30 p.m., Monday, March 16, 2009, in the Council Chambers in City Hall at 911 Winscott Road. The presiding officer was President Carrol Crombie. A quorum was present, including the following:

Carrol Crombie, President  
Janet Powers, Vice President  
Will Higgins, Secretary  
Sandy Davis, Treasurer  
Dan Tully  
Ron Sauma

Staff Present: Ron Rainey, Executive Director  
Patricia L. Taber, Administrative Assistant

Also Present: Dwight Heard, BEDC Attorney  
Mark Washburn, City Councilman  
Debbie Watkins, Executive Director, Chamber of Commerce

**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.)

*Mr. Ron Sauma requested the two items in the Consent Agenda be discussed and approved separately. Mr. Sandy Davis was in agreement with Mr. Sauma's request.*

**a. Minutes of BEDC Regular Meeting of February 17, 2009**

*Mr. Ron Sauma made a motion that the minutes of the BEDC Regular Meeting of February 17, 2009, be approved. Mr. Sandy Davis seconded the motion. President Carrol Crombie called the vote. All voted aye and the motion carried.*

**b. Financial Report for Period Ending February 28, 2009** - BEDC Director Ron Rainey gave a brief summary of the budget details. Mr. Ron Sauma requested the Board take into consideration to remove the Consent Agenda and discuss the financial report at the monthly meetings. President Carrol Crombie acknowledged Mr. Sauma's request and same will be taken into consideration.

*Mr. Ron Sauma made a motion that the Financial Report for the period ending February 28, 2009, be approved. Mr. Sandy Davis seconded the motion. President Carrol Crombie called the vote. All voted aye and the motion carried.*

### III. DIRECTORS REPORT

- a. **Report City Council Action – BEDC Board Vacancy** - Mr. Ron Rainey announced the Benbrook City Council, on March 5, 2009, interviewed four candidates, who had previously applied for the BEDC Board, to fill the vacant seat for Place 7. No action required.
- b. **Report Benbrook Blvd. Traffic Signal/Benbrook Field Drive** – Executive Director Ron Rainey reported the traffic signal has been approved by the Texas Department of Transportation. A request was made for the bid letting to be delayed for approximately twelve months until further progress of the proposed street. TxDOT was contacted and this process was put on hold. No action required.

### IV. UNFINISHED BUSINESS

#### V. NEW BUSINESS

- a. **Discuss Wal-Mart Sale and Consider Remaining Loan Principal Payment** –

*Ms. Janet Powers made a motion to not pay off the remaining balance of the Note to Pinnacle Bank until maturity of said Note on May 30, 2009. Mr. Dan Tully seconded the motion. President Carrol Crombie called the vote. All voted aye and the motion carried.*

- b. **Consider BBT Crossing Ltd. Option Proposal** – No action required.
- c. **Consider Relocation of BEDC Office** – Mr. Rainey proposed the BEDC Board consider the relocation of the BEDC staff to combine office space with the Chamber of Commerce and Visitor & Tourist Center. No action required.
- d. **Receive Update and Consider BEDC Task Force Report and Recommendations**

*Mr. Dan Tully made a motion to accept Mr. George Parker Young as Special Counsel to the BEDC in order to aid the Director and legal counsel with regard to any litigation which may occur. Ms. Janet Powers seconded the motion. President Carrol Crombie called the vote. All voted aye and the motion carried.*

#### VI. INFORMAL CITIZEN COMMENTS: No action necessary.

### VII. EXECUTIVE SESSION PURSUANT TO OPEN MEETINGS LAW, TEXAS GOVERNMENT CODE SECTION 551.072, DELIBERATION REGARDING REAL PROPERTY. President Carrol Crombie convened the Board into Executive Session on March 16, 2009, at 7:02 pm.

- a. **Letter of Intent – Lot 5, Block 2, Benbrook Towne Crossing Addition (Veterinary Clinic)**

- b. Letter of Intent – Lot 1, Block A, Valvoline Oil Addition (Primary Care Facility)**
- c. Land Exchange – McDonald’s Corporation**
- d. Letter of Intent – Restaurant Site @ Goliad & I-20**
- e. Purchase Option Agreement – BBT Crossing, Ltd.**

**VIII. RECONVENE IN OPEN SESSION:** President Carrol Crombie reconvened the Board into the Regular Meeting on March 16, 2009, at 8:00 pm. No action required from the Executive Session.

**IX. ADJOURNMENT**

There being no further business, the meeting adjourned at approximately 8:00 p.m.

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Secretary

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Presiding Officer