

MINUTES
BENBROOK ECONOMIC DEVELOPMENT CORPORATION
Board of Directors
Regular Meeting
Benbrook City Hall
May 18, 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, May 18, 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
Dennis Wood

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

Also Present: Dwight Heard, BEDC Attorney
Debbie Watkins, Executive Director, Chamber of Commerce
Jim Wilson, Citizen
Kyle Carr, Citizen

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 Financial Report for the period ending April 30, 2009, be pulled from the Consent Agenda for separate discussion and motion. President Carrol Crombie granted his request. Executive Director Ron Rainey suggested since there were only two items in the Consent Agenda, the Minutes should also be pulled for separate motion. President Carrol Crombie was in agreement.

a. Minutes of BEDC Regular Meeting of April 20, 2009

Mr. Dan Tully made a motion that the Minutes of the BEDC Regular Meeting of April 20, 2009, be approved as presented. Mr. William Higgins seconded the motion. President Carrol Crombie called the vote. The motion carried 5-0, with Mr. Ron Sauma abstaining. (Mrs. Janet Powers was not present at the time of voting.)

b. Financial Report for Period Ending April 30, 2009 - BEDC Director Ron Rainey gave a brief summary of the financial details.

Mr. Ron Sauma made a motion that the Financial Report for the period ending April 30, 2009, be approved. Mr. Sandy Davis seconded the motion. President

Carrol Crombie called the vote. The motion carried 6-0, with Mrs. Janet Powers abstaining.

III. DIRECTOR'S REPORT

- a. City Council Election Results and Immediate Effect on BEDC Board –**
Executive Director Ron Rainey reported on the status of positions on the BEDC Board held by City Councilpersons as a result of not being re-elected to the City Council. In accordance with communications with City officials and review of the BEDC Bylaws, there are no stipulations or rulings as to the removal of any elected official serving as a Board member who is not re-elected and the BEDC Board will remain intact unless changes are demonstrated by City Council at any time or at the expiration of said Board member's term.
- b. Taco Cabana Purchase Agreement –** Mr. Ron Rainey gave an update as to the progress of communications for the purchase contract by Taco Cabana for the restaurant site. At this time, there is only a Letter of Intent between the parties. Other interested parties have contacted BEDC Executive Director since the last Board meeting and communications are in progress as to the sale of the entire tract of land. No action required.

IV. UNFINISHED BUSINESS

- a. Consider Relocation of BEDC Office –** Executive Director Ron Rainey reported the progress of relocating the BEDC offices to co-tenant with the Visitor's Center and Chamber of Commerce. After consideration of several venues, the search has been narrowed down to the 943 Winscott Road location (formerly occupied by Mrs. Baird's). The landlord has agreed to absorb all the finish out cost if the lease is for a five year term. The City has no problem with a five year contract. The landlord indicated it would stand by the obligation of finish out if the BEDC would agree to cover the cost of any permits, and pay \$5,000.00 towards the finish out. (With this being a City project, there is a strong possibility the permits will be waived). Mr. Rainey suggested we not agree to the \$5,000.00 as the three entities would be responsible for running all wiring for the telephones, computers and electronics necessary for operation. After lengthy discussion, the Board decided the City should be consulted as to the option to take the lead on the decision for relocation and the BEDC Board provide the support and Mr. Rainey will meet with City Manager Andy Wayman. No action required.
- b. Consider BBT Crossing, Ltd. Purchase Option –** No written evidence of BBT's intent to exercise its option has been received to date. No action required.

V. NEW BUSINESS

- VI. INFORMAL CITIZEN COMMENTS:** President Carrol Crombie opened the meeting for informal citizens' comments at approximately 7:15 pm. Mr. Jim Wilson, 7205 Royal Oaks, Benbrook, Texas 76126 addressed the BEDC Board (See below comments).

"I'd like to speak to the EDC about a couple of topics. The first being the search for a restaurant for the restaurant pad site that we have had up some time. As Mr. Tully stated, perhaps things have changed as Mr. Davis asked why there was other people interested.

As Mr. Tully also addressed, obviously we are in a difficult climate as far as you know, the economy at the moment, but obviously further progress on Wal-Mart and maybe a little closer progress, not starting, but progress on the revitalization of 377 as well as, hopefully, our economy starts to turn.

On a completely separate matter, as Mr. Rainey pointed out that is not an immediate effect on the EDC, the recent election, I can tell you from 5 weeks of door to door, that the citizens out here are not that akin and not excited about a Taco Cabana. I would hope that we are not moving in that direction, because the two we have at the moment, whether we have any kind of financial reason to do that, I would hope that the EDC and its members would, if you will, be a land bank if we need to, to hold that land until we can move to something that more correctly relates to what our citizens are asking for. One after another, I can tell you they said when are we going to get a real restaurant. We don't want another fast food restaurant. Now, I have nothing against Taco Cabana, but I can tell you that that's not what they're looking for. And I explained to each that that was not a matter for the EDC, it was not their fault that we don't have a restaurant at the moment and explained that you know the economy is difficult, the revitalization of 377 not necessarily starting but getting closer will entice people and Wal-Mart opening will as well. But to a person, this is not what they're looking for and I hope that this Board will consider that before they move too far forward with that, whether the other choices we have at hand come forward or not.

On a different subject, the idea of moving, I understand. The City doesn't have room in these buildings, they need the space, you need more space to stretch out as well as a Board; however, this evening I heard no motion to action your staff to move forward to go to the City or the City Council. You have appointed Board members here and I would believe, in my opinion, that the appropriate action would be that someone made a motion, someone seconded it and that these appointed elected, I mean these appointed political Board members would step forward and vote whether that's what they wanted to have happen. You're right, there may be a consensus to that, but I believe the appropriate action was a motion, a second and that they do so. Thank you for your time."

Mr. Crombie closed the portion of the meeting for informal citizens' comments.

VII. EXECUTIVE SESSION PURSUANT TO OPEN MEETINGS LAW, TEXAS GOVERNMENT CODE SECTION 551.072, DELIBERATION REGARDING REAL PROPERTY.

- a. Benbrook Towne Crossing Option Agreement

VIII. RECONVENE IN OPEN SESSION: No Executive Session was held. No action required.

IX. ADJOURNMENT

There being no further business, the meeting adjourned at approximately 7:30 p.m.

Secretary

Presiding Officer