

**MINUTES**  
**BENBROOK ECONOMIC DEVELOPMENT CORPORATION**  
**Board of Directors**  
**Regular Meeting**  
**Benbrook City Hall**  
**September 15, 2008**

**I. CALL TO ORDER**

The regular meeting of the Benbrook Economic Development Corporation Board of Directors was called to order at 7:04 p.m., Monday, September 15, 2008, in the Council Chambers in City Hall at 911 Winscott Road. The presiding officer was President Charlie Anderson. A quorum was present, including the following:

Charlie Anderson, President  
Steve White, Vice President  
Carrol Crombie, Secretary  
Rick Whitehurst, Treasurer  
Dan Tully  
Will Higgins

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

Also Present: Dwight Heard, BEDC Attorney  
John Vander Pan, Citizen  
Tim Kormos, Kosmos Training, LLC & Citizen  
Vernon Gatlin, 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.)

- a. Minutes of BEDC Regular Meeting of August 18, 2008**
- b. Minutes of BEDC Special Meeting of September 2, 2008**
- c. Financial Report for Period Ending August 31, 2008**

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

**III. DIRECTOR'S REPORT**

- a. BEDC Activity Publication Plan** – Executive Director Ron Rainey presented several options available which the BEDC staff is currently working to inform the citizens and keep the public updated as to the progress and actions of the BEDC on a more current basis. No action required.
- b. TEDC Annual Conference, September 29 – October 1, 2008 – Austin Update** – Mr. Ron Rainey informed the Board he will be attending the Texas Economic Development Council's Annual Conference in Austin from September 29 through

October 1, 2008, and participating in a number of Committee meetings. No action required.

- c. **Heritage Fest Sponsorship, October 18, Dutch Branch Park** – Director Rainey reported the BEDC Board previously approved a \$5,000.00 corporate sponsorship for the City of Benbrook’s Heritage Fest to be held October 18, 2008, and will have a booth at the all day event. No action required.
- d. **BACC Wal-Mart Petition at Heritage Fest** – Mr. Rainey also reported the BEDC staff received a call from Wal-Mart officials that a new Regional Real Estate Manager for the Fort Worth/Dallas region has been named and will be meeting with BEDC Executive Director within the next thirty (30) days. The EDC staff has entered into an agreement with the Benbrook Area Chamber of Commerce to provide volunteers to gather petition signatures to be directed to Wal-Mart in support of a SuperCenter in Benbrook. No action required.
- e. **TEDC Sales Tax Training Seminar, October 24, 2008, Fort Worth** – Rainey informed the BEDC Board he would be attending the mandatory seminar (must be in attendance at least once every two years for individuals responsible for day-to-day operation of 4A or 4B Sales Tax corporation) for the TEDC Sales Tax Training Seminar on October 24, 2008, in Fort Worth. No action required.
- f. **ICSC Texas Idea Exchange, October 28 – 31, 2008, San Antonio** – Director Ron Rainey notified the BEDC Board that he would be attending the ICSC meeting in San Antonio October 28 through October 31, 2008. The highlight of the convention is Friday morning during the “Retail Roundup” in which retailers desiring to expand in Texas present information of which markets are being considered. No action required.
- g. **TML Economic Development Workshops, December 11 – 12, Round Rock** - Mr. Rainey reported to the Board that he would be attending the two-day workshops December 11 and 12, 2008, in Round Rock. No action required.

#### **IV. UNFINISHED BUSINESS**

#### **V. NEW BUSINESS**

- a. **Consider James Schull Resignation** - Executive Director Ron Rainey presented the note of resignation received from Mr. James D. Schull dated August 26, 2008, and recommended BEDC Board of Directors accepts the resignation.

*Mr. Dan Tully made a motion to accept James D. Schull’s resignation from the Benbrook Economic Development Corporation’s Board of Directors as presented. Mr. William Higgins seconded the motion. President Charlie Anderson called the vote. The motion carried with a 5 – 1 vote.*

- b. **Consider Change to Web Page Design/Hosting** – Mr. Rainey reported to the Board the advantages of the BEDC reconstructing its website separate from the current posting through the City of Benbrook’s web page in order for the BEDC staff to keep the information more up to date and current and to accommodate

citizen access to the EDC website directly with fewer keystrokes. BEDC Staff recommends that the Board authorize the Staff to enter into an agreement with Tim Kormos to design, host, consult and manage the BEDC web page at a cost not to exceed \$2,000.00.

*Mr. Rick Whitehurst made a motion to approve the Staff's recommendation to enter into an agreement with Mr. Tim Kormos to design, host, consult and manage the BEDC web page. Mr. Carrol Crombie seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried*

**c. Consider Changes to Approved BEDC FY 2008-09 Budget -**

*Mr. Rick Whitehurst made a motion addressing the changes to the BEDC fiscal year 2008-2009 Budget, moving that the Budget remain exactly as it is. Mr. William Higgins seconded the motion. President Charlie Anderson called the vote. The motion carried with a 5 – 1 vote.*

**VI. INFORMAL CITIZEN COMMENTS:** President Charlie Anderson opened the meeting for informal citizens' comments at 7:40 pm. Mr. Vernon Gatlin introduced himself to the Board and advised them he had submitted his application for a place on the BEDC Board. Mr. John Vander Pan addressed the Board with regard to the Joint Work Session with the City Council relating to the EDC Budget and expressed his view of justifying the change in personnel matters recommended by the Council and also commended the BEDC Board on a job well done. Mr. Anderson closed the portion of the meeting for informal citizens' comments.

**VII. EXECUTIVE SESSION PURSUANT TO OPEN MEETINGS LAW, TEXAS GOVERNMENT CODE SECTION 551:** President Charlie Anderson convened the Board into Executive Session on September 15, 2008, at 7:49 pm.

**a. 551.072, DELIBERATION REGARDING REAL ESTATE**

- i.** Jemsite Development 11.51 acre Purchase Agreement at Benbrook Field
- ii.** Benbrook Field Purchase Letter of Intent – Dr. Robert Bearden, DVM
- iii.** Wal-Mart Financial Incentive Proposal

**b. 551.074, PERSONNEL MATTERS**

- i.** Executive Director's Contract Extension

**VIII. RECONVENE IN OPEN SESSION:** President Charlie Anderson reconvened the Board into the Regular Meeting on September 15, 2008, at 8:40 pm.

**a. 551.072, DELIBERATION REGARDING REAL ESTATE**

- i.** Jemsite Development 11.51 acre Purchase Agreement at Benbrook Field

*Mr. Carrol Crombie made a motion that the BEDC Board approve the contract with Jemsite Development as authorized by the BEDC Attorney for execution by President Charlie Anderson. Mr. Rick Whitehurst seconded the*

*motion. President Charlie Anderson called the vote. All voted aye and the motion carried.*

**ii. Benbrook Field Purchase Letter of Intent – Dr. Robert Bearden, DVM**

*Mr. Dan Tully made a motion for the BEDC Attorney to prepare a contract in accordance with the terms of the Letter of Intent issued by Dr. Bearden for the property located at Vista Way and Mercedes as presented. Mr. Carrol Crombie seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried.*

**iii. Wal-Mart Financial Incentive Proposal**

*Mr. Rick Whitehurst made a motion to authorize Mr. Ron Rainey, Executive Director of the Benbrook Economic Development Corporation, to present to City Council, with the BEDC Board present, a financial incentive package proposal for the citizens of Benbrook, City Council and the EDC to draw Wal-Mart to Benbrook. Mr. Steve White seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried.*

**b. 551.074, PERSONNEL MATTERS**

**i. Executive Director's Contract Extension**

*Mr. Rick Whitehurst made a motion to extend the Executive Director's contract for a period of five (5) years. Mr. William Higgins seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried.*

**IX. ADJOURNMENT**

There being no further business, the meeting adjourned at approximately 8:45 p.m.

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Secretary

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Presiding Officer