

**MINUTES**  
**BENBROOK ECONOMIC DEVELOPMENT CORPORATION**  
**Board of Directors**  
**Regular Meeting**  
**Benbrook City Hall**  
**November 17, 2008**

**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 17, 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:

Present: Charlie Anderson, President  
Steve White, Vice President  
Carrol Crombie, Secretary  
Dan Tully  
Will Higgins  
Ron Sauma

Absent: Rick Whitehurst, Treasurer

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

Also Present: Dwight Heard, BEDC Attorney  
Tammi Cauthen, President, First Bank Keith Bailey, City Councilman  
Sandy Davis, Citizen  
Janet Powers, Citizen  
Lisa Davis, Citizen  
Aaron Davis, Citizen  
Lauren Davis, Citizen

**I. Minutes of BEDC Regular Meeting of October 20, 2008**

*Mr. Carrol Crombie made a motion to approve the Minutes of October 20, 2008, with the correction to the date. Mr. Dan Tully seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried.*

**III. OATH OF OFFICE**

- a. Conduct Oath of Office for Board Position Numbers 4, 5, and 6 - Director Rainey conducted the Oath of Office to Sandy Davis, Place 4, Janet Powers, Place 5 and Carrol Crombie, Place 6.

**IV. ELECTION - BOARD OF DIRECTOR OFFICERS**

- a. **Conduct Elections of Officers for FY 2008 - 2009 - President, Vice President, Secretary and Treasurer.** Mr. Steve White, Vice President, opened nominations for the 2008 - 2009 Officers.

#### President

*Mr. Dan Tully made a motion to nominate Mr. Steve White for President. Mr. Will Higgins seconded the motion. Mr. Steve White nominated Carrol Crombie for President. Mr. Sandy Davis seconded the motion. Mr. Dan Tully made a motion to cease nominations. Mr. Carrol Crombie seconded the motion. Vice President Steve White called the vote and Mr. Carrol Crombie was elected by a unanimous vote.*

#### Vice President

*Mr. Carrol Crombie made a motion to nominate Mr. Steve White for Vice President. Mr. Dan Tully seconded the motion. Mr. Dan Tully made a motion to cease nominations. Mr. Will Higgins seconded the motion. President Carrol Crombie announced Mr. Steve White was elected by acclamation.*

#### Secretary

*Mr. Steve White made a motion to nominate Mr. Will Higgins for Secretary. Mr. Ron Sauma seconded the motion. Mr. Dan Tully made a motion to cease nominations. Ms. Janet Powers seconded the motion. President Carrol Crombie announced Mr. Will Higgins was elected by acclamation.*

#### Treasurer

*Mr. Dan Tully made a motion to nominate Mr. Sandy Davis for Treasurer. Mr. Steve White seconded the motion. Mr. Will Higgins made a motion to cease nominations. Ms. Janet Powers seconded the motion. President Carrol Crombie announced Mr. Sandy Davis was elected by acclamation.*

### **V. FINANCIAL REPORT**

#### **a. Consider Approval of BEDC Financial Report for Period Ending October 31, 2008.**

*Mr. Dan Tully made a motion to accept the Financial Report for the period ending October 31, 2008, as presented. Mr. Steve White seconded the motion. President Carrol Crombie called the vote. All voted aye and the motion carried.*

#### **b. Consider Stand Alone BEDC Audit FY2007-08 - No action required.**

### **VI. UNFINISHED BUSINESS**

#### **a. Consider BEDC/City Council Joint Planning Session - No action required.**

#### **b. Consider Executive Director Employment Contract -**

*Mr. Dan Tully made a motion to authorize the BEDC President to execute the Contract as approved by the City Council and offer to Mr. Ron Rainey for his signature. Mr. Ron Sauma seconded the motion. President Carrol Crombie called the vote. All voted aye. The motion carried.*

### **VII. NEW BUSINESS**

### **VIII. INFORMAL CITIZEN COMMENTS:**

**IX. 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 November 17, 2008, at 7:47 pm.

- 3. Benbrook Towne Crossing Mineral Lease and Drill Site Lease Proposals
- b. McDonald's Land Swap Agreement
- c. Oakland 219 Investors, LLC Purchase Agreement
- d. Braum's Purchase Proposal

**X. RECONVENE IN OPEN SESSION:** President Carrol Crombie reconvened the Board into the Regular Meeting on November 17, 2008, at 9:01pm.

- 3. Benbrook Towne Crossing Mineral Lease and Drill Site Lease Proposals

*Mr. Dan Tully made a motion to approve the Letter of Intent from Range Resources and direct the BEDC legal counsel, Mr. Dwight Heard, to prepare a contract based on the terms stated therein for the BEDC Board's review and approval. Mr. Ron Sauma seconded the motion. President Carrol Crombie called the vote. All voted aye. The motion carried.*

- b. McDonald's Land Swap Agreement - No action required.

- c. Oakland 219 Investors, LLC Purchase Agreement

*Mr. Dan Tully made a motion to approve the proposal as presented for the five (5.0) acre and the two and one-half (2.5) acre tracts from Oakland 219 Investors, LLC with a price to be negotiated by the BEDC Executive Director, Mr. Ron Rainey, at an amount of \$5.75 per sq. ft. plus or minus \$1.00 per sq. ft. Ms. Janet Powers seconded the motion. President Carrol Crombie called the vote. All voted aye. The motion carried.*

- d. Braum's Purchase Proposal- No action required.

**XI. ADJOURNMENT**

There being no further business, the meeting adjourned at approximately 9:06 p.m.

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Secretary

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Presiding Officer