

MINUTES
BENBROOK ECONOMIC DEVELOPMENT CORPORATION
Board of Directors
Special Meeting
Benbrook City Hall
July 6, 2009

I. CALL TO ORDER

The Special Meeting of the Benbrook Economic Development Corporation Board of Directors was called to order at 6:30 p.m., Monday, July 6, 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
Will Higgins, Secretary
Dan Tully
Ron Sauma
Dennis Wood

Absent Janet Powers, Vice President
 Sandy Davis, Treasurer

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

Also Present: Dwight Heard, BEDC Attorney
 Dan Garrett, John T. Evans Co.,
 Charlie Anderson, City Councilman
 Mark Washburn, City Councilman
 Abigail Taber, Visitor

II. CONSIDER PROPERTY SALES AGREEMENT – Mr. Dan Garrett, 8350 North Central Expressway, Suite 1300 Dallas, Texas, 75206, John T. Evans Co., was present and representing Taco Cabana on the proposed restaurant site. The John T. Evans Co. also represents Mi Cocina, Fuddrucker's, Spring Creek BBQ, and Mexican Inn, to name a few. Mr. Garrett distributed maps showing the 3 and 5 mile radius areas surrounding Benbrook for locations indicating existing restaurants in an effort to discuss why and how the sit-down restaurants decide on locations for eating establishments and noted the map showing the 5 mile rings including, Weatherford, Granbury, Benbrook, Camp Bowie Area, Hulen and I-20. Basically, when restaurant representatives are looking at this southwest portion of Fort Worth and this area of Tarrant County, the sit-down restaurant companies look at 5 mile radius rings. Taking into consideration the Benbrook, Hulen, I-20, and Camp Bowie Area, the 5 mile rings indicate the explanation as to why Benbrook is not successful at this point in getting the larger sit-down restaurants to locate in the City of Benbrook due to the number of establishments doing business at the Bryant Irvin and I-20 and Hulen areas, which, due to the proximity of other restaurants in this 5 mile ring radius. The second map presented by Garrett reflected the 3 mile rings, and he explained that typically this is what the fast food companies take into consideration and the aerial map corresponds with that as well, and shows on the 3 mile ring, Benbrook is within 3 miles of the Hulen, I-20 area and starting to cut into the Camp Bowie Area. West of the Benbrook area, from the aeriels, there is a lot of undeveloped land, which in time will develop out due to the great community and a lot of growth in the

City, and at the present, there is none. On the sit-down side, Garrett asked the Board to consider the groups coming into the market place at the current time; but the problem with the theory is they are typically going to do the cluster effect trying to locate where the density is on Bryant Irvin and Hulen. New restaurant developers look at potential locations and their proximity of the Benbrook area location to other existing restaurants. Mr. Will Higgins asked if the Big Boxes, such as Walmart, usually attract sit-down restaurants on the outlying pads. Mr. Garrett indicated they did, indeed, have an impact. With the Benbrook Walmart being located further south from I-20, the location will be ideal for such a restaurant. Mr. Garrett also emphasized the fact that the prospective restaurants will check with the TABC to determine alcohol sales as well, and at this time, Benbrook serves no alcohol. If there is a record of sales of alcohol, it encourages the restaurants to locate in Benbrook as the alcohol sales comprise a major portion of the sales for the establishment. After considerable discussion of questions and answers regarding the terms and conditions of the proposed contract, the meeting convened into Executive Session

III. 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 July 6, 2009, at 7:19 pm.

a. Restaurant Site Property Sales Agreement

IV. RECONVENE IN OPEN SESSION: President Carrol Crombie reconvened the Board into the Special Meeting on July 6, 2009, at 7:48 p.m.

a. Restaurant Site Property Sales Agreement

Mr. Dan Tully made a motion that the BEDC Board approve the time frame per the Letter of Intent with Taco Cabana and other points as generally agreed to by the BEDC attorney and EDC Executive Director, and once approved, authorizes President Carrol Crombie to execute the Contract. Mr. Will Higgins seconded the motion. President Carrol Crombie called the vote. The motion carried 5-0. (Ms. Janet Powers and Mr. Sandy Dennis were not present at the time.)

V. ADJOURNMENT

There being no further business, the meeting adjourned at approximately 7:55 p.m.

Secretary

Presiding Officer