

AGENDA
BENBROOK ECONOMIC DEVELOPMENT CORPORATION
REGULAR BOARD MEETING

MONDAY, APRIL 18, 2022

911 WINSCOTT RD., BENBROOK, TEXAS

**A quorum of the Benbrook City Council may be in attendance
at this meeting.**

WORK SESSION - 7:00 PM
CENTRAL CONFERENCE ROOM

**The Work Session may continue after the Regular Board
Meeting adjourns.**

1. Review/Discuss the Regular Board Meeting Agenda.
2. Staff Updates (time permitting):
 - a. Discussion of approved projects may include, but are not limited to, the following: Benbrook Blvd./U.S. Hwy. 377, N.W. Winscott Addition, Westpark Corner, Russell Feed & Supply, American Masonry Supply, and/or Lot 1 Block 1 Evans Addition.
 - b. Benbrook development activity.
 - c. Benbrook City Council (action items of interest to the Board).
 - d. ED Department
items/initiatives/contracts/programs/marketing/activities/events.

REGULAR BOARD MEETING - 7:30 PM
COUNCIL CHAMBERS

All Agenda items are subject to final action.

I. CALL TO ORDER

II. CITIZEN'S PUBLIC FORUM

Citizen's Public Forum provides the public with the opportunity to address the Board on any BEDC matter or item on the agenda. State Law prohibits any deliberation of or formal action regarding items presented during the citizen's public forum. The Board may only make a statement of specific factual information given in response to the inquiry, recite an existing policy, or request staff place the item on an agenda for a subsequent meeting.

III. ACTION ITEMS

- A. Approve the March 21, 2022, Regular Board Meeting Minutes.

Documents:

[BEDC MARCH 21, 2022 REGULAR BOARD MEETING MINUTES.PDF](#)

IV. DIRECTOR'S REPORT

Receive Monthly Financial Report for Period Ending March 31, 2022.

V. EXECUTIVE SESSION

Pursuant to the Texas Open Meetings Act:

- A. Section 551.072 - Deliberations Regarding Real Property. Deliberate the purchase, exchange, lease, or value of real property, as deliberation in an open session would have a detrimental effect on the position of governmental body negotiations with a third person.
- DISCUSS PROPERTY LOCATED AT 9005 VISTA WAY.
 - DISCUSS BEDC-OWNED PROPERTY COMMONLY REFERRED TO AS WESTPARK CORNER.

VI. RECONVENE INTO OPEN SESSION

VII. TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION

VIII. ADJOURNMENT

The BEDC Board reserves the right to convene in Executive Session on any item on the Agenda pursuant to the provisions of the Open Meetings Law, Chapter 551, Texas Government Code, in accordance with the authority contained in:

Section 551.071, Consultation with City Attorney

Section 551.072, Deliberation regarding real property

Section 551.073, Deliberation regarding gifts and donations

Section 551.087, Deliberation regarding economic development negotiations

This meeting will be recorded, and the recording will be made available to the public in accordance with the Texas Open Meetings Act, upon written request.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS, OR TO INFORM US OF INACCESSIBILITY TO THIS MEETING, PLEASE CONTACT CYNTHIA D. WILLIAMS, ASSISTANT DIRECTOR OF ECONOMIC DEVELOPMENT AND MARKETING, AT 817-249-6990. PLEASE CALL 48 HOURS IN ADVANCE IF YOU REQUIRE INTERPRETATIVE SERVICES.



**BENBROOK ECONOMIC DEVELOPMENT CORPORATION
REGULAR BOARD MEETING MINUTES
MONDAY, MARCH 21, 2022
911 WINSOTT ROAD, BENBROOK, TEXAS**

WORK SESSION: The Benbrook Economic Development Corporation (BEDC) Board of Directors met at 7:00 p.m. to discuss the agenda items and review staff updates. The Work Session was held in the Benbrook City Hall Central Conference Room. The Work Session recessed at 7:11 p.m.

Board Members in Attendance:

Gary A. Lindsay	Place 1
Dr. Danyelle Ackall	Place 2, BEDC Secretary
Kent Williams	Place 5, BEDC President
Gary Crowell	Place 6
Omar P. Aguilar	Place 7

Board Members Not in Attendance:

Vacant	Place 3
Thomas Casey	Place 4, BEDC Vice President

Staff Present: Jessica James, Director of Economic Development and Marketing; Cynthia D. Williams, Assistant Director of Economic Development and Marketing, and Jim Hinderaker, Assistant City Manager

REGULAR SESSION – CONVENED INTO THE COUNCIL CHAMBERS

I. CALL TO ORDER

- The BEDC Regular Board Meeting was called to order at 7:30 p.m. on Monday, March 21, 2022, in the Benbrook City Hall Council Chambers, located at 911 Winscott Road, Benbrook, Texas.

II. CITIZEN’S PUBLIC FORUM

President Williams opened the Citizen’s Public Forum to allow citizens to comment on any agenda item. There were no citizen comments.

III. ACTION ITEMS

A. Approve the February 22, 2022, Regular Board Meeting Minutes.

- Dr. Ackall made a motion to approve the February 22, 2022, Regular Board Meeting Minutes.
- Mr. Aguilar seconded the motion. The motion passed; 5 – 2 with one vacancy and one absence.

IV. DIRECTOR'S REPORT



Receive Monthly Financial Report for Period Ending February 28, 2022.

Presentation Highlights:

- Liquid assets as of February 28, 2022:
 - Checking account: \$1,955,474.93
 - Checking account Interest earned: \$314.95
 - Certificate of Deposit: \$3,821,635.18
 - Quarter interest earned: \$314.95
 - Total liquid assets: \$5,777,110.11
- Total revenue for February 28, 2022: \$191,189.52. This amount includes:
 - Sales tax revenue for February 28, 2022: \$188,183.14
 - Interest earned on both accounts: \$314.95
 - XTO Energy: \$2,541.43
 - Sign Rent Payment: \$150.00
- Encumbered funds: \$1,638,004.50. This amount includes:
 - Total current and pending projects: \$1,937,279.00
 - Total operating expenses for February 28, 2022: \$39,490.91
- Fund balance as of February 28, 2022: \$4,139,105.61

V. EXECUTIVE SESSION

The Board convened into Executive Session at approximately 7:37 p.m. to discuss the item below. No action was taken.

Pursuant to the Texas Open Meetings Act:

- A. Section 551.087 – Deliberation Regarding Economic Development Negotiations. (2) Deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).
 - DISCUSS INCENTIVE FOR A BUSINESS LOCATED SOUTH OF I-20/LOOP 820, EAST OF BENBROOK BLVD., NORTH OF MERCEDES ST., AND WEST OF WOOD ST.

VI. RECONVENE INTO OPEN SESSION

The BEDC Board reconvened into open session at 7:57 p.m.

VII. TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION

No action necessary.

VIII. ADJOURNMENT

The meeting adjourned at approximately 7:58 p.m.

APPROVED:



KENT WILLIAMS
PRESIDENT

ATTEST:

DR. DANYELLE ACKALL
SECRETARY