



**BENBROOK ECONOMIC DEVELOPMENT CORPORATION  
REGULAR BOARD MEETING MINUTES  
MONDAY, JUNE 27, 2022  
911 WINSCOTT 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 7:16 p.m.

Board Members in Attendance:

Gary A. Lindsay	Place 1
Dr. Danyelle Ackall	Place 2, BEDC Secretary
Thomas Casey	Place 4, BEDC Vice President
Kent Williams	Place 5, BEDC President
Gary Crowell	Place 6
Omar P. Aguilar	Place 7

Board Members Not in Attendance:

Vacant	Place 3
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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, June 27, 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 May 16, 2022, Regular Board Meeting Minutes.
  - Mr. Casey made a motion to approve the May 16, 2022, Regular Board Meeting Minutes.
  - Dr. Ackall seconded the motion. The motion passed.
- B. Conduct a Public Hearing to Receive Comments on the Proposed Fiscal Year 2022 – 2023 Benbrook Economic Development Corporation Budget.



- The Public Hearing opened at 7:31 p.m.
- There were no citizens present to speak.
- Mr. Crowell made a motion to close the Public Hearing.
- Mr. Aguilar seconded the motion. The motion passed.
- The Public Hearing closed at 7:32 p.m.

C. Consider and Approve Proposed Fiscal Year 2022 – 2023 Benbrook Economic Development Corporation Budget.

Ms. James reviewed the Proposed Fiscal Year 2022 - 2023 Budget with the Board. The Board did have some questions regarding the expenses listed in the budget for Benbrook Blvd. Ms. James explained that per the agreement with Kenny Russell, the BEDC retained 4,000 S.F. of property on the corner of the Russell Feed property and this money will be used primarily for the hardscaping that they are responsible for in this area.

- Dr. Ackall made a motion to approve the Proposed Fiscal Year 2022 – 2023 Benbrook Economic Development Corporation Budget.
- Mr. Casey seconded the motion. The motion passed.

D. Conduct a Public Hearing for a proposed Economic Development Incentive for Kimberly Niles with Texas HomeMasters, LLC in an amount not to exceed \$277,972.

- The Public Hearing opened at 8:54 p.m.
- There were no citizens present to speak.
- Mr. Crowell made a motion to close the Public Hearing.
- Mr. Aguilar seconded the motion. The motion passed.
- The Public Hearing closed at 8:55 p.m.

E. Consider and Approve an Economic Development Incentive for Kimberly Niles with Texas HomeMasters, LLC in an amount not to exceed \$277,972, and authorize the BEDC President to approve and sign an agreement as to form.

Ms. James presented the economic development assistance request from Kimberly Niles with Texas HomeMasters, LLC for façade improvements to the property located at 3500 Williams Rd., in Benbrook. The proposed improvements presented included the exterior of the building, parking lot, and landscaping improvements.

- Dr. Ackall made a motion to approve an Economic Development Incentive for Kimberly Niles with Texas HomeMasters, LLC in an amount of \$195,000, and to amend the 2022 – 2023 Benbrook EDC Budget accordingly, and to authorize the BEDC President to approve and sign an agreement as to form.
- Mr. Lindsay seconded the motion. The motion passed.

#### **IV. DIRECTOR'S REPORT**

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

Presentation Highlights:



- Liquid assets as of May 31, 2022:
  - Checking account: \$2,119,759.13
  - Checking account interest earned: \$622.06
  - Certificate of Deposit: \$3,831,169.03
  - Total liquid assets: \$5,950,928.16
- Total revenue for May 31, 2022: \$187,461.74. This amount includes:
  - Sales tax revenue for May 31, 2022: \$176,240.17
  - Interest earned on both accounts: \$622.06
  - XTO Energy: \$4,599.51
  - Russell Feed & Supply Lease: \$6,000.00
- Encumbered Funds: \$1,353,628.86. This amount includes:
  - Total current and pending projects: \$1,314,863.03
  - Total operating expenses for May 31, 2022: \$38,765.83
- Fund balance as of May 31, 2022: \$4,597,299.30

The Board encouraged Staff to monitor the interest rates for the BEDC's Certificate of Deposit Bank Account as rates have increased in the past few weeks. Ms. James said she will monitor interest rates and review the contract with the BEDC's current bank to determine the Board's options.

#### **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 610 WINSCOTT RD.
- DISCUSS PROPERTY LOCATED AT LOT 1, BLOCK 1 EVANS ADDITION.
- DISCUSS KIMBERLY NILES' REQUEST FOR AN EXPANDED STOREFRONT GRANT INCENTIVE.

#### **VI. RECONVENE INTO OPEN SESSION**

The BEDC Board reconvened into open session at 8:54 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 9:07 p.m.



**APPROVED:**

A handwritten signature in black ink, appearing to read "Kent Williams", written over a horizontal line.

**KENT WILLIAMS  
PRESIDENT**

**ATTEST:**

A handwritten signature in black ink, appearing to read "Dr. Danyelle Ackall", written over a horizontal line.

**DR. DANYELLE ACKALL  
SECRETARY**