

**AGENDA**  
**BENBROOK ECONOMIC DEVELOPMENT CORPORATION**  
**REGULAR BOARD MEETING**  
**MONDAY, MARCH 21, 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 February 22, 2022, Regular Board Meeting Minutes.

Documents:

[DRAFT BEDC FEBRUARY 22, 2022, REGULAR BOARD MEETING MINUTES.PDF](#)

IV. DIRECTOR'S REPORT

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

V. EXECUTIVE SESSION

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

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  
TUESDAY, FEBRUARY 22, 2022  
911 WINSCOTT ROAD, BENBROOK, TEXAS**

**WORK SESSION:** The Benbrook Economic Development Corporation (BEDC) Board of Directors met at 6:33 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 6:43 p.m.

Board Members in Attendance:

Gary A. Lindsay	Place 1
Danyelle Ackall	Place 2, BEDC Secretary
Michael W. Howard	Place 3
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:

All members of the BEDC Board of Directors attended this meeting.

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 7:00 p.m. on Tuesday, February 22, 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 for two minutes to allow citizens to comment on any agenda item. There were no citizen comments.

**III. ACTION ITEMS**

A. Approve the January 18, 2022, Regular Board Meeting Minutes.

- Mr. Casey made a motion to approve the January 18, 2022, Regular Board Meeting Minutes.
- Dr. Ackall seconded the motion. The motion passed; 7 – 0.

B. Approve Update of Signature Cards on all BEDC Pinnacle Bank Accounts.



- Mr. Crowell made a motion to approve the update of Signature Cards on all BEDC Pinnacle Bank Accounts.
- Mr. Aguilar seconded the motion. The motion passed; 7 – 0.

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

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

Presentation Highlights:

- Liquid assets as of January 31, 2022:
  - Checking account: \$1,811,149.97
  - Checking account Interest earned: \$320.45
  - Certificate of Deposit: \$3,821,635.18
  - Quarter interest earned: \$320.45
  - Total liquid assets: \$5,632,785.15
- Total revenue for January 31, 2022: \$151,791.80. This amount includes:
  - Sales tax revenue for January 31, 2022: \$147,363.17
  - Interest earned on both accounts: \$320.45
  - XTO Energy: \$3,958.18
  - Sign Rent Payment: \$150.00
- Encumbered funds: \$1,632,453.11. This amount includes:
  - Total current and pending projects: \$1,598,513.59
  - Total operating expenses for January 31, 2022: \$33,939.52
- Fund balance as of January 31, 2022: \$4,000,332.04

#### **V. ADJOURNMENT**

The meeting adjourned at approximately 7:07 p.m.

**APPROVED:**

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**KENT WILLIAMS**  
**PRESIDENT**

**ATTEST:**

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**DR. DANYELLE ACKALL**  
**SECRETARY**