

AGENDA
BENBROOK ECONOMIC DEVELOPMENT CORPORATION
REGULAR BOARD MEETING
MONDAY, OCTOBER 18, 2021
911 WINSCOTT ROAD, BENBROOK, TEXAS
A quorum of the Benbrook City Council may be in attendance at this meeting.

WORK SESSION - 7 P.M.
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's Feed & Supply, ACE Hardware, and/or American Masonry Supply.
 - 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 P.M.
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

Approve the September 20, 2021, Regular Board Meeting Minutes.

Documents:

IV. DIRECTOR'S REPORT

Receive Monthly Financial Report for Period Ending September 30, 2021.

V. 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 HILLARY CROMER, ASSISTANT DIRECTOR OF ECONOMIC DEVELOPMENT AND MARKETING, AT 817-249-6091. PLEASE CALL 48 HOURS IN ADVANCE IF YOU REQUIRE INTERPRETATIVE SERVICES.



**BENBROOK ECONOMIC DEVELOPMENT CORPORATION
REGULAR BOARD MEETING MINUTES
MONDAY, SEPTEMBER 20, 2021
911 WINSCOTT ROAD, BENBROOK, TEXAS**

WORK SESSION: The Benbrook Economic Development Corporation (BEDC) Board of Directors met at 7 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 approximately 7:16 p.m.

Board Members in Attendance:

Keith Tiner	Place 1
Danyelle Ackall	Place 2
Thomas Casey	Place 4
Kent Williams	President, Place 5
Gary Crowell	Vice President, Place 6

Board Members Not in Attendance:

Michelle Thomas	Secretary, Place 3
Kristina Denapolis West	Place 7

Staff Present: Jessica James, Director of Economic Development; Cynthia Williams, Marketing & Communications Specialist; Hillary Cromer, Assistant Director of Economic Development and Marketing (recording secretary); 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, September 20, 2021, in the Benbrook City Hall Council Chambers, 911 Winscott Rd., Benbrook, Texas.

II. CITIZEN’S PUBLIC FORUM

President Williams opened the floor to allow citizens to comment on any agenda item. There were no citizen comments related to the agenda.

III. ACTION ITEMS

Approve August 16, 2021, Regular Board Meeting Minutes.

- Mr. Casey made a motion to approve the August 16, 2021, Regular Board Meeting Minutes, as written.
- Mr. Tiner seconded the motion. There were no further questions or comments. The motion carried, 5-0.

IV. DIRECTOR’S REPORT

Receive Financial Report for Period Ending August 31, 2021.
Assistant Director, Hillary Cromer, presented this item.



Presentation Highlights:

- Liquid assets as of August 31, 2021:
 - Checking account: \$1,635,608.97.
 - Certificate of Deposit: \$3,816,824.93.
 - Total liquid assets: \$5,452,433.90.
- Total revenue for August 2021: \$163,088.86. This amount includes:
 - Sales tax revenue for August 2021: \$161,809.62.
 - Interest earned on business account: \$294.09.
 - Oil and gas royalties: \$985.15.
- Encumbered funds: \$1,179,507.42. This amount includes:
 - Total current and pending projects: \$1,130,576.62.
 - Total operating expenses for August 2021: \$48,930.80.
- Fund balance as of August 31, 2021: \$4,272,926.48.

Mr. Crowell asked why the previous business account balance is so much lower than the current balance. Staff explained that they would find out and report on it at the October 2021 Board meeting.

There were no further comments or questions. No action necessary.

V. EXECUTIVE SESSION

The Board convened into Executive Session at approximately 7:41 p.m. to discuss the item below. No action was taken.

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 SOUTH OF I-20/I-820 LOOP, WEST OF ARROW WOOD ST., NORTH OF LAKESIDE DR., AND EAST OF BENBROOK BLVD./U.S. HWY. 377.

DISCUSS BEDC-OWNED PROPERTY COMMONLY REFERRED TO AS WESTPARK CORNER.

- B. Section 551.087 – Deliberations Regarding Economic Development Negotiations.
Deliberate the offer of a financial or other incentive to business prospect.

DISCUSS THE N.W. WINSCOTT ADDITION LOCATED AT 610 WINSCOTT RD.

VI. RECONVENE INTO OPEN SESSION

The BEDC Board reconvened into open session at 8:19 p.m.



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

No action necessary.

VIII. ADJOURNMENT

The meeting adjourned at approximately 8:20 p.m.

APPROVED:

**KENT WILLIAMS
PRESIDENT**

ATTEST:

**GARY CROWELL
VICE PRESIDENT**