



MEETING MINUTES
BENBROOK ECONOMIC DEVELOPMENT CORPORATION
Monday, April 19, 2021, Board of Directors Regular Meeting
Benbrook City Hall, 911 Winscott Road, Benbrook, Texas

In the public health effort to help slow the spread of the coronavirus, this meeting was held telephonically. President Kent Williams was on-site for the meeting, but other Board Members participated remotely. To allow citizens to safely participate in the public comment sections of the meeting, both a toll-free and a local phone number were made available.

PRE-MEETING 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 presiding officer, President Williams, met in the Benbrook City Hall conference room for the pre-meeting work session. The other Board Members participated telephonically. The pre-meeting work session ended at approximately 7:17 p.m.

Board Members in Attendance:

Keith Tiner	Place 1
Danyelle Ackall	Place 2
Michelle Thomas	Secretary, Place 3
Thomas Casey	Place 4
Kent Williams	President, Place 5
Gary Crowell	Vice President, Place 6

Board Members Not in Attendance:

Kristina Denapolis West	Place 7
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Staff Present: Jessica James, Director of Economic Development; Hillary Cromer, Assistant Director of Economic Development and recording secretary; Jim Hinderaker, Assistant City Manager; Phyllis Wolfe, Director of Information and Technology.

REGULAR SESSION – CONVENED INTO THE COUNCIL CHAMBERS

I. CALL TO ORDER

The regular meeting of the BEDC Board was called to order at 7:30 p.m. on Monday, April 19, 2021, in the Benbrook City Hall Council Chambers, 911 Winscott Road, Benbrook, Texas.

II. CITIZEN’S PUBLIC FORUM

President Williams opened the floor and telephone line for two minutes to allow citizens to call and comment on any agenda item. There were no citizen calls.

III. ACTION ITEMS

A. Approve the March 15, 2021, Regular BEDC Meeting Minutes.

- a. Ms. Ackall made a motion to approve the March 15, 2021, regular BEDC meeting minutes, as written. Mr. Casey seconded the motion. There were no comments or questions. The motion carried, 5-0, with Mr. Tiner abstaining.



IV. DIRECTOR'S REPORT

A. Financial Report for Period Ending March 31, 2021.

Assistant Director, Hillary Cromer, presented the financial report.

Presentation Highlights:

- Liquid assets as of March 31, 2021:
 - Checking account: \$1,230,514.47.
 - Certificate of Deposit: \$3,811,654.41.
 - Total liquid assets: \$5,042,168.88.
- Total revenue for March 2021: \$125,182.22. This amount includes:
 - Sales tax revenue for March 2021: \$116,390.53.
 - Interest earned on business and CD accounts: \$7,265.00.
 - Oil and gas royalties: \$1,376.69.
 - Other (sign rental): \$150.00
- Encumbered funds: \$1,316,182.73. This amount includes:
 - Total current and pending projects: \$1,247,974.12.
 - Total operating expenses for Mach 2021: \$68,208.61.
- Fund balance as of March 31, 2021: \$3,725,986.15.
- The BEDC does not currently carry any debt.
- There were no comments or questions. No action necessary.

V. EXECUTIVE SESSION

The Board convened into Executive Session at 7:49 p.m. to discuss the items listed below. No action 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-820, WEST OF ARROW WOOD STREET, NORTH OF LAKESIDE DRIVE, AND EAST OF BENBROOK BOULEVARD.
- B. Section 551.087 – Deliberation Regarding Economic Development Negotiations
Deliberate the offer of a financial or other incentive to business prospect.
 - DISCUSS AN INCENTIVE REQUEST FOR THE PROPERTY LOCATED AT 8522 BENBROOK BOULEVARD/U.S. 377.
 - DISCUSS AN INCENTIVE REQUEST FOR THE PROPERTY LOCATED AT 8905 BENBROOK BOULEVARD/U.S. 377.

VI. RECONVENE INTO OPEN SESSION

The BEDC Board of Directors reconvened into open session at 8:37 p.m.



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

VIII. ADJOURNMENT

The meeting adjourned at approximately 8:38 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 "Michelle Thomas", written over a horizontal line.

MICHELLE THOMAS

SECRETARY