

**MINUTES**  
**BENBROOK ECONOMIC DEVELOPMENT CORPORATION**  
**Board of Directors**  
**Regular Meeting**  
**Benbrook City Hall**  
**Monday, April 17, 2006**

**I. CALL TO ORDER**

The Regular meeting of the Board of Directors of the Benbrook Economic Development Corporation was called to order at 7:00 p.m., Monday, April 17, 2006, in the Main Conference Room, City Hall at 911 Winscott Road. The presiding officer was President Charlie Anderson. A quorum was present, including the following:

Charlie Anderson, President  
Dan Tully, Vice President  
Steven White, Treasurer  
Jim Amick, Secretary  
Rickie Allison  
John Vander Pan  
James Schull

Also Present:

Ron Rainey, Director  
Patty C. Bissey, Director of Marketing & Research

Others Present:

Larry Mills, Citizen & former owner of 18.193 acres north of I-20 &  
west of Ridglea Country Club Estates  
Ralph Bissey, Citizen

**II. CONSENT AGENDA (Items listed under the Consent Agenda are considered routine and are enacted in one motion. The exception to this rule is that a Board Member, Citizen, or Executive Director may request one or more items to be removed from the Consent Agenda for separate discussion and action.)**

- a. Minutes of BEDC Special Meeting of March 20, 2006
- b. Financial Report For Period Ending March 31, 2006

Mr. Dan Tully made a motion to accept the Consent Agenda. Mr. James Schull seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried.

### III. DIRECTORS REPORT

- a. **Report on Planning & Zoning Commission March 13 Meeting** - Director Ron Rainey, BEDC Director, reported that Attorney Jim Shell, representing the Benbrook Economic Development Corp., made a presentation to the City of Benbrook's Planning & Zoning Commission meeting on Thursday, April 13, 2006. The BEDC proposed to change the zoning for 25.343 acres on the north side of IH-20 and west of Ridglea Country Club Estates from Low Density Single Family to G-Commerce. The application also required an amendment to the City of Benbrook's Comprehensive Land Use Plan. The Planning & Zoning Commission approved the Land Use Plan and made a motion to defer the action on the proposal to change the zoning to May 11<sup>th</sup>. The proposal will be heard by City Council at that body's regular meeting in Benbrook City Hall on June 15, 2006.
- b. **Staff to Attend TEDC Spring Conference in Frisco** - Mr. Rainey reported that he would be attending the Texas Economic Development Council's Spring Conference in Frisco with sessions being held April 19 through April 21.
- c. **Former Texaco Building Ready For Demolition** - Director Rainey informed EDC Board that gasoline storage tanks have been removed and an asbestos survey has been completed on the former Texaco service station on Benbrook Blvd. He added that a demolition permit is expected to be requested following the 10-day waiting period following the asbestos survey.
- d. **Cost to Abandon Goliad at I-20 Frontage Road** - Mr. Rainey stated that Assistant City Manager Dave Gattis has calculated the approximate cost to abandon Goliad at the intersection of Del Rio and the I-20 frontage road. Mr. Rainey included a copy of the estimated value from Mr. Gattis as follows: *"Per your request, I have estimated the value of the City's portion of Goliad that you have proposed to have vacated and to purchase. We have made some assumptions about the configuration that you are requesting (see attached figure). We also note that a portion of the right-of-way and pavement is owned by the Texas Department of Transportation, and you'll have to go through their process (including an appraisal) to acquire their portion. We typically value our right-of-way at \$1.00/SF for simplicity's sake. Therefore, the right-of-way would be valued at \$9,841.00. The 2005 GASB 34 book value for the Goliad pavement works out to be \$1.75/SF, so the value would be 5,413 SF @ \$1.75/SF = \$9,472.75. The total value would be \$19,313.75. Of course, if TxDOT values their portion of the right-of-way at a higher cost, the City Council may want a similar amount."* After some discussion, BEDC Board of Directors recommended to Staff to meet with TxDOT and City Staff to start the process to acquire right-of-way.

### IV. UNFINISHED BUSINESS

- a. **Consider Fort Worth Horseshoe Club/Larry Mills Tax Payment** - Director Rainey informed the EDC Board of Directors that Larry Mills, former owner of the 18.193 acres north of I-20 and west of Ridglea Country Club Estates, had submitted an explanation of ad valorem taxes due on the land purchased by the Benbrook

Economic Development Corporation. Some discussion followed about the money that was credited to Benbrook Economic Development Corp. at closing when the BEDC acquired the 18.193 acres of land.

Mr. James Schull made a motion to reimburse Larry Mills \$3,393.98, money that was credited to the EDC at the closing of the 18.193 acres from Mr. Mills. Mr. Steve White seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried.

## **V. NEW BUSINESS**

- a. Consider Expanded Benbrook Blvd. Study** - Mr. Rainey stated that discussions were held during the February 25th Board of Director work session concerning the possibility of expanding the City of Benbrook traffic study on Benbrook Boulevard, currently planned from I-20 to Winscott Road/Lakeway Drive, to include the area south of the study area to the city limits and north to Williams Road. The engineering firm of HNTB has been asked to revise the cost estimates for the expanded study. The following information was provided by Assistant City Manager Dave Gattis. The current study, with the cost being partnered by the BEDC and City of Benbrook, is looking at the section from I-20 south to Winscott/Lakeway Drive. Mr. Rainey informed the EDC Board of Directors that the cost of this study is \$49,360. No action was taken.

## **VI. OTHER MATTERS OF BUSINESS**

## **VII. INFORMAL CITIZEN COMMENTS**

## **VIII. EXECUTIVE SESSION PURSUANT TO SECTION 551.072, DELIBERATION REGARDING REAL PROPERTY.**

*President Charlie Anderson did not call the Executive Session.*

- a. Meet With BECC Real Estate Broker Regarding Benbrook Towne Crossing Project**
- b. Consider Sales Contract for Approximately 22 acres in Benbrook Towne Crossing**
- c. Consider Sales Contract for Approximately 11.5 acres in Benbrook Towne Crossing**

## **X. CONSIDER ANY ACTION FROM EXECUTIVE SESSION.**

## **XI. ADJOURNMENT**

There being no further business, the meeting adjourned at approximately 7:55 p.m.

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Secretary

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Presiding Officer