

**MINUTES**  
**BENBROOK ECONOMIC DEVELOPMENT CORPORATION**  
**Board of Directors**  
**Regular Meeting**  
**Benbrook City Hall**  
**Monday, January 16, 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, January 16, 2006, in the Council Chamber, 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  
James Amick, Secretary  
Rickie Allison  
John Vander Pan  
James Schull

Also Present:

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

**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 Regular Meeting of December 19, 2005
- b. Financial Report For Period Ending December 31, 2005

Mr. James Amick made a motion to accept the Consent Agenda. Mr. Rickie Allison seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried.

**III. DIRECTORS REPORT**

**IV. UNFINISHED BUSINESS**

- a. **Consider First Bank Loan Documents** - Director Ron Rainey reported that the loan documents which were submitted by First Bank to refinance the Bank of Texas loan on approximately 77.651 acres known as Benbrook Towne Crossing were being prepared by James Collier, attorney for First Bank, and Dwight Heard, EDC legal counsel. These documents were not available for review at the time of this Board meeting.

- b. Consider Chevron Property Transfer** - Mr. Rainey informed the Benbrook Economic Development Corporation Board of Directors that William Lang, attorney for Bank of Texas; John Justema, attorney for BBT Crossing Ltd., and Richpenn International Resources, Inc., and Dwight Heard, counsel to the BEDC, have been working to prepare the necessary documentation for the successful transfer of ownership of the Chevron gasoline service station located at 8522 Benbrook Blvd. All documents were not completed at the time of the Board meeting, but Director Rainey anticipates the documents will be finalized for BEDC Board of Director approval soon.
- c. Consider Revisions To Oil & Gas Mineral Lease** – Director Rainey reported that the Benbrook Economic Development Corporation Board of Directors previously approved an Oil & Gas Mineral Lease between the Benbrook EDC and Adexco Production Company on approximately 77.651 acres known as Benbrook Towne Crossing. Mr. Rainey added that the lease agreement included a Surface Waiver Agreement and that Adexco had realized that with the Surface Waiver Agreement they have no ingress or egress to a drilling site proposed to be located in the Bo-Peek Ltd. residential development area. Staff informed the EDC Board that the company is requesting an amendment to the Addendum to the Oil and Gas Lease that would allow access to land that will be dedicated as a public street during the platting process. The company proposes to access the drilling site by using the proposed Mercedes Street extension. After much discussion the Board of Directors made the following motion:

Mr. John Vander Pan made a motion to accept the amendment to the Addendum to the Oil & Gas Mineral Lease presented by Adexco. Mr. Dan Tully seconded the motion. President Anderson called the vote. All voted aye and the motion carried.

## **V. NEW BUSINESS**

- a. Consider Casual Dining Restaurant Site Assistance** – Staff informed Benbrook Economic Development Corp. Board of Directors that N3 Development, Ltd., continues to struggle in its efforts to find a national recognized casual dining restaurant for the property purchased from the Benbrook Economic Development Corporation and located at the corner of Benbrook Boulevard and I-20 frontage road. Director Rainey added that T.K. Keen, a company spokesman, reported Monday, January 9, the company has made numerous contacts in an effort to find a casual dining restaurant willing to locate on the site. Attempts have been made to identify a smaller restaurant that may require less parking. Mr. Rainey reported that N3 is expected to submit a proposal for consideration of the BEDC Board of Directors which would seek removal of the “casual dining restaurant” requirement which would open the property for other uses. N3 would then use the sales proceeds in an effort to purchase I-20 frontage for a restaurant row. Staff presented N3’s proposal to the

BEDC at the Monday Board meeting. After much discussion, the BEDC Board directed Mr. Rainey to suggest to N3 that assistance may be available by the Benbrook Economic Development Corporation that would attempt to create a reconfiguration of the lot with the closing of Goliad and the extension of Del Rio to facilitate the marketing of the restaurant site.

**VI. OTHER MATTERS OF BUSINESS**

**VII. INFORMAL CITIZEN COMMENTS**

**VIII. EXECUTIVE SESSION PURSUANT TO SECTION 551.072, DELIBERATION REGARDING REAL PROPERTY.** President Charlie Anderson called the Executive Session at 7:34 pm.

a. **Consider LOI For BEDC To Sell 20.9 Acres In Benbrook Towne Crossing**  
President Anderson reconvened the Board at 8:02 p.m.

**X. CONSIDER ANY ACTION FROM EXECUTIVE SESSION** – No action taken.

**XI. ADJOURNMENT**

There being no further business, the meeting adjourned at approximately 8:07 p.m.

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Secretary

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Presiding Officer