

**MINUTES**  
**BENBROOK ECONOMIC DEVELOPMENT CORPORATION**  
**Board of Directors**  
**Regular Meeting**  
**Benbrook City Hall**  
**Monday, June 19, 2006**

**I. CALL TO ORDER**

The Regular meeting of the Board of Directors of the Benbrook Economic Development Corporation was called to order at 7:02 p.m., Monday, June 19, 2006, in the Central Conference Room, City Hall at 911 Winscott Road. The presiding officer was Vice President Dan Tully. A quorum was present, including the following:

Dan Tully, Vice President  
Steven White, Treasurer  
Jim Amick, Secretary  
Rickie Allison

Absent: Charlie Anderson, President  
James Schull  
John Vander Pan

Staff Present: Ron Rainey, Executive Director  
Patty C. Bissey, Director of Marketing & Research

Also Present: Ron Sauma, City Council Member

**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 May 15, 2006**
- b. Minutes of BEDC Special Meeting of May 23, 2006**
- c. Financial Report For Period Ending May 31, 2006**

Mr. Rickie Allison made a motion to accept the consent agenda. Mr. James Amick seconded the motion. Vice President Dan Tully called the vote. All voted aye and the motion carried.

**III. DIRECTORS REPORT**

- a. Report on June 15 City Council Zoning Hearing** – Director Rainey reported that members of the Benbrook City Council conducted a Public Hearing Thursday, June

15, to consider recommendations from Benbrook Planning & Zoning Commission. Items considered included a Comprehensive Land Use Plan Amendment and zoning change requested by the Benbrook Economic Development Corporation. Mr. Rainey stated that the P&Z Commission recommended the Land Use Plan Amendment, changes to the zoning of the approximately 18 acre tract to G-Commerce and to E-PD Commerce for the approximately 7 acres. Rainey added that P&Z made changes to the agreement submitted by Benbrook Economic Development Corporation and the Ridglea Country Club Estates Homeowners Association by adjusting the agreed to 10-foot landscape buffer to a 20-foot landscape buffer. City Council's decision was to delay the Land Use and Zoning changes until July 20<sup>th</sup> after negotiations with the Ridglea Country Club Home Owners, Steve Hawkins and Benbrook EDC were made. City Council made a motion to give these parties an opportunity to reach an agreement within 30 days, after the 30 day period, City Council would make a final decision on the matter at the July 20, 2006 City Council Meeting.

- b. Benbrook Blvd. and Goliad Projects TIA Update** – Director Rainey reported that Turner Collie & Braden has begun work on the Traffic Impact Analysis for the possible closing of Goliad at the northern end of Del Rio at the I-20 frontage road. Mr. Rainey stated that he has engaged Carl Krogness of Brown & Gay Engineering, Fort Worth, to oversee the surveying and application to the City of Benbrook and the Texas Department of Transportation for the possible abandonment of Goliad and the transfer of right of way owned by the two agencies. The land is needed for the expansion of the parking area for a national restaurant chain. Mr. Rainey added that Turner Collie & Braden is attempting to complete its proposal for the TIA on Benbrook Blvd. between I-20 and Mercedes to determine if an additional traffic signal is justified as required by Home Depot.
- c. No Parking/Tow Away Zone Signage Update** – Mr. Rainey informed Benbrook Economic Development Corp. Board of Directors that the No Parking/Tow Away Zone signs have been installed by Roadrunner Traffic under the supervision of Gary Madigan, City of Benbrook Superintendent of Streets. Signs were installed at the former Chevron and Texaco service stations as well as in the area between Jack in the Box and CVS. Director Rainey stated that no vehicles have been observed parking on the sites since the signs were installed and that Benbrook Police Department assisted the Benbrook Economic Development Corporation by placing warning stickers on unauthorized vehicles for approximately two weeks prior to the signs being installed.

#### **IV. UNFINISHED BUSINESS**

#### **V. NEW BUSINESS**

- a. Consider Heavenly Sleep Shoppe Lease Changes to Insurance Requirement** - Mr. Rainey informed BEDC Board of Directors that Anita Potts, one of the owners of Heavenly Sleep Shoppe, Inc., has requested a change in the lease of the former Ryan building. The lease, executed with Gary Ryan, requires Heavenly Sleep Shoppe, Inc.,

to insure the building for a minimum of \$250,000 with the named insured being Gary Ryan. Mr. Rainey added that Mrs. Potts realizes the BEDC intends to demolish the building in the future and most likely would not replace the building in the event it is destroyed. Mr. Rainey reported that Mrs. Potts is asking that the BEDC consider canceling the requirement for building insurance. Mr. Rainey provided the EDC Board of Directors the current Commercial lease with Heavenly Sleep Shoppe. Some discussion followed and the EDC Board directed Mr. Rainey to draw up a new lease with Heavenly Sleep Shoppe tenants offering to reduce the insurance by one-half if Heavenly Sleep Shoppe will take over building and roof maintenance.

- b. Consider Ryan Barn Demolition and Cleanup** – Director Rainey stated that the Benbrook Economic Development Corporation purchased property from Gary R. Ryan, Lureta Ryan and Ryan’s Branding Iron on March 31, 2006 and that the BEDC agreed to give Gary Ryan 60 days in which to remove his horses and personal belongings from the property and the 60 days expired on May 31. Mr. Rainey informed the EDC Board of Directors that he visited with Bob Crawford, a Cresson resident who owns a tractor with implements required for the demolition and cleanup of the barn area. Mr. Crawford calculated three days of work, in which he employs day laborers, at \$1,000 per day for the labor and equipment. In addition to the charge, Mr. Crawford would request that roll off dumpsters for the duration of the demolition period may be required. Mr. Rainey reported that total clean-up, including dumpster rental is not expected to exceed \$5,000. Staff recommended that the Board of Directors should determine if the barn demolition should be done and if Mr. Crawford should be engaged to perform the work, or if additional bids should be obtained. After some discussion 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.** No Executive Session was called to order.

- a. Benbrook Towne Crossing Projects Contracts.**

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

## **X. ADJOURNMENT**

There being no further business, the meeting adjourned at approximately 7:50 p.m.

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Secretary

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Presiding Officer