

**MINUTES**  
**BENBROOK ECONOMIC DEVELOPMENT CORPORATION**  
**Board of Directors Regular Meeting**  
**Benbrook City Hall**  
**March 21, 2005**  
**7:00 PM**

The Regular meeting of the Benbrook Economic Development Corporation was held on Monday, March\ 21, 2005 at approximately 7:00 pm in the Council Chambers at 911 Winscott Road with the following members present:

Charles Anderson, President  
Steve Chilton, Vice President  
Dan Tully  
John Vander Pan

Also Present:

Ron Rainey, Director  
Patty Bissey, Director of Marketing & Research  
Keith Bailey, City Council Member  
Jerry Dittrich, City Council Member

**I. CALL TO ORDER**

President Charles Anderson called the meeting to order at approximately 7:00 p.m.

**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 February 21, 2005
- b. Financial Report For Period Ending February 28, 2005

Mr. Chilton moved to accept the consent agenda. Mr. Tully seconded the motion. President Anderson called for the vote. All voted aye and the motion carried (James Amick, James Schull, and Rickie Allison were absent).

**III. DIRECTORS REPORT**

- a. Update on Restaurant Search -Director Rainey reported that Benbrook EDC Staff recently purchased a mailing list from the Texas Restaurant Association and has mailed several letters to identified restaurant owners throughout Texas that operate “table serve” establishments. The letters have invited those owners to consider

Benbrook in any expansion plans they may have. N3 Development has also reported they are very close to executing a Letter of Intent with a restaurant for the EDC Addition site and expects Starbucks to be open in May, 2005.

- b. **Update Lockheed Martin Building Search** – Mr. Rainey stated that the Fort Worth REALTORS® working with Lockheed Martin Information Systems reported Tuesday it appears there is not sufficient time to construct a build to suit. The company has received current operation lease extension proposals in Benbrook on Southwest Boulevard and is also looking at property from Blue Mound Road around I-820. The REALTOR® said he wishes the search had been started earlier, but feels there is not sufficient time at this point to construct the 75,000 square foot building sought by LMIS. Staff informed him there are companies that have expressed a strong willingness to construct the desired facility, but time appears to be leading the company to continued leasing in existing buildings. Mr. Rainey named Leland Prowse as the local agent working on this project.

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

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

- a. **Consider Oil & Gas Lease(s)** – Director Rainey informed the Benbrook Economic Development Corp. Board of Directors that Staff has been instrumental in coordinating efforts to pool an Oil & Gas Lease with property owners north of IH-20 and east of Winscott Road. A meeting with most of the property owners was conducted Thursday, March 10, at Ridglea Country Club and proposals were heard from Llano Royalty Corporation and Plover Production (Edwards Geren Ltd.). Mr. Rainey added that strong interest has been expressed by Don Oliver, Vice President of R&D for Computalog, and Ken Norman. The four groups (EDC, Horseshoe Club, Computalog, and Norman) are the largest landowners near the Edwards property. Those companies and individuals owning from one to six acres in the Benbrook Industrial Park have indicated they will agree to terms that are acceptable to the larger tract owners. After much discussion, Mr. Chilton made a motion to authorize the Board President to sign the proposed lease with Plover Production and add a clause to include: that EDC be paid the equivalent of the highest negotiated share amount executed. Mr. Tully seconded the motion. President Anderson called for the vote. All voted aye and the motion carried (James Amick, James Schull, and Rickie Allison were absent).

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

#### **VII. INFORMAL CITIZEN COMMENTS**

#### **VIII. EXECUTIVE SESSION PURSUANT TO SECTION PURSUANT TO SECTION 551.072, DELIVERATION REGARDING REAL PROPERTY – Condemnation Action Regarding 8700 Benbrook Blvd.**

**IX. RECONVENE IN OPEN SESSION AND CONSIDER ANY ACTION FROM EXECUTIVE SESSION** - Mr. Anderson adjourned the Executive Session at 7:28pm. No action was taken following the Executive Session.

**X. ADJOURNMENT**

There being no further business, the meeting adjourned at approximately 7:29 p.m.

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President

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Secretary