

MINUTES
BENBROOK ECONOMIC DEVELOPMENT CORPORATION
Board of Directors Regular Meeting
Benbrook City Hall
May 16, 2005
7:00 PM

The Regular meeting of the Benbrook Economic Development Corporation was held on Monday, May 16, 2005 at approximately 7:00 pm in the Council Chambers at 911 Winscott Road with the following members present:

Charles Anderson, President
James Schull, Treasurer
Dan Tully
John Vander Pan
Rickie Allison

Also Present:

Ron Rainey, Director
Patty Bissey, Director of Marketing & Research
Sam Balkum, Tourism Director, Benbrook Area Chamber of Commerce

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 April 18, 2005
- b. Financial Report For Period Ending April 30, 2005

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

III. DIRECTORS REPORT

- a. **Update Starbucks Grand Opening** - Director Rainey informed the BEDC Board of Directors about the Starbucks Coffee Ribbon Cutting and Grand Opening on Thursday, May 26, with the Benbrook Area Chamber of Commerce conducting the ribbon cutting ceremony and a Friends and Community Event community event following the ribbon cutting.

- b. **Update P&Z Big Box Design Standards** – Mr. Rainey reported that Benbrook’s Planning & Zoning Commission conducted a second work session Thursday, May 12, to consider design standards for “big box” development.
- c. **Update Condemnation Suit** – Director Rainey reported that a faxed letter was received from Robert A. (Rob) Allibon Monday noting the appointment of the Special Commissioners in the Benbrook EDC condemnation suit. The Special Commissioners include Massie Tillman, Tony Dauphinot and Jack Adler.

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

- a. **Consider City of Benbrook Comprehensive Plan, Section 5** – Mr. Rainey stated that the Benbrook’s Planning & Zoning Commission has recommended changes to the 2005 City of Benbrook Comprehensive Plan. Rainey added that City Council has tabled acceptance of the recommendations until the Board of Directors of the Benbrook Economic Development Corporation, Benbrook Water & Sewer Authority, Benbrook Library Board and Benbrook Area Chamber of Commerce have reviewed and commented on the proposed changes. Director Rainey included a letter from Assistant City Manager Dave Gattis and a draft of Section 5 of the Comprehensive Plan. Some discussion followed. No action was taken.
- b. **Consider Benbrook Towne Crossing Land Sale Contract** – Mr. Rainey informed BEDC Board of Directors that Staff is anticipating a land sales contract for a portion of Benbrook Towne Crossing. No contract had been received in time for the BEDC meeting.
- c. **Consider Benbrook Towne Crossing Mineral Lease Agreement** - Director Rainey stated that EDC Staff had anticipated a Mineral Lease Agreement for mineral rights controlled by the BEDC in 80-acres of surface land located in Benbrook Towne Crossing, but such document had not been received in time for the EDC meeting.
- d. **Consider Registration for International Council of Shopping Centers Conference** – Director Rainey stated that Benbrook EDC Staff had been encouraged to attend the International Council of Shopping Centers annual conference in Las Vegas, NV. scheduled for May 22 - May 25. Mr. Rainey added that BEDC has attended this conference for the past five years and co-hosted a private dinner party two year’s ago with City Manager Cary Conklin and then BEDC Marketing/Research Director Phyllis Wolfe accompanying the EDC Director. After some discussion, it was agreed that Director Rainey would not attend this years’ conference.
- e. **Consider FY2005-06 Budget Work Session** – Mr. Rainey reviewed the following procedure for the annual budget for the fiscal year that begins on October 1 and expires September 30. Director Rainey added that the budget, once accepted by BEDC Board members, is presented to Benbrook City Council for ratification. Staff

compiles the initial budget for Board review, comments and changes prior to adoption. A work session dedicated to the annual budget generally assists Staff in presenting a budget more acceptable to Board members prior to final approval. This work session can be conducted at the conclusion of the Regular Board of Directors Meeting, or can be set on another evening.

VI. OTHER MATTERS OF BUSINESS

VII. INFORMAL CITIZEN COMMENTS

VIII. EXECUTIVE SESSION PURSUANT TO SECTION 551.072, DELIBERATION REGARDING REAL PROPERTY, Possible Sale of 18.193 Acres North of I-20 and East of Winscott Road; SECTION 551.074, PERSONNEL MATTERS– Discuss Performance Evaluation of Director

IX. CONSIDER ANY ACTION FROM EXECUTIVE SESSION – no action was taken.

X. ADJOURNMENT

There being no further business, the meeting adjourned at approximately 8:30 p.m.

President

Secretary