

MINUTES
BENBROOK ECONOMIC DEVELOPMENT CORPORATION
Board of Directors
Regular Meeting
Benbrook City Hall
April 16, 2007

I. CALL TO ORDER

The regular meeting of the Benbrook Economic Development Corporation Board of Directors was called to order at 7:08 p.m., Monday, April 16, 2007, 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
Steven White, Treasurer
John Vander Pan
Carrol Crombie
Jim Amick

Absent: James Schull

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

Also Present: Dwight Heard, BEDC Attorney
Ron Sauma, City Council Member
Tammi Cauthen, First Bank Benbrook Branch President
Anita Potts, Heavenly Sleep Shoppe

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 March 19, 2007**
- b. Minutes of BEDC Special Meeting of March 29, 2007**
- c. Financial Report for Period Ending March 31, 2007**

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

III. DIRECTORS REPORT

- a. **City of Fort Worth Response To Clear Fork Bridge Proposal** – Benbrook Economic Development Corporation Executive Director Ron Rainey reported that Fort Worth Assistant City Manager Marc A. Ott has sent a letter to Benbrook Deputy City Manager Dave Gattis detailing the City of Fort Worth’s opposition to a proposed connection of Mercedes Street to Bellaire Drive. Mr. Rainey added that the contracted developer for the south side of I-20 from Mercedes to the Clear Fork of the Trinity River continues to move forward with plans. The current configuration of any connection to Bellaire will be on the north side of I-20 on property located within the City of Benbrook.
- b. **BEDC Meeting Date Change to May 14, 2007** - Director Rainey reported that Benbrook EDC Board of Directors had earlier agreed to change the regular meeting date in May from the 21st to May 14th due to a conflict with the International Council of Shopping Centers Convention.
- c. **Board & Commissions Joint Meeting** – Executive Director Ron Rainey reported that the Benbrook Economic Development Corporation Board of Directors has been invited to participate in the City of Benbrook’s Board & Commissions’ Joint Meeting scheduled for Thursday, April 26, in Benbrook City Hall. Deputy City Manager Dave Gattis will be conducting the meeting.

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

- a. **Consider Heavenly Sleep Shoppe Lease Termination** - Mr. Rainey reported that Staff received a hand delivered letter from Anita Potts on Tuesday, April 3, 2007, stating Heavenly Sleep Shoppe, the BEDC’s tenant at 8700 Benbrook Blvd., is giving 30-day notice of lease termination effective April 2, 2007. Mrs. Potts, co-owner of Heavenly Sleep Shoppe, notes the reason for early termination is a leak in the roof in the vicinity of the air conditioner unit. Mr. Rainey added that BEDC Staff has responded to Mrs. Potts’ demands in a letter dated April 4, 2007, and has received delivery confirmation with Mrs. Potts signing for the letter on April 5, 2007. The current lease is due to expire on May 31, 2008. Staff has received one bid for demolition of all improvements at the site including the building and foundation at a cost of \$13,750.00 from Joneslee & Company LLC.

Mr. Dan Tully made a motion to accept the notice of early termination from Anita Potts, the demolition bid from Joneslee & Company LLC and direct Staff to prepare a check for the return of both Security and Last Month’s rent to James K. Potts following complete move out by Heavenly Sleep Shoppe. Returned rents should be prorated to the day in which the building is completely vacant and all keys have been returned to the BEDC. Mr. John Vander Pan seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried.

- b. Consider BEDC Bank Deposit Proposals** - Mr. Rainey reported that Staff has mailed a letter to banks located within the city limits of the City of Benbrook requesting proposals to serve as the depository for the BEDC. The current depository is Compass Bank who accepted the earlier agreement between the Benbrook EDC and TexasBank. Proposals were sent to Bank of America, Compass Bank, First Bank, State National Bank and Wells Fargo Bank. The proposals were mailed in late March and were to be received by Wednesday, April 11, 2007. Mr. Rainey stated that EDC Staff received one formal presentation back from First Bank Branch President Tammi Cauthen.

Mr. John Vander Pan made a motion to accept First Bank's proposal to serve as depository for the Benbrook Economic Development Corporation with appropriate signatures. James Amick seconded the motion. President Charlie Anderson called the vote and the motion carried.

- c. Consider Conducting Environmental Test Wells at Benbrook Fields** – Director Rainey made a recommendation to the Benbrook Economic Development Corporation Board of Directors to consider Environmental testing at Benbrook Fields in order to accelerate closing process. Some discussion followed, no action was taken.

VI. OTHER MATTERS OF BUSINESS

VII. INFORMAL CITIZEN COMMENTS

VIII. ADJOURNMENT

There being no further business, the meeting adjourned at approximately 7:38 p.m.

Secretary

Presiding Officer