

**MINUTES**  
**BENBROOK ECONOMIC DEVELOPMENT CORPORATION**  
**Board of Directors**  
**Regular Meeting**  
**Benbrook City Hall**  
**Monday, November 21, 2005**

**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, November 21, 2005, 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  
James Amick, Secretary  
Rickie Allison  
Dan Tully  
John Vander Pan  
Steve White

Absent was: Mr. James Schull

Also Present:

Ron Rainey, Director  
Patty C. Bissey, Director of Marketing & Research  
Dwight Heard, EDC Attorney  
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 October 17, 2005**
- b. Minutes of BEDC Special Meeting of October 27, 2005**
- c. Minutes of BEDC Special Meeting of November 8, 2005**
- d. Financial Report For Period Ending October 31, 2005**

Mr. Jim Amick made a motion to correct the Minutes of BEDC Regular Meeting Oct. 17, 2005 and the Minutes of BEDC Special Meeting November 8 by adding the following wording. In the Oct. 17, 2005 Minutes – In agenda item **I. Call To Order** – *Vice* was added to Steve Chilton's title. In agenda item **V. Consider BEDC/City of Benbrook Partnership For Benbrook Blvd. Study** – the words - *Mr. Amick abstained*, were added to the final vote. In the November 8, 2005 Minutes, In agenda item **V. Conduct Oath of Office To Position 5** - Position 5

was changed to *Position 1*. Mr. Rickie Allison seconded the motion. President Charlie Anderson called the vote. All voted aye and the motion carried (Mr. James Schull was absent.)

### **III. DIRECTORS REPORT**

- a. **Basic Economic Development Course** – Director of Marketing & Research, Patty Bissey reported on the various topics and information given at the Basic Economic Development Course she attended in College Station, November 6-9. Some discussion followed.
- b. **City of Benbrook/EDC Holiday Schedule** – Director Rainey reviewed the holiday schedule for City of Benbrook and BEDC for Thanksgiving, Christmas and New Year's Day.

### **IV. UNFINISHED BUSINESS**

- a. **Consider Refinancing Bank of Texas Benbrook Towne Crossing Loan**

Mr. Vander Pan made a motion to seek bank loan quotes of \$3.3 or \$3.8 million dollars (an appropriate amount of funds to solve the problems in accordance with the previous discussions) and to obtain an Appraisal and Environmental Assessment to have ready for the packet to be presented to the various bank institutions. Mr. Allison seconded the motion. President Anderson called the vote. All voted aye and the motion carried (Mr. James Schull was absent.)

### **V. NEW BUSINESS**

- a. **Consider Election of Officers for 2005-2006 – President, Vice President, Secretary & Treasurer**

President Anderson called for a voice vote following a motion by John Vander Pan and seconded by Jim Amick to elect by acclamation Charlie Anderson, President; Dan Tully, Vice President; Jim Amick, Secretary, and Steve White, Treasurer. The motion was unanimously accepted and the motion carried (Mr. James Schull was absent.)

### **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 7:47 pm.

- a. **Consider 8700 Benbrook Boulevard Property Purchase Agreement**
- b. **Consider Acquisition of 7-Acre Tract on I-20 from Larry Mills**

President Anderson reconvened the Board at 8:20 pm.

**X. CONSIDER ANY ACTION FROM EXECUTIVE SESSION**

- a. **Consider 8700 Benbrook Boulevard Property Purchase Agreement** – Mr. Tully made a motion to accept the Final Settlement Agreement between the Benbrook EDC, Ryan’s Branding Iron, Inc., Lureta B. Ryan and Gary R. Ryan and the Purchase Option for the 8700 Benbrook Blvd. as presented to the Board, and authorize the President of the EDC Board to sign the documents on behalf of the EDC. Mr. Vander Pan seconded the motion. President Anderson called the vote. All voted aye and the motion carried (Mr. James Schull was absent.)
  
- b. **Consider Acquisition of 7-Acre Tract on I-20 from Larry Mills** – Mr. Tully made a motion to purchase 7.185 acres from Larry Mills for \$165,000 and to authorize EDC Director Ron Rainey to negotiate the price of \$210,000 less 15% with the purchase price to not exceed \$178,500. following any legal clarifications by Benbrook Economic Development Corporation’s Attorney. Mr. Vander Pan seconded the motion. President Anderson called the vote. All voted aye and the motion carried (Mr. James Schull was absent.)

**XI. ADJOURNMENT**

There being no further business, the meeting adjourned at approximately 8:25 p.m.

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Secretary

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Presiding Officer