AGENDA
BENBROOK ECONOMIC DEVELOPMENT CORPORATION
REGULAR BOARD MEETING
MONDAY, MAY 20, 2024
911 WINSCOTT RD., BENBROOK, TEXAS
A quorum of the Benbrook City Council may attend this meeting.

WORK SESSION – 6:30 PM
CENTRAL CONFERENCE ROOM
The Work Session may continue after the Regular Board Meeting adjourns.

1. Review/Discuss the Regular Board Meeting Agenda.
2. Staff Updates (time permitting):
   a. Discussion of approved projects may include, but are not limited to, the following: N.W. Winscott Property, Westpark Corner Project, Russell Feed & Supply, and/or Lot 1 Block 1 Evans Addition.
   b. Benbrook Development Activity Report.
   c. Benbrook City Council (action items of interest to the Board).
   d. ED Department items/initiatives/contracts/programs/marketing/activities/events.

REGULAR BOARD MEETING – 7:00 PM
COUNCIL CHAMBERS
All Agenda items are subject to final action.

I. CALL TO ORDER

II. CITIZEN'S PUBLIC FORUM
Citizen's Public Forum provides the public with the opportunity to address the Board on any BEDC matter or item on the agenda. State Law prohibits any deliberation of or formal action regarding items presented during the citizen's public forum. The Board may only make a statement of specific information given in response to the inquiry, recite an existing policy, or request staff place the item on an agenda for a subsequent meeting.

III. ACTION ITEMS
A. Approve the April 15, 2024, Regular Board Meeting Minutes.
DRAFT April 15, 2024, Regular Board Meeting Minutes

IV. DIRECTOR'S REPORT
A. Receive Monthly Financial Report for Period Ending April 30, 2024.

V. EXECUTIVE SESSION
Pursuant to the Texas Open Meetings Act:

A. Section 551.072 – Deliberations Regarding Real Property.
Deliberate the purchase, exchange, lease, or value of real property, as deliberation in an open session would have a detrimental effect on the position of governmental body negotiations with a third person.

- DISCUSS PROPERTY LOCATED AT 9353 & 9445 BENBROOK BLVD.

VI. RECONVENE INTO OPEN SESSION

VII. TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION

VIII. ADJOURNMENT

The BEDC Board reserves the right to convene in Executive Session on any item on the agenda pursuant to the provisions of the Open Meetings Law, Chapter 551, Texas Government Code, in accordance with the authority contained in:

Section 551.071, Consultation with City Attorney
Section 551.072, Deliberation regarding real property
Section 551.073, Deliberation regarding gifts and donations
Section 551.087, Deliberation regarding economic development negotiations

This meeting will be recorded, and the recording will be made available to the public in accordance with the Texas Open Meetings Act, upon written request.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS, OR TO INFORM US OF INACCESSIBILITY TO THIS MEETING, PLEASE CONTACT THE BENBROOK ECONOMIC DEVELOPMENT CORPORATION AT 817-249-6990. PLEASE CALL 48 HOURS IN ADVANCE IF YOU REQUIRE INTERPRETATIVE SERVICES.

BENBROOK ECONOMIC DEVELOPMENT CORPORATION
REGULAR BOARD MEETING MINUTES
MONDAY, APRIL 15, 2024
911 WINSCOTT ROAD, BENBROOK, TEXAS

WORK SESSION: The Benbrook Economic Development Corporation (BEDC) Board of Directors met at 6:30 p.m. to discuss the agenda items and review staff updates. The Work Session was held in the Benbrook City Hall Central Conference Room. The Work Session recessed at 6:38 p.m.

Board Members in Attendance:

Gary A. Lindsay	Place 1
Dr. Danyelle Ackall	Place 2, BEDC Secretary
Kristen Melton	Place 3
Thomas Casey	Place 4, BEDC Vice President
Kent Williams	Place 5, BEDC President
Phyllis Harkins	Place 6
Omar P. Aguilar	Place 7

Board Members Not in Attendance:

Staff Present: Jessica James, Director of Economic Development and Marketing; Lorena Guerrero, Marketing and Communications Specialist, Breanna Bowen, Manager of Economic Development and Marketing and Jim Hinderaker, Assistant City Manager

REGULAR SESSION – CONVENED INTO THE COUNCIL CHAMBERS

I. CALL TO ORDER

The BEDC Regular Board Meeting was called to order at 7:00 p.m. on Tuesday, April 15, 2024, in the Benbrook City Hall Council Chambers, located at 911 Winscott Road, Benbrook, Texas.

II. CITIZEN'S PUBLIC FORUM

President Williams opened the Citizen's Public Forum to allow citizens to comment on any agenda item. There were no citizen comments.

III. EXECUTIVE SESSION

The Board convened into Executive Session at approximately 7:04 p.m. to discuss the items below.

Pursuant to the Texas Open Meetings Act:

A. Section 551.072 – Deliberations Regarding Real Property.
Deliberate the purchase, exchange, lease, or value of real property, as deliberation in an open session would have a detrimental effect on the position of governmental body negotiations with a third person.

- DISCUSS PROPERTY LOCATED AT 9445 & 9353 BENBROOK BLVD

B. Section 551.087 – Deliberation Regarding Economic Development Negotiations. (2) Deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- DISCUSS AN INCENTIVE FOR MAD BENBROOK, LLC.

IV. RECONVENE INTO OPEN SESSION

The BEDC Board reconvened into open session at 8:01 p.m.

V. TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION

No action necessary.

VI. ACTION ITEMS

A. Approve the March 18, 2024, Regular Board Meeting Minutes.
- Mr. Lindsay made a motion to approve the March 18, 2024, Regular Board Meeting Minutes as presented.
- Ms. Melton seconded the motion. The motion passed; 7–0.

B. Conduct a Public Hearing to purchase two parcels of land located at 9445 Benbrook Blvd. and 9353 Benbrook Blvd. in the amount of $3,157,000 and to amend the BEDC FY 23-24 Budget accordingly.
- The Public Hearing opened at approximately 8:03 p.m.
- Ms. Harkins made a motion to close the Public Hearing.
- Dr. Ackall seconded the motion. The motion passed; 7–0.
- The Public Hearing closed at approximately 8:06 p.m.

C. Approve the purchase of two parcels of land located at 9445 Benbrook Blvd. and 9353 Benbrook Blvd. in the amount of $3,157,000 and to amend the BEDC FY 23-24 Budget accordingly.
- Dr. Ackall made a motion to approve the purchase of two parcels of land located at 9445 Benbrook Blvd. and 9353 Benbrook Blvd. in the amount of $3,157,000 and to amend the BEDC FY 23-24 Budget accordingly, and to approve the BEDC President to sign any necessary documents and approve them as to form.
- Mr. Casey seconded the motion. The motion passed; 7-0.

D. Conduct a Public Hearing to provide an economic development incentive in the amount of $4,750,000 to MAD Benbrook, LLC and to amend the BEDC FY 23-24 Budget accordingly.
- The Public Hearing opened at approximately 8:09 p.m.
- Mr. Aguilar made a motion to close the Public Hearing.
- Ms. Harkins seconded the motion. The motion passed; 7-0.
- The Public Hearing closed at approximately 8:11 p.m.

E. Approve an economic development incentive in the amount of $4,750,00 to MAD Benbrook, LLC and to amend the BEDC FY 23-24 Budget accordingly.

- Mr. Casey made a motion to approve the economic development incentive in the amount of $4,750,000 to MAD Benbrook, LLC and to amend the BEDC FY 23-24 Budget accordingly, and approve the BEDC President to sign any necessary documents and approve them as to form.
- Dr. Ackall seconded the motion. The motion passed; 7-0.

VII. DIRECTOR'S REPORT

Receive Monthly Financial Report for Period Ending March 31, 2024. Presentation

Highlights:

- Liquid assets as of March 31, 2024
  - Checking account: $4,829,410.90
  - Checking account interest earned: $9,883.85
  - Certificate of Deposit account interest earned: $22,765.40
  - Certificate of Deposit: $3,992,843.03
  - Total liquid assets: $8,822,253.93
- Total revenue for March 2024: $329,005.47 This amount includes:
  - Sales tax revenue for March 2024: $294,974.08
  - Interest earned on account: $32,649.25
  - BKV North Texas, LLC: $1,382.14
- Encumbered Funds as of March 31, 2024: $1,003,707.48 This amount includes:
  - Total current and pending projects: $980,835
  - Total operating expenses for March 2024: $22,872.48
- Fund balance as of March 31, 2024: $7,818,546.45

VIII. ADJOURNMENT

The meeting adjourned at approximately 8:17 p.m.

APPROVED:

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KENT WILLIAMS
PRESIDENT

ATTEST:

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DR. DANYELLE ACKALL
SECRETARY