AGENDA
BENBROOK ECONOMIC DEVELOPMENT CORPORATION
REGULAR BOARD MEETING
TUESDAY, JANUARY 21, 2025
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, 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 December 16, 2024, Regular Board Meeting Minutes.
DRAFT December 16, 2024, Regular Board Meeting Minutes

B. Election of 2025 BEDC Officers (President, Vice President, and Secretary).

IV. DIRECTOR'S REPORT

A. Receive Monthly Financial Report for Period Ending December 31, 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 610 WINSCOTT RD.

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 MAD BENBROOK, LLC'S INCENTIVE.
- DISCUSS URGO PROJECT.

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, DECEMBER 16, 2024
911 WINSCOTT ROAD, BENBROOK, TEXAS

WORK SESSION: The Benbrook Economic Development Corporation (BEDC) Board of Directors met at 6:33 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 6:43 p.m.

Board Members in Attendance:

Gary A. Lindsay	Place 1
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:

Dr. Danyelle Ackall	Place 2, BEDC Secretary

Staff Present: Jessica James, Director of Economic Development and Marketing, Breanna Bowen, Manager of Economic Development and Marketing, and Wes Cooper, IT Director

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 Monday, December 16, 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. ACTION ITEMS

A. Approve the November 18, 2024, Regular Board Meeting Minutes.
- Mr. Casey made a motion to approve the November 18, 2024, Regular Board Meeting Minutes as presented.
- Ms. Melton seconded the motion. The motion passed; 6–0.

IV. DIRECTOR'S REPORT

Receive Monthly Financial Report for Period Ending November 30, 2024.

Presentation Highlights:

- Liquid assets as of November 30, 2024
  - Checking account: $2,617,386.35
  - Checking account interest earned: $3,759.68
  - TexPool account: $4,081,277.35
  - TexPool account interest earned: $15,805.98
  - Total liquid assets: $6,698,663.70
- Total revenue for November 2024: $212,356.49 This amount includes:
  - Sales tax revenue for November 2024: $191,985.57
  - Interest earned on account: $19,565.66
  - BKV North Texas, LLC: $805.26
- Encumbered Funds as of November 30, 2024: $3,094,078.63 This amount includes:
  - Total current and pending projects: $3,057,147.50
  - Total operating expenses for November 2024: $36,932.13
- Fund balance as of November 30, 2024: $3,604,585.07

V. EXECUTIVE SESSION

The Board convened into Executive Session at approximately 7:07 p.m. to discuss the items below.

Pursuant to the Texas Open Meetings Act:

A. Section 551.072 – Deliberations Regarding Real Property.
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- DISCUSS PROPERTY LOCATED AT 610 WINSCOTT.

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 MAD BENBROOK, LLC'S INCENTIVE.
- DISCUSS URGO PROJECT.

VI. RECONVENE INTO OPEN SESSION

The BEDC Board reconvened into open session at 8:13 p.m.

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

A. Approve the deed restrictions to 610 Winscott Rd.
- Mr. Casey made a motion to approve the 610 Winscott Rd. deed restrictions as presented.
- Ms. Harkins seconded the motion. The motion passed; 6–0.

B. Approve the letter of intent to Maverick Hospitality, LLC.
- Mr. Lindsay made a motion to approve the letter of intent to Maverick Hospitality, LLC.
- Ms. Melton seconded the motion. The motion passed; 6–0.

VIII. ADJOURNMENT

The meeting adjourned at approximately 8:15 p.m.

APPROVED:

_____
KENT WILLIAMS
PRESIDENT

ATTEST:

_____
DR. DANYELLE ACKALL
SECRETARY