AGENDA
BENBROOK ECONOMIC DEVELOPMENT CORPORATION
REGULAR BOARD MEETING
MONDAY, MARCH 17, 2025
911 WINSCOTT RD., BENBROOK, TEXAS
A quorum of the Benbrook City Council may attend this meeting.

WORK SESSION – 6:15 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, 9301 Westpark Dr., 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.
   e. Review the City of Benbrook Comprehensive Plan.
   f. Review the EDC Strategic Plan.

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 February 25, 2025, Regular Board Meeting Minutes.
DRAFT February 25, 2025, Regular Board Meeting Minutes

IV. DIRECTOR'S REPORT

A. Receive Monthly Financial Report for Period Ending February 28, 2025.

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.

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
TUESDAY, FEBRUARY 25, 2025
911 WINSCOTT ROAD, BENBROOK, TEXAS

WORK SESSION: The Benbrook Economic Development Corporation (BEDC) Board of Directors met at 6:20 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 6:59 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, Arrived at 8:01 p.m.
Omar P. Aguilar	Place 7

Board Members Not in Attendance:

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

REGULAR SESSION – CONVENED INTO THE COUNCIL CHAMBERS

I. CALL TO ORDER

The BEDC Regular Board Meeting was called to order at 7:01 p.m. on Tuesday, February 25, 2025, in the Benbrook City Hall Council Chambers, located at 911 Winscott Road, Benbrook, Texas.

II. PROJECT ANNOUNCEMENT

President Williams announced the Benbrook Economic Development Corporation's partnership with MAD Concepts Group (MAD Benbrook, LLC) and Blue Plate Network to bring Jakes Burgers and Tacos & Avocados to Benbrook. The development will be located on the BEDC property located on the corner of Westpark Dr. and Benbrook Blvd. The BEDC worked for over a decade to revitalize this key location in Benbrook.

III. 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.

IV. ACTION ITEMS

A. Approve the January 21, 2025, Regular Board Meeting Minutes.
- Ms. Melton made a motion to approve the January 21, 2025, Regular Board Meeting Minutes as presented.
- Dr, Ackall seconded the motion. The motion passed; 6–0.

V. DIRECTOR'S REPORT

Receive Monthly Financial Report for Period Ending January 31, 2025.

Presentation Highlights:
- Liquid assets as of January 31, 2025
  - Checking account: $2,903,660.85
  - Checking account interest earned: $4,327.28
  - TexPool account: $4,112,369.55
  - TexPool account interest earned: $15,282.44
  - Total liquid assets: $7,016,030.40
- Total revenue for January 2025: $198,269.45 This amount includes:
  - Sales tax revenue for January 2025: $177,566.37
  - Interest earned on account: $19,609.72
  - BKV North Texas, LLC: $1,093.36
- Encumbered Funds as of January 31, 2025: $3,083,955.87 This amount includes:
  - Total current and pending projects: $3,051,471.00
  - Total operating expenses for January 2025: $32,484.87
- Fund balance as of January 31, 2025: $3,932,074.53

VI. EXECUTIVE SESSION

The Board convened into Executive Session at approximately 7:13 p.m. to discuss the items below.

Board member Phyllis Harkins arrived at 8:01 p.m.

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.
- DISCUSS PROPERTY LOCATED AT 8509 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).

- UPDATE ON MAD BENBROOK, LLC'S INCENTIVE.

VII. RECONVENE INTO OPEN SESSION

The BEDC Board reconvened into open session at 8:06 p.m.

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

IX. ADJOURNMENT

The meeting adjourned at approximately 8:07 p.m.

APPROVED:

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KENT WILLIAMS
PRESIDENT

ATTEST:

_____

DR. DANYELLE ACKALL
SECRETARY