AGENDA
BENBROOK ECONOMIC DEVELOPMENT CORPORATION
REGULAR BOARD MEETING
MONDAY, JUNE 15, 2026
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: 9301 Westpark Dr., 7802 SW Loop, 8509 Benbrook Blvd., or 610 Winscott Rd.
   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 May 18, 2026, Regular Board Meeting Minutes.
DRAFT May 18, 2026, Regular Board Meeting Minutes

B. Conduct a Public Hearing and Consider Approving the Proposed Fiscal Year 2026-2027 BEDC Budget.
Public Hearing Notice
Item 3-B Staff Report

IV. DIRECTOR'S REPORT

A. Receive Monthly Financial Report for Period Ending May 31, 2026.

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 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, MAY 18, 2026
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 6:41 p.m.

Board Members in Attendance:

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

Board Members Not in Attendance:

Thomas Casey	Place 4, BEDC Vice President

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 7:00 p.m. on Monday, May 18, 2026, 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 April 20, 2026, Regular Board Meeting Minutes.

- Mr. Lindsay made a motion to approve the April 20, 2026, 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 April 30, 2026.

Presentation Highlights:

- Liquid assets as of April 30, 2026
  - Checking account: $2,994,856.99
  - Checking account interest earned: $4,401.55
  - TexPool account: $4,326,028.04
  - TexPool account interest earned: $12,969.60
  - Total liquid assets: $7,320,885.03
- Total revenue for April 2026: $201,826.07 This amount includes:
  - Sales tax revenue for April 2026: $182,765.97
  - Interest earned on account: $17,371.15
  - BKV North Texas, LLC: $1,688.95
- Encumbered Funds as of April 30, 2026: $562,482.89 This amount includes:
  - Total current and pending projects: $527,876.36
  - Total operating expenses for April 2026: $34,606.53
- Fund balance as of April 30, 2026: $6,758,402.14

V. EXECUTIVE SESSION

The Board convened into Executive Session at approximately 7:05 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 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 JH RESTURANT PROJECT.

VI. RECONVENE INTO OPEN SESSION

The BEDC Board reconvened into open session at 7:27 p.m.

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

No action necessary.

VIII. ADJOURNMENT

The meeting adjourned at approximately 7:27 p.m.

APPROVED:

_____

KENT WILLIAMS
PRESIDENT

ATTEST:

_____

DR. DANYELLE ACKALL
SECRETARY

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
60734	IPL0344815	Legal Ad - IPL0344815	BEDC	1.0	27.0L

ATTENTION: BENBROOK ECONOMIC DEVELOPMENT CORPORATION IP
911 WINSCOTT ROAD
BENBROOK, TX 76126

NOTICE OF PUBLIC HEARING BENBROOK ECONOMIC DEVELOPMENT CORPORATION (BEDC)

June 15, 2026

Notice is hereby given that the Benbrook Economic Development Corporation (BEDC) Board of Directors will conduct a public hearing at their regular board meeting, beginning at 7:00 p.m. on Monday, June 15, 2026, at Benbrook Municipal Complex, 911 Winscott Road, Benbrook, Texas 76126, to receive and consider approval of the Proposed Fiscal Year 2026 – 2027 BEDC Budget.

As an interested citizen, you may appear at the public hearing or you may send a notice to Breanna Bowen, Manager of EDC & Marketing, Benbrook, TX 76126 stating your position.

Signed:
Breanna Bowen
Manager, EDC/Marketing
IPL0344815
May 31 2026

THE STATE OF TEXAS
COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared the undersigned, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates. The Fort Worth Star-Telegram is generally circulated in Tarrant County.

1.0 insertion(s) published on:
05/31/26 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

Sherry Chasteen

Amanda Rodela

Sworn to and subscribed before me on Jun 1, 2026, 10:21 AM EDT

AMANDA RODELA
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 135511392
MY COMMISSION EXPIRES 4/15/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

NOTICE OF PUBLIC HEARING
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Signed:
Breanna Bowen
Manager, EDC/Marketing

IPL0344815
May 31 2026

Benbrook Economic Development Corporation

DATE:	REFERENCE NUMBER:	SUBJECT:	PAGE:
June 15, 2026	3-B	Consider the Proposed Fiscal Year 2026-2027 BEDC Budget	1 of 2

PROPOSED BUDGET

The proposed Economic Development Corporation FY 2026-2027 Budget totals $757,318. City departments submit budgets for review by the City Manager and the Finance Department.

While administrative costs are approved through the normal City budget review process, the EDC Board is asked to consider and approve EDC projects, as generally described in account(s) 5700 and any capital outlay expenses.

A summary of the proposed Benbrook Economic Development Corporation FY 2026-2027 Budget, with corresponding accounts, is as follows:

Administrative Budget Accounts 5000 – 5300, 5717	FY 2025-2026	FY 2026-2027
Total	**$526,391**	**$542,218**
BEDC Projects 5700, 5433		
5433 Capital Outlay (motor vehicle)	$0	$40,100
5705 Storefront Improvement Grant Program (ongoing)	$100,000	$100,000
5706 NW Winscott Infrastructure (enviro, maintenance, incidentals)	$50,000	$50,000
5707 Westpark Corner (Development Project – MAD Benbrook, LLC)	$2,076,396	$0
5722 Benbrook Blvd. (infrastructure/beautification)	$25,000	$25,000
Total Projects	**$2,251,396**	**$215,100**
BEDC TOTAL BUDGETS	**$2,777,787**	**$757,318**

SUBMITTED BY:	DISPOSITION BY BEDC BOARD:	PROCESSED BY:
Jessica James	☐ APPROVED ☐ OTHER (DESCRIBE)	
		DATE: June 15, 2026

FUND BALANCE (END-OF-YEAR AVAILABLE FUNDS)

On October 1, 2026, Staff projects the BEDC will have a fund balance of approximately $7,983,359. The projected FY 2026-2027 total revenue is $2,369,296. Therefore, if the proposed budget is approved, the BEDC will have a remaining fund balance of approximately $9,595,337 at the end of the FY 2026-2027 budget year, notwithstanding unanticipated new project expenditures and possible revenue from the sale of EDC-owned properties.

$7,983,359 Projected Liquid Assets
+ $2,369,296 Projected FY 2026-2027 Sales Tax/Franchise Revenue/Sign Rental
$10,352,655
- $757,318 Proposed FY 2026-2027 Budget
$9,595,337 FY 2026-2027 Estimated Year-end Fund Balance

RECOMMENDATION

Staff recommends that the Benbrook Economic Development Corporation (BEDC) Board of Directors approve the proposed BEDC FY 2026-2027 Budget and recommend that the Benbrook City Council ratify the budget.