

AGENDA
BENBROOK ECONOMIC DEVELOPMENT CORPORATION
REGULAR BOARD MEETING
TUESDAY, JANUARY 16, 2024
911 WINSOTT 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: Benbrook Blvd./U.S. Hwy. 377, N.W. Winscott Addition, Westpark Corner, 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 18, 2023, Regular Board Meeting Minutes.
[DRAFT December 18, 2023, Regular Board Meeting Minutes](#)
- B. Election of 2024 BEDC Officers (President, Vice President, and Secretary).
- C. Conduct a Public Hearing for a proposed Economic Development Incentive for JVEP Commerce Centre, LLC in an amount not to exceed \$514,000.
[Public Hearing Notice](#)
- D. Consider and Approve an Economic Development Incentive for JVEP Commerce Centre, LLC in an amount not to exceed \$514,000, and authorize the BEDC President to approve and sign an agreement as to form.
[Item 3-D Staff Report](#)

IV. DIRECTOR’S REPORT

- A. Receive Monthly Financial Report for Period Ending December 31, 2023.

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 BEDC-OWNED PROPERTY COMMONLY REFERRED TO AS WESTPARK CORNER.
 - 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 AN INCENTIVE FOR JVEP COMMERCE CENTRE, LLC.

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 18, 2023
911 WINSOTT 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 6:43 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; Devin Sanders, Manager of Economic Development and Marketing; Sydney Turner, Marketing and Communications Specialist 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 Monday, December 18, 2023, 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 14, 2023, Regular Board Meeting Minutes.

- Phyllis Harkins made a motion to approve the November 14, 2023, Regular Board Meeting Minutes as presented.
- Gary A. Lindsay seconded the motion. The motion passed; 6–0



IV. DIRECTOR'S REPORT

Receive Monthly Financial Report for Period Ending November 30, 2023.

Presentation Highlights:

- Liquid assets as of November 30, 2023
 - Checking account: \$4,218,537.45
 - Checking account interest earned: \$8,302.41
 - Certificate of Deposit: \$3,947,442.02
 - Total liquid assets: \$8,165,979.47
- Total revenue for November 2023: \$331,973.43 This amount includes:
 - Sales tax revenue for November 2023: \$322,018.00
 - Interest earned on account: \$8,302.41
 - BKV North Texas, LLC: \$1,353.02
 - Industrial Park Monument Sign Rental: \$300.00
- Encumbered Funds as of November 30, 2023: \$751,258.74 This amount includes:
 - Total current and pending projects: \$721,536.46
 - Total operating expenses for November 2023: \$29,722.28
- Fund balance as of November 30, 2023: \$7,414,720.73

V. EXECUTIVE SESSION

The Board convened into Executive Session at approximately 7:06 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 BEDC-OWNED PROPERTY COMMONLY REFERRED TO AS WESTPARK CORNER.
 - DISCUSS PROPERTY LOCATED AT 9353 BENBROOK BLVD.

VI. RECONVENE INTO OPEN SESSION

The BEDC Board reconvened into open session at 7:55 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 7:55 p.m.

APPROVED:

KENT WILLIAMS
PRESIDENT

ATTEST:

DR. DANYELLE ACKALL
SECRETARY

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number:
IPL0154541
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
FTW - Legal Ads
Final Cost:
\$720.78
Payment Type:
Account Billed
User ID:
IPL0021106

ACCOUNT INFORMATION

BENBROOK ECONOMIC DEVELOPMENT
CORPORATION IP
911 WINSCOTT ROAD
BENBROOK, TX 76126
817-249-6090
cmorris@benbrook-tx.gov
BENBROOK ECONOMIC DEVELOPMENT
CORPORATION

TRANSACTION REPORT

Date
January 5, 2024 4:44:50 PM EST
Amount:
\$720.78

SCHEDULE FOR AD NUMBER IPL01545410

January 7, 2024
Fort Worth Star-Telegram Print

PREVIEW FOR AD NUMBER IPL01545410**NOTICE OF PUBLIC HEAR-
ING BENBROOK ECONOMIC
DEVELOPMENT CORPORATION
(BEDC)****January 16, 2024**

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 Tuesday, January 16, 2024, at Benbrook City Hall, 911 Winscott Road, Benbrook, TX 76126, for a proposed Economic Development Incentive for JVEP Commerce Centre, LLC in an amount not to exceed \$514,000. As an interested citizen, you may appear at the public hearing or you may send a notice to Jessica James, Director of Economic Development, 911 Winscott Rd., Benbrook, TX 76126 stating your position.

Signed: Jessica James
Director of Economic Development
Jessica James
Director of EDC / Marketing
P.O. Box 26569
911 Winscott Road
Benbrook, TX 76126-0569
(817) 249-6092 P / (817) 249-0884 F
www.BenbrookEDC.com
W00000000
Publication Dates

[<< Click here to print a printer friendly version >>](#)



Benbrook Economic Development Corporation

DATE:	REFERENCE NUMBER:	SUBJECT:	PAGE:
January 16, 2024	3-D	Consider and Approve an Economic Development Incentive for JVEP Commerce Centre, LLC in an amount not to exceed \$514,000, and authorize the BEDC President to approve and sign an agreement as to form.	1 of 3

Background

The Commerce Centre located at 4800 Benbrook Blvd. was built in 1985. The exterior property maintenance has been deferred for many years. The Commerce Centre development consists of seven different buildings and forty suites. The development is owned by JVEP Commerce Centre, LLC, which is a partnership between Rian Maguire, Rory Maguire, and Elizabeth Roll. Rian Maguire is the managing partner, and Abby Boyd is acting as the project manager.

In October of 2023, the partnership (JVEP Commerce Centre, LLC) purchased the property. They purchased the property with the desire to refurbish the exterior of the Commerce Centre to improve the sustainability of the property and improve the area. Mr. Maguire believes these improvements are critical to retain and recruit quality tenants while keeping current businesses and jobs in the Benbrook community.

Project

Mr. Maguire and Ms. Boyd have been working with the different city departments to finalize the improvement plans per city codes and ordinances.

The proposed Commerce Centre projected submitted to the BEDC Board includes the following façade enhancements:

- replacing and repairing stucco and flashing on buildings where needed; and
- sealing and painting the exterior of all seven buildings; and
- replacing gutters throughout the center as needed; and
- replacing exterior lights throughout the center as needed; and
- restriping the existing parking lot; and
- updating landscaping throughout the center; and
- replacing irrigation as needed; and
- replacing two fences; and
- adding new garage doors for the eleven warehouse buildings; and
- updating the existing signage.

Based on the lowest bids received by Ms. Boyd, the total estimated project cost for the work is \$455,887.15. This cost does not include any work on the interior of the building.

SUBMITTED BY: Jessica James	DISPOSITION BY BEDC BOARD: <input type="checkbox"/> APPROVED <input type="checkbox"/> OTHER (DESCRIBE)	PROCESSED BY:
		DATE: January 16, 2024

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Partnership Opportunity

The JVEP Commerce Centre, LLC partnership is requesting assistance with this project from the Benbrook Economic Development Corporation. The proposed improvements are not required by current codes and are additional costs they will be incurring, which will benefit the entire commercial area.

This project meets the mission and objectives of the Benbrook Economic Development Corporation to “Build A Better Benbrook” through investing in projects that support business enterprise and help improve the quality of life in Benbrook. This project is slightly expanded, but it is consistent with the Storefront Improvement Grant Program and other similar projects the BEDC has previously supported.

The BEDC’s Storefront Improvement Grant Program provides a matching grant up to 50% of the total cost for exterior improvements. In the past, the Board has granted between 30%-70% assistance with larger expanded projects.

Economic Development Performance Agreement

If the BEDC elects to support the proposed project by Mr. Maguire and the JVEP Commerce Centre, LLC partnership, a performance agreement will be required to ensure specified performance measures are met. The details of the agreement will include the following:

- Amount of Reimbursement Grant
 - Board will approve and funding will be subject to available funding.
- Term of Project
 - The term of the project will be based on the Storefront Improvement Grant Program of six months with the possible request of additional six months based on extenuating circumstances.
- Performance Measures
 - JVEP Commerce Centre, LLC will be required to follow all city codes and ordinances to be eligible for reimbursement; and
 - Purchase material for the improvements from businesses within the City of Benbrook, if available, at a competitive price; and
 - Remain current on all property taxes for the term of the agreement; and
 - Own and operate the property for at least one year after improvements are completed; and
 - Provide a funding request letter with copies of paid receipts and documentation of work completed with before and after pictures.
- Default
 - If Mr. Maguire, Ms. Boyd or JVEP Commerce Centre, LLC defaults on the agreement with respect to any of its requirements, the BEDC will not be obligated to fund the grant. Should the default happen after the project has been funded, JVEP Commerce Centre, LLC agrees to pay the grant back in full including any attorney fees the BEDC has incurred pertaining to curing the default.

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- Successors and Assigns
 - The agreement is binding to JVEP Commerce Centre, LLC and is not assignable to other parties.
- Agreement Termination
 - Mr. Maguire or JVEP Commerce Centre, LLC may terminate this agreement at any time prior to the project being funded by the BEDC without penalty.

Staff Recommendation

Staff recommends the Benbrook Economic Development Corporation approves an Economic Development Incentive for JVEP Commerce Centre, LLC, and authorize the BEDC President to approve and sign an agreement as to form.