THE CITY OF BURLESON TEXAS

Burleson 4A Economic Development Corporation Agenda

Monday, August 03, 2026
4:45 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. **CALL TO ORDER**

2. **CITIZENS APPEARANCES**

Each person in attendance who desires to speak to the Board on an item NOT posted on the agenda, shall speak during this section. A speaker card must be filled out and turned in to the City Secretary prior to addressing the Board. Each speaker will be allowed three minutes to speak.

Each person in attendance who desires to speak on an item posted on the agenda shall speak when the item is called forward for consideration.

3. **GENERAL**

A. Consider and take possible action on the minutes from the July 20, 2026 Economic Development Corporation (Type A) meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*

B. Consider and take possible action on an amendment to Resolution 4A032326AmendAnnualBudget by amending the Capital Improvement Plan. (Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)

4. **BOARD REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS**

5. **RECESS INTO EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the Board may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code

6. **ADJOURN**

CERTIFICATE

I hereby certify that the above agenda was posted on this the 23rd of July 2026, by 5:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.

Amanda Campos

City Secretary

ACCESSIBILITY STATEMENT

The Burleson City Hall is wheelchair accessible. The entry ramp is located in the front of the building, accessible from Warren St. Accessible parking spaces are also available in the Warren St. parking lot. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-426-9600, or TDD 1-800-735-2989.

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THE CITY OF BURLESON TEXAS

Department Memo

Economic Development Corporation (Type A)

DEPARTMENT: **City Secretary's Office**

FROM: **Monica Solko, Deputy City Secretary**

MEETING: **August 3, 2026**

SUBJECT:

Consider and take possible action on the minutes from the July 20, 2026 Economic Development Corporation (Type A) meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
High Performing City Organization Providing Exceptional, People Focused Services	1.2 Continue to improve the efficiency and productivity of operations 1.3 Deliver high-quality service and communications to external and internal customers

SUMMARY:

The Burleson 4A Economic Development Corporation Board duly and legally met on July 20, 2026 for a regular meeting.

RECOMMENDATION:

Board may approve the minutes as presented or approve with amendments.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

REFERENCE:

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

Monica Solko, TRMC
Deputy City Secretary
msolko@burlesontx.com
817-426-9682

4BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION
JULY 20, 2026
DRAFT MINUTES

BOARD MEMBERS PRESENT:
Larry Scott, Place 1
Phil Anderson, Place 2
Adam Russell, Vice-President, Place 5

BOARD MEMBERS ABSENT:
Dan McClendon, President, Place 3
Alexa Boedeker, Place 4

Staff present:
Tommy Ludwig, City Manager
Harlan Jefferson, Deputy City Manager
Eric Oscarson, Deputy City Manager
Amanda Campos, City Secretary
Monica Solko, Deputy City Secretary
Matt Ribitzki, Deputy City Attorney

1. CALL TO ORDER – 4:30P.M.

Vice-President Adam Russell called the meeting to order. **Time: 4:32 P.M.**

2. CITIZEN APPEARANCE

- No speakers.

3. GENERAL

A. Minutes from the June 15, 2026 Economic Development Corporation (Type A) meeting. *(Staff Contact: Amanda Campos, City Secretary)*

Motion by Larry Scott and seconded by Phil Anderson to approve.

Motion passed 3-0, with Dan McClendon and Alexa Boedeker absent.

B. 4A07202026Property130ERenfro, resolution authorizing a real estate contract between the Burleson 4A Economic Development Corporation and Street Realty Capital, LLC, for the purchase of property located at 130 E. Renfro Street, Burleson, Texas in the amount of $2,000,000 dollars. *(Staff Contact: Alex Philips, Director of Economic Development)*

Alex Philips, Director of Economic Development, presented Items 3B and 3C together, providing an overview of the proposed real estate contract and performance agreement for the redevelopment of 130 E. Renfro Street. Staff explained that a Letter of Understanding with Street Realty, originally executed for 90 days in December, had been extended an additional 60 days to finalize a development agreement. The proposed project includes three buildings totaling approximately 36,000 square feet: a two-story, 13,000-square-foot office building, a 6,000-square-foot restaurant with outdoor patio seating, and a 4,000-square-foot retail building. The development will comply with Old Town design standards, enhance walkability, and improve connectivity to Main Street across the railroad. Staff reviewed the developer's obligations, including purchasing the property by April 1, 2027, making a minimum $10 million capital investment, completing the three-building development, and meeting specified building permit and certificate of occupancy milestones through December 31, 2029. Staff also outlined the Burleson Economic Development Corporation's proposed incentives totaling up to $2 million, including grants tied to development milestones, certificates of occupancy, and executed leases with qualifying sales tax-generating tenants, as well as a clawback provision requiring repayment of incentive funds if construction is not completed after commencement. There were no questions from the Type A Board, and the Board expressed agreement with the proposed changes and Economic Development staff's recommendations.

There were no questions from the 4A board.

Motion by Larry Scott and seconded by Phil Anderson to approve.

Motion passed 3-0, with Dan McClendon and Alexa Boedeker absent.

C. 4A07202026Performance130ERenfro, resolution authorizing a Performance Agreement between the Burleson 4A Economic Development Corporation and Street Realty Capital, LLC, for the development of the property located at 130 E. Renfro Street, Burleson, Texas. *(Staff Contact: Alex Philips, Director of Economic Development*)

Motion by Phil Anderson and seconded by Larry Scott to approve.

Motion passed 3-0, with Dan McClendon and Alexa Boedeker absent.

4. BOARD REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS

- None.

5. RECESS INTO EXECUTIVE SESSION

In accordance with Chapter 551 of the Texas Government Code, the Economic Development Corporation may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

- **Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code**

No executive session.

6. ADJOURNMENT

There being no further discussion Vice-President Adam Russell adjourned the meeting.

Time: 4:40 P.M.

____

Monica Solko
Deputy City Secretary

Economic Development Corporation (Type A)

DEPARTMENT: **Capital Engineering**

FROM: **Randy Morrison, P.E., Director of Capital Engineering**

MEETING: **August 3, 2026**

SUBJECT:

Consider and take possible action on an amendment to Resolution 4A032326AmendAnnualBudget by amending the Capital Improvement Plan. (Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
Dynamic & Preferred City Through Managed Growth	2.4 Implement the city's Capital Improvement Program

SUMMARY:

The Burleson 4A Economic Development Corporation approved their annual budget on August 18, 2025 via Resolution 4A081825AnnualBudget. On September 2, 2025, the Council ratified the 4A budget. On September 8, 2025 the Council approved the final reading of the City's FY 2026-2030 annual budget and capital improvement plan (CIP). Subsequently, on October 20, 2025, the Burleson 4A Economic Development Corporation adopted and City Council ratified a resolution to amend the City's FY 2026-2030 CIP. Once again, on March 23, 2026, the Burleson 4A Economic Development Corporation adopted and City Council ratified a resolution to amend the City's FY 2026-2030 CIP. Since adopting the latest amendment, staff has prepared recommended updates to the CIP for Board approval.

RECOMMENDATION:

Staff recommends approval of a resolution amending the five-year Capital Improvement Plan.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

The Burleson 4A Economic Development Corporation approved their annual budget on August 18, 2025 via Resolution 4A081825AnnualBudget.

On September 2, 2025, the Council ratified the 4A budget.

On September 8, 2025, the Council approved the final reading of the City's FY 2026-2030 annual budget with the five-year Capital Improvement Plan (CIP).

On October 20, 2025, the Burleson 4A Economic Development Corporation adopted and City Council ratified a resolution to amend the City's FY 2026-2030 CIP.

On March 23, 2026, the Burleson 4A Economic Development Corporation adopted and City Council ratified a resolution to amend the City's FY 2026-2030 CIP.

REFERENCE:

Resolution 4A032326AmendAnnualBudget

FISCAL IMPACT:

N/A

STAFF CONTACT:

Randy Morrison, PE
Director of Capital Engineering
rmorrison@burlesontx.com
817-426-9612

THE CITY OF BURLESON TEXAS

FY 2026-2030 4A CIP Amendment

PRESENTED TO THE BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION ON

AUGUST 03,2026

THE CITY OF BURLESON TEXAS

4A Updates

August 18, 2025 4A Corp Approved FY26 Annual Budget

September 2, 2025 City Council Ratified the 4A Budget

September 8, 2025 City Council FY26 Annual Budget and 5-YR CIP

October 20, 2025 4A Corp Adopted 5-YR CIP Amendment and City Council Ratified

March 23, 2026 4A Corp Adopted 5-YR CIP Amendment and City Council Ratified

CIP Changes

5-YEAR CAPITAL IMPROVEMENT CHANGE SUMMARY			
Project #	**Project Title**	**Change Summary**	**Priority Ranking**
ST2605	Hulen Street Extension from SH 174 to John Jones Drive	Adding the Hulen Street Extension to the CIP and adding $1,585,500 in 4A CO Bond funding for FY 26 to fund the design and ED&P to initiate the project.	Recommended

Proposed 4A CIP Update FY26 – FY30

THE CITY OF BURLESON TEXAS

4A CIP FY26-30

Project #	4A Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
ST2301	Alsbury Blvd	$4,001,277			$5,000,000	$5,000,000		$10,000,000
DV2302	Lakewood Drive Extension	$1,311,915			$4,000,000			$4,000,000
DV2901	Future Project					$10,000,000		$10,000,000
PK2311	West Side Infrastructure - Burleson Legacy Park	$2,558,215	$5,000,000					$5,000,000
DV2601	Land Bank at HCP and I35W		$6,026,519					$6,026,519
ST2605	Hulen St Extension from SH 174 (Wilshire) to FM 731 (John Jones)		$1,585,500					$1,585,500
	Total	$7,871,407	~~$11,026,519~~ $12,612,019	$0	$9,000,000	$15,000,000	$0	~~$35,026,519~~ $36,612,019

Note: The construction allocation for the Hulen Extension will be included in the proposed FY27-31 CIP.

FY26 Bond Issuance Project List

4A Bonds

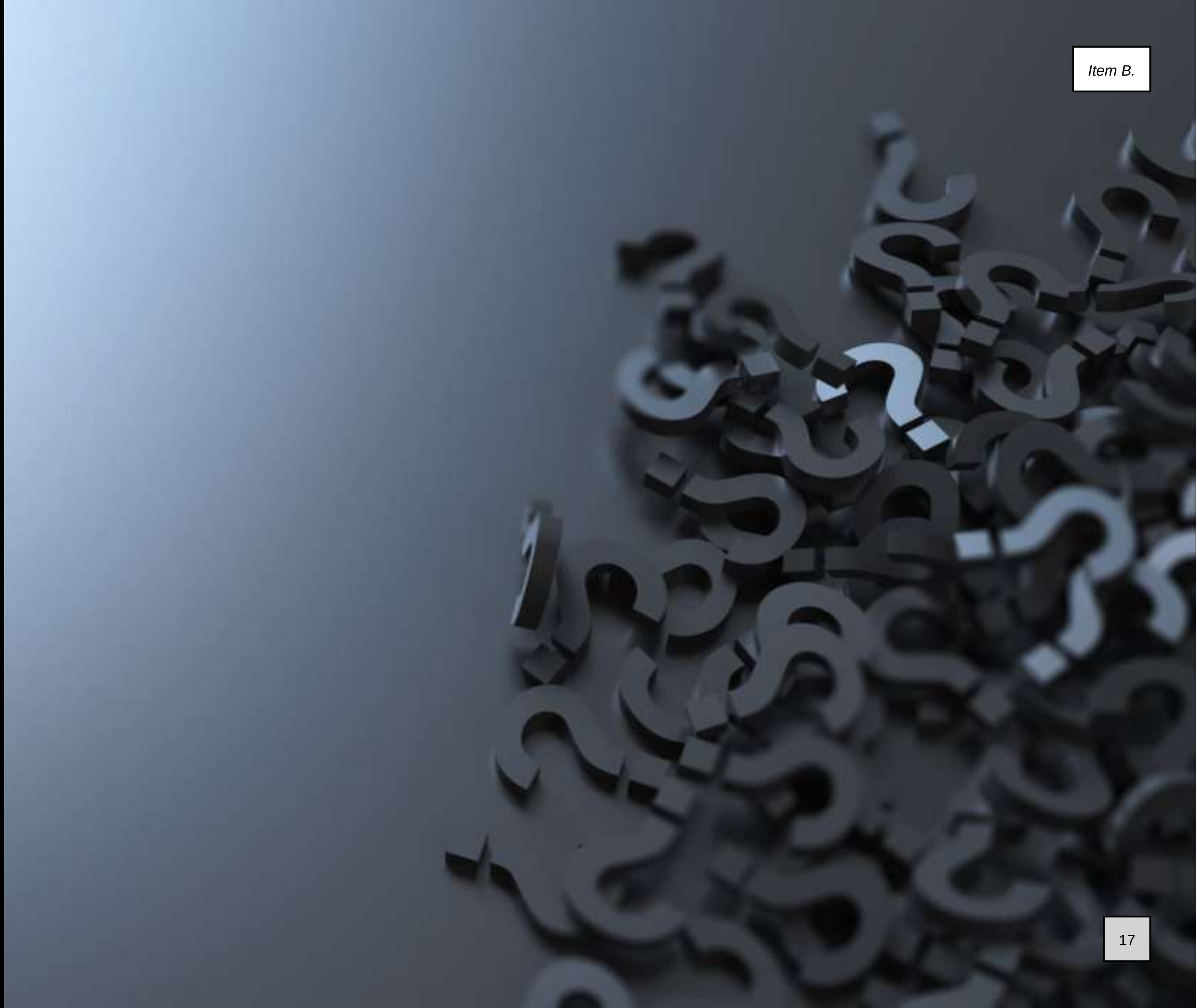
- West Side Infrastructure $5,000,000
- Land Bank at HCP and I35W $6,026,519

Note: The FY26 allocation for ST2605 Hulen St. Extension from SH 174 (Wilshire) to FM 731 (John Jones) will be included in the FY 27 bond issuance.

Board Considerations

Consider and take possible action on a resolution amending the 4A five-year Capital Improvement Plan (CIP) for Fiscal Year 2026-2030.

Questions / Comments



Burleson 4A Economic Development Corporation
RESOLUTION

WHEREAS, the Burleson 4A Economic Development Corporation, known as the "Type A Corporation", incorporated and certified on October 5, 2000, under the authorization of the Development Corporation Act of 1979; and

WHEREAS, on August 18, 2025, the Board of Directors ("Board") of the Type A Corporation approved the budget for Fiscal Year 2025-2026 (the "Budget") 4A081825AnnualBudget including the 5-year Capital Improvement Plan (CIP); and

WHEREAS, on October 20, 2025, the Board adopted Resolution 4A102025AmendAnnualBudget to amend the City's Fiscal Year 2026-2030 Capital Improvement Plan; and

WHEREAS, on March 23, 2026, the Board adopted Resolution 4A032326AmendAnnualBudget to amend the City's Fiscal Year 2026-2030 Capital Improvement Plan; and

WHEREAS, the Board desires to amend the 5-year Capital Improvement Plan (CIP) of the 4A Economic Development Corporation for Fiscal Year 2026-2030, and finds the amendments to the CIP will further the purposes of the Type A Corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE BURLESON ECONOMIC DEVELOPMENT CORPORATION THAT:

Section 1.

The Type A Corporation approves the amendments to the five-year Capital Improvement Plan for Fiscal Year 2026-2030 attached as Exhibit A, attached hereto and incorporated herein by reference for all purposes.

Section 2.

The Type A Corporation respectfully requests that the City Council ratify this resolution.

PASSED, APPROVED, AND DULY RESOLVED by the Board, on the ___________ day of _______________, 2026.

SIGNED: ATTEST:

_________________________________ _________________________________
President of Type A Corporation Secretary of the Type A Corporation

Attachments:
Exhibit A

EXHIBIT A

RESOLUTION AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

4A CIP FY26-30

Project #	4A Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
ST2301	Alsbury Blvd	$4,001,277			$5,000,000	$5,000,000		$10,000,000
DV2302	Lakewood Drive Extension	$1,311,915			$4,000,000			$4,000,000
DV2901	Future Project					$10,000,000		$10,000,000
PK2311	West Side Infrastructure - Burleson Legacy Park	$2,558,215	$5,000,000					$5,000,000
DV2601	Land Bank at HCP and I35W		$6,026,519					$6,026,519
ST2605	Hulen St Extension from SH 174 (Wilshire) to FM 731 (John Jones)		$1,585,500					$1,585,500
	Total	$7,871,407	$12,612,019	$0	$9,000,000	$15,000,000	$0	$36,612,019