



NOTICE OF MEETING OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF BURNET, TEXAS

Notice is hereby given that a Regular Meeting of the **Burnet Economic Development Corporation** of the City of Burnet, Texas will be held on **Tuesday, December 09, 2025 at 3:00 PM** located at the Executive Conference Room, City Hall, 301 E. Jackson, Burnet, TX 78611, at which time the following subjects will be discussed, to wit:

This notice is posted pursuant to the Texas Government Code, Chapter §551-Open Meetings.

1. CALL TO ORDER:

2. ROLL CALL:

3. CONSENT AGENDA:

- 1. Approval of the November 10, 2025 BEDC Regular Meeting Minutes
- Approval of the November 20, 2025 BEDC Workshop Minutes

4. ACTION ITEMS:

- 1. Discuss and consider action: Monthly Financial Report.
- 2. Discuss and consider action: BEDC Business Grant Program rules and consideration of applications for assistance.
- 3. Discuss and consider action: Related to the development and/or potential sale of all or portions of the property located at the intersection at Polk and Pierce Street.
- 4. Discuss and consider action: Related to the potential development and/or sale of all or portions of Eastside Commercial Park located on Highway 29 East.
- 5. Discuss and consider action: Related to the potential development and/or sale of all or portions of The Crossings at 281 South Commercial Park.
- 6. Discuss and consider action: 2026 International Conference of Shopping Centers Conference.
- 7. Discuss and consider action: Burnet Community Coalition.
- 8. Discuss and consider actions: Goals, priorities, objectives, and future projects for the Burnet Economic Development Corporation.
- 9. Discuss and consider action: Business Retention/Development Programs.

5. CONVENE TO EXECUTIVE SESSION:


6. RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION:

7. REQUESTS FROM BEDC FOR FUTURE REPORTS:

8. ADJOURN:

Dated this 1st day of December 2025

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the Burnet Economic Development Corporation, is a true and correct copy of said NOTICE and that I posted a true and correct copy of said NOTICE on the bulletin board, in the City Hall of said City, BURNET, TEXAS, a place convenient and readily accessible to the general public at all times, and said NOTICE was posted on December 1, 2025, at or before 5:30 o'clock p.m. and remained posted continuously for at least three full business days prior to the meeting date.



Maria Gonzales, City Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS:

The City Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services, such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's office (512.756.6093) at least two working days prior to the meeting. Requests for information may be emailed to the City Secretary at citysecretary@cityofburnet.com.

RIGHT TO ENTER INTO EXECUTIVE SESSION:

The Board of Directors for the Burnet Economic Development Corporation reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development)

STATE OF TEXAS {}
COUNTY OF BURNET {}

On this, the 20th day of November 2025, the Burnet Economic Development Corporation of the City of Burnet convened in a Workshop Session, at 11:30 a.m., at Delaware Springs Golf Course, 600 Delaware Springs, Burnet, TX, with the following members present, to-wit:

Board Members: President Philip Thurman, David Vaughn, Ricky Langley, Josh Milam, Keith McBurnett, Matt Kelley

Guests: Jessi Carpenter, Adrienne Feild, Tom Bewz

CALL TO ORDER: The meeting was called to order by Board President Philip Thurman at 11:37 a.m. and a quorum was established.

CONSENT AGENDA:
None.

ACTION ITEMS:
Discuss and consider action: BEDC Business Grant Program rules and consideration of applications for assistance:

Board Member David Vaughn discussed modifying the current program rules to simplify the process, including clarifying the Board's goals and the types of grants they intend to approve. The Board agreed that the grant limit should remain at \$10,000, though they may approve higher amounts at their discretion based on the applicant. They also reviewed sign application guidelines and determined that sign-related projects should only be funded up to \$2,500. In addition, the Board discussed whether paving projects should remain an eligible option for funding. The Board expressed interest in partnering with the Historic Board to focus on businesses in and around the Historic District, allowing them to work more closely with business owners to review available options when considering a grant application.

CONVENE TO EXECUTIVE SESSION: None.

RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION: None.

REQUESTS FROM BEDC FOR FUTURE REPORTS: None.

ADJOURN: There being no further business, a motion to adjourn was made by Board President Philip Thurman at 12:56 p.m.

ATTEST:

Maria Gonzales, City Secretary

Philip Thurman, President
Burnet Economic Development Corporation

STATE OF TEXAS {}
COUNTY OF BURNET {}

On this, the 10th day of November 2025, the Burnet Economic Development Corporation of the City of Burnet convened in Regular Session, at 3:00 p.m., at the Council Executive Conference Room, 301 East Jackson Street, Burnet, with the following members present, to-wit:

Board Members: President Philip Thurman, Matt Kelley, Ricky Langley, Keith McBurnett, Josh Milam, David Vaughn

Guests: Jessi Carpenter, Adrienne Feild, Teryl McFerrin

CALL TO ORDER: The meeting was called to order by Board President Philip Thurman at 3:00 p.m. and a quorum was established.

CONSENT AGENDA:

Approval of the October 21, 2025 Regular Meeting Minutes

Board Member Matt Kelley made a motion to approve the consent agenda as presented. Board Member Keith McBurnett seconded the motion. The motion passed unanimously.

ACTION ITEMS:

Discuss and consider action: October Financial Report:

No action taken.

Discuss and consider action: BEDC Business Grant Program and consideration of applications for assistance.

Jessi Carpenter provided a review of the current status of submitted applications. She reported that three businesses - Mama's, El Charro, and Little Texans - that requested assistance with parking lots have not resubmitted updated invoices that include the City Engineer's recommendations. Mrs. Carpenter also provided an update on the application status for South of Here Co., Flee's Antique Market, The Vintage Gypsy, and Hoffs's Pawn. She noted that Strahan Properties has had a couple of tenants reach out with separate requests. Burnet Dry Cleaners is waiting for approval of its proposed sign and building colors as the Board had previously approved a grant of \$10,000 for renovations.

It was also reported that Bubble Pop Soda Shop has submitted an incomplete application, and there will be a review with Crista Bromley, Historic Board President, for paint and sign approval. Peddler's Emporium, Thirsty Penguin, and Integrative Health Solutions all resubmitted applications with updated requests. Peddler's Emporium requested funding for repaving of their parking lot. Board Member Matt Kelley made a motion to approve the request for the front portion of the parking lot, and Board President Philip Thurman seconded the

motion. The motion passed unanimously.

Thirsty Penguin resubmitted its application with a request for new bushes and shrubs in place of the previously requested fence. The revised application remained within the original dollar amount approved by the Board, and the Board expressed no concerns regarding the change.

Integrative Health Solutions requested funding for a new sign quoted at \$14,421.46. Board Member Ricky Langley made a motion to approve funding for a new sign up to \$10,000.00, and Board President Philip Thurman seconded the motion. Board Members Matt Kelley, Josh Milam, Ricky Langley, Keith McBurnett, and Board President Philip Thurman voted to approve the funding, while Board Member David Vaughn voted against the motion. The motion passed.

Discuss and consider action: Related to the development and/or potential sale of all or portions of the intersection at Polk and Pierce Street:

Board Member David Vaughn reported that there are no updates to provide at this time. No action taken.

Discuss and consider action: Related to the potential sale of all or portions of Eastside Commercial Park located on Highway 29 East:

Board Member David Vaughn reported that Goodwill is possibly considering a location in Burnet. The Board agreed that the proposed site would be an appropriate location if Goodwill chooses to move forward. No action was taken.

Discuss and consider action: Related to the potential sale of all or portions of The Crossings at 281 South Commercial Park:

Board Member David Vaughn reported that David Drake, a real estate developer, has contacted him in search of a property of at least two or more acres. Mr. Drake could not disclose the business name at this time.

Mr. Vaughn also reported that the pond is still undergoing the engineering and redesign process. Once completed, the pond will require ongoing maintenance to be shared among all benefiting properties.

No action was taken.

Discuss and consider action: August Financial Report:

No action taken.

Discuss and consider action: 2026 International Council of Shopping Centers Conference:

Board Member David Vaughn reported that there was nothing to report on the ICSC Conference

at this time, but a meeting with those attending would be held soon to discuss details.

No action taken.

Discuss and consider action: Burnet Community Coalition:

Maria Gonzales reported that the concert series for the year is complete. She noted that some concerts experienced high turnout while others were lower, but overall feedback from attendees was positive, with many enjoying the variety of events. Businesses on the square also reported benefits from the concerts. Staff is currently working on planning next summer's concert series.

It was also noted that the most recent event on the square, Bootiques & Brews, was a major success. At its peak, there were approximately 1,500 attendees on the square, and the family-friendly activities appeared to be well-received.

No action taken.

Discuss and consider action: Goals, priorities, objectives, and future projects for the Burnet Economic Development Corporation:

Board Member David Vaughn brought forward the idea of relocating the Burnet Chamber of Commerce closer to the historic square. He asked the Board for thoughts and opinions on the concept, as well as potential location options.

The Board also discussed future development near the new hotel site. While restaurants were mentioned as a possibility, the Board noted that a shopping strip might be a strong option, as it would offer multiple spaces for new businesses to occupy rather than requiring new standalone construction.

Mr. Vaughn further reported that the ballfields sustained substantial damage during the July 2025 floods. In the process of rebuilding, several areas have been identified for potential enhancements, including bathrooms, shade structures, and batting nets. The Board discussed being open to assisting with funding some of these improvement projects. Mr. Vaughn will gather cost information for the various options and report back to the Board at a future meeting.

Discuss and consider action: Business Retention/Development Programs.

No action taken.

CONVENE TO EXECUTIVE SESSION: None.

RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION: None.

REQUESTS FROM BEDC FOR FUTURE REPORTS: None.

ADJOURN: There being no further business, a motion to adjourn was made by Board President Philip Thurman at 4:42 p.m.

ATTEST:

Philip Thurman, President
Burnet Economic Development Corporation

Maria Gonzales, City Secretary



Item Brief

Meeting Date

December 9, 2025

Agenda Item

Discuss and consider action: Monthly Financial Report.

Information

To be presented at the meeting.

Fiscal Impact

Recommendation

To be determined by the Board.



Item Brief

Meeting Date

December 9, 2025

Agenda Item

Discuss and consider action: BEDC Business Grant Program rules and consideration of applications for assistance.

Information

To be presented at the meeting.

Fiscal Impact

Recommendation

To be determined by the Board.



Item Brief

Meeting Date

December 9, 2025

Agenda Item

Discuss and consider action: Related to the development and/or potential sale of all or portions of the property located at the intersection at Polk and Pierce Street.

Information

To be presented at the meeting.

Fiscal Impact

Recommendation

To be determined by the Board.



Item Brief

Meeting Date

December 9, 2025

Agenda Item

Discuss and consider action: Related to the potential development and/or sale of all or portions of Eastside Commercial Park located on Highway 29 East.

Information

To be presented at the meeting.

Fiscal Impact

Recommendation

To be determined by the Board.



Item Brief

Meeting Date

December 9, 2025

Agenda Item

Discuss and consider action: Related to the potential development and/or sale of all or portions of The Crossings at 281 South Commercial Park.

Information

To be presented at the meeting.

Fiscal Impact

Recommendation

To be determined by the Board.



Item Brief

Meeting Date

December 9, 2025

Agenda Item

Discuss and consider action: 2026 International Conference of Shopping Centers Conference.

Information

To be presented at the meeting.

Fiscal Impact

Recommendation

To be determined by the Board.



Item Brief

Meeting Date

December 9, 2025

Agenda Item

Discuss and consider action: Burnet Community Coalition.

Information

To be presented at the meeting.

Fiscal Impact

Recommendation

To be determined by the Board.



Item Brief

Meeting Date

December 9, 2025

Agenda Item

Discuss and consider action: Goals, priorities, objectives, and future projects for the Burnet Economic Development Corporation.

Information

To be presented at the meeting.

Fiscal Impact

Recommendation

To be determined by the Board.



Item Brief

Meeting Date

December 9, 2025

Agenda Item

Discuss and consider action: Business Retention/Development Programs.

Information

To be presented at the meeting.

Fiscal Impact

Recommendation

To be determined by the Board.