



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

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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, August 19, 2025 at 3:00 PM** located at the 2402 S. Water Street (Hwy 281 South, Burnet Municipal Airport) Burnet, TX, 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. CONSENT AGENDA:**

1. Approval of the July 15, 2025 Regular Meeting Minutes  
Approval of the August 6, 2025 Budget Workshop Minutes

**3. ACTION ITEMS:**

1. Discuss and consider action: BEDC Business Grant Program and consideration of applications for assistance.
2. Discuss and consider action: Business Retention/Development Programs.
3. Discuss and consider action: Related to the potential sale of all or portions of Polk Street Properties.
4. Discuss and consider action: Related to the potential sale of all or portions of Eastside Commercial Park located on Highway 29 East.
5. Discuss and consider action: Related to the potential sale of all or portions of The Crossings at 281 South Commercial Park.
6. Discuss and consider action: June Financial Report.
7. Discuss and consider action: Burnet Community Coalition.
8. Discuss and consider action: Digital billboard contract renewal.

**4. CONVENE TO EXECUTIVE SESSION:**

**5. RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION:**

**6. REQUESTS FROM BEDC FOR FUTURE REPORTS:**

**7. ADJOURN:**

Dated this 15th day of August 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 August 15, 2025, at or before 5 o'clock p.m. and

remained posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

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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](mailto: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 15<sup>th</sup> day of July 2025, the Burnet Economic Development Corporation of the City of Burnet convened in Regular Session, at 3:00 p.m., at the Burnet City Council Chambers, 2402 S. Water Street, Burnet, with the following members present, to-wit:

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

Guests: Adrienne Feild

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 June 11, 2025 BEDC Special Meeting Minutes

Approval of the June 16, 2025 BEDC Regular Meeting Minutes

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

ACTION ITEMS:

Discuss and consider action: Approval of Resolution No. BEDC R2025-04: D. Vaughn

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION DECLARING THE ESTABLISHMENT OF AN ANNUAL BUSINESS GRANT PROGRAM AS A PROJECT UNDER THE TEXAS ECONOMIC DEVELOPMENT ACT:

Board Member David Vaughn made a motion to approve Resolution No. BEDC R2025-04 as presented and to appoint Board Members Matt Kelley, Keith McBurnett, and Ricky Langley to the Business Grant Program Review Committee. Board Member Habib Erkan, Jr. seconded the motion. The motion passed unanimously.

Discuss and consider action: Approval of Resolution No. BEDC R2025-05: D. Vaughn

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION APPROVING THE FINAL PAYMENT FOR THE BEALLS PROPERTY AND AUTHORIZING THE PRESIDENT TO EXECUTE ALL REQUIRED DOCUMENTS

Board Member Habib Erkan, Jr. made a motion to approve Resolution No. BEDC R2025-05 as presented. Board Member Ricky Langley seconded the motion. The motion passed unanimously.

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 the hotel work site sustained

damage during the recent flood event. A significant amount of water moved through the site, to the extent that some of the equipment was displaced a considerable distance.

Mr. Vaughn also noted that the floodplain designation on the front tract of the property has been removed. However, the retention pond for the tract still requires attention. He stated that without knowing the intended future use of the tract, it is difficult to determine a final plan.

No action taken.

Discuss and consider action: Related to the potential sale of all or portions of Polk Street Properties:

Board Member David Vaughn provided an update on ongoing negotiations regarding the sale of the property.

Discuss and consider action: Related to the potential sale of all or portions of Eastside Commercial Park located on Highway 29 East: Board Member Keith McBurnett reported that he received a call expressing interest in the tract adjacent to Tractor Supply for the development of an office and warehouse/yard.

The Board engaged in discussion regarding the matter and determined that additional information is needed before proceeding further. As part of the follow-up:

- Board Member Habib Erkan, Jr., will review the covenants and restrictions established by Tractor Supply.
- Board Member Keith McBurnett will contact the representatives to invite them to a future meeting to present their proposed plans.

This will provide the Board with the information necessary to make a more informed decision regarding the possible sale of the tract.

No action taken.

Discuss and consider action: June Financial Report: Finance Director Patricia Langford provided a report on the BEDC's budget for the month of June. Mrs. Langford noted that the budget is in good shape overall, due in part to cost savings on several items, including lower-than-projected debt service expenses.

Based on current trends, end-of-year projections indicate the BEDC will conclude the fiscal year with a budget balance of \$1,484,398.81.

Board Member Matt Kelley made a motion to approve the June Financial Report as presented. Board Member Ricky Langley seconded the motion. The motion passed unanimously.

Discuss and consider action: Fiscal Year 2025/26 Budget: Board Member David Vaughn reported that a special meeting of the BEDC will be scheduled in the coming weeks to review the proposed budget for Fiscal Year 2025/2026.

No action taken.

Discuss and consider action: Burnet Community Coalition: Maria Gonzales reported that the next concert in the series will feature Josh Weathers, with The Steel Belts as the opening act. The concert is scheduled for July 26<sup>th</sup>.

Board President Philip Thurman reported that the Community Coalition has expressed strong interest in participating in the BEDC Business Grant Program. The organization is exploring ways to further assist the community through active involvement in local economic development efforts. 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 4:23 p.m. and seconded by Board Member Ricky Langley. The motion carried unanimously.

**ATTEST:**

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Philip Thurman, President  
Burnet Economic Development Corporation

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Maria Gonzales, City Secretary

STATE OF TEXAS            {}  
COUNTY OF BURNET       {}

On this, the 6<sup>th</sup> day of August 2025, the Burnet Economic Development Corporation of the City of Burnet convened in Special Session, at 3:01 p.m., at the Burnet City Council Chambers, 2402 S. Water Street, Burnet, with the following members present, to-wit:

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

Guests: Adrienne Feild

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: None.

ACTION ITEMS:

Discuss and consider action: Fiscal Year 2025/26 Operating and Capital Budgets: D. Vaughn

Board Member David Vaughn presented the proposed Fiscal Year 2025/26 budget to the Board. He reviewed the list of capital projects and invited Board members to share any additional project ideas or funding requests for the upcoming year. Mr. Vaughn also confirmed the funding amount the Board wished to allocate for the Business Grant Program.

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

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

The Board reviewed the list of applications submitted for the Business Grant Program. There were some applications that exceeded the grant amount and required Board approval. The following applications were approved:

- Thirsty Penguin – Approved for \$12,000 to fund asphalt repair. The applicant's required 10% contribution was waived.
- Bill's Burgers – Approved for \$15,000 for exterior remodeling and patio upgrades. The applicant's required 10% contribution was also waived.

A motion to approve the grant applications for Thirsty Penguin and Bill's Burgers as submitted was made by Board Member Matt Kelley and seconded by Board Member Ricky Langley. The motion passed unanimously.

It was noted that a few applications were incomplete. City staff will follow up with those applicants to request the necessary information. Final decisions on those awards will be made once all required materials have been received and reviewed by the Board.

Discuss and consider action: Business Retention Programs: Board President Philip Thurman led a discussion on business retention and requested input from the Board on ways the Burnet Economic Development Corporation (BEDC) can support local businesses. The Board agreed that collaborating with the Burnet Chamber of Commerce would be beneficial in identifying the specific needs of area businesses. Additionally, Board Member Matt Kelley will contact Texas Tech to explore potential opportunities for job training programs to support workforce development.

No action taken.

Discuss and consider action: Related to the potential sale of all or portions of Polk Street Properties: None.

Discuss and consider action: Related to the potential sale of all or portions of The Crossings at 281 South Commercial Park: None.

Discuss and consider action: Related to the potential sale of all or portions of Eastside Commercial Park located on Highway 29 East: None

Discuss and consider action: Burnet Community Coalition: None.

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 Member Matt Kelley at 5:09 p.m. and seconded by Board Member Ricky Langley. The motion carried unanimously.

**ATTEST:**

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Philip Thurman, President  
Burnet Economic Development Corporation

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Maria Gonzales, City Secretary



## Item Brief

### **Meeting Date**

August 19, 2025

### **Agenda Item**

Discuss and consider action: BEDC Business Grant Program 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**

August 19, 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.



## Item Brief

### **Meeting Date**

August 19, 2025

### **Agenda Item**

Discuss and consider action: Related to the potential sale of all or portions of Polk Street Properties.

### **Information**

To be presented at the meeting.

### **Fiscal Impact**

### **Recommendation**

To be determined by the Board.



## Item Brief

### **Meeting Date**

August 19, 2025

### **Agenda Item**

Discuss and consider action: Related to the potential 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**

August 19, 2025

### **Agenda Item**

Discuss and consider action: Related to the potential 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**

August 19, 2025

### **Agenda Item**

Discuss and consider action: July Financial Report.

### **Information**

To be presented at the meeting.

### **Fiscal Impact**

### **Recommendation**

To be determined by the Board.



## Item Brief

### **Meeting Date**

August 19, 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**

August 19, 2025

### **Agenda Item**

Discuss and consider action: Digital billboard contract renewal.

### **Information**

To be presented at the meeting.

### **Fiscal Impact**

### **Recommendation**

To be determined by the Board.