



## **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, June 17, 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 May 20, 2025 Regular Meeting BEDC Minutes

**3. ACTION ITEMS:**

1. Discuss and consider action: Appointment of BEDC board officers.
2. Discuss and consider action: Related to the potential sale of all or portions of The Crossings at 281 South Commercial Park.
3. Discuss and consider action: Related to the potential sale of all or portions of 118 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: Façade & Signage Grant and Business Continuity & Code Grant Programs.
6. Discuss and consider action: May Financial Report.
7. Discuss and consider action: Fiscal Year 2025/2026 Budget.
8. Discuss and consider action: Burnet Community Coalition.

**4. CONVENE TO EXECUTIVE SESSION:**

1. Pursuant to Section 551.072 Texas Government Code to deliberate the purchase, exchange, lease, or value of real property in order to minimize the detrimental effect of such discussion in open session on the position of the Board in negotiations with third parties for the potential purchase of property located within the city of Burnet: D. Vaughn

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

1. Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located within the city of Burnet: D. Vaughn

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

**7. ADJOURN:**

Dated this 13th day of June 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 June 13, 2025, at or before 3 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 20<sup>th</sup> day of May 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 Cary Johnson, David Vaughn, Philip Thurman, Ricky Langley, Josh Milam, Keith McBurnett, Habib Erkan, Jr.

Guests: Jessi Carpenter, Adrienne Feild, Marcus Dawes, Greg Jenkins

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

CONSENT AGENDA:

Approval of the April 15, 2025 BEDC Regular Meeting Minutes

Approval of the April 22, 2025 BEDC Special Meeting Minutes

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

ACTION ITEMS:

Discuss and consider action: Related to the potential sale of all or portions of The Crossings at 281 South Commercial Park: Marcus Dawes, a developer with H-Tea-O, appeared before the Board to discuss the purchase of approximately 0.73 acres of property for a purchase price of \$14 per square foot, with a rebate of \$6 per square foot once the project is completed. This would amount to an approximate \$250,000 transaction.

Board Member David Vaughn informed the Board that the cost of constructing a detention pond to serve the 0.73 acres parcel and the adjoining property is estimated to be approximately \$350,000. Following discussion of the detention pond scope and requirement, the Board directed staff to develop a property sales contract with a purchase price of \$14 per square foot, and a rebate of \$4 per square foot once the project is completed. This would amount to an approximate \$310,000 transaction. Mr. Dawes stated he would reconvene with his partners to determine if the revised numbers are feasible.

Mr. Vaughn also reported that the hotel project is progressing well and that operations appear to be moving smoothly.

Discuss and consider action: Related to the potential sale of all or portions of 118 E. Polk Street Properties: Board Member David Vaughn reported that he was contacted by Kelley Shaw, a real estate broker, regarding interest in the property. Shaw mentioned that Chick-fil-A may potentially be interested in the property; however, no formal developments have occurred at this time. Additionally, a representative from Wendy's has inquired about the property. Currently, there are no further updates to report. No action taken.

Discuss and consider action: Related to the potential sale of all or portions of 109 N. Main Street, Burnet: Greg Jenkins of Jenkins Funeral Home appeared before the Board to inform them that the Epicenter Church property is currently for sale. Mr. Jenkins expressed interest in purchasing the former church building, noting that it would be highly beneficial for his operations to relocate there. To facilitate this move, he is seeking to sell his existing property and presented it to the Board for consideration.

Board Member David Vaughn shared that the current asking price for Mr. Jenkins's property is significantly higher than what would be financially feasible. He stated that a substantial reduction in price would be necessary for the Board to give the proposal further consideration. No action taken.

Discuss and consider action: The utilization of BEDC funds for beautification grants: Board Member David Vaughn noted that there is currently no new information to report. Internal work remains ongoing. 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, as of this time, there are no new developments or prospects to report. No action taken.

Discuss and consider action: Fiscal Year 2024/25 Budget Review: Finance Director, Patricia Langford, provided a report on the current status and year-end projection for the BEDC budget. As of the reporting date, there have been no significant changes to the budget. The end-of-year projections indicate a projected profit of \$462,950. No action taken.

Discuss and consider action: Fiscal Year 2025/26 Budget: Board Member David Vaughn reported that the proposed BEDC budget for fiscal year 2025-2026 was essentially carried over from the previous year. He encouraged Board Members to consider and suggest any additions or changes that may be necessary.

Board Member Philip Thurman raised the topic of the Polk Street property, noting that if the property does not sell, the Board may need to consider developing the property internally as an alternative strategy.

No action taken.

Discuss and consider action: Burnet Community Coalition: Board Member David Vaughn reminded the Board that the next upcoming concert will be held on Saturday, June 14<sup>th</sup> and will feature The Bellamy Brothers. 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 Cary Johnson at 4:12 p.m. and seconded by Board Member Philip Thurman. The motion carried unanimously.

**ATTEST:**

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Cary Johnson, President  
Burnet Economic Development Corporation

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Maria Gonzales, City Secretary



## Item Brief

### **Meeting Date**

June 17, 2025

### **Agenda Item**

Discuss and consider action: Appointment of BEDC board officers.

### **Information**

To be presented at the meeting.

### **Fiscal Impact**

### **Recommendation**

To be determined by the Board.



## Item Brief

### **Meeting Date**

June 17, 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**

June 17, 2025

### **Agenda Item**

Discuss and consider action: Related to the potential sale of all or portions of 118 Polk Street Properties.

### **Information**

To be presented at the meeting.

### **Fiscal Impact**

### **Recommendation**

To be determined by the Board.



## Item Brief

### **Meeting Date**

June 17, 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**

June 17, 2025

### **Agenda Item**

Discuss and consider action: Façade & Signage Grant and Business Continuity & Code Grant Programs.

### **Information**

To be presented at the meeting.

### **Fiscal Impact**

### **Recommendation**

To be determined by the Board.



## Item Brief

### **Meeting Date**

June 17, 2025

### **Agenda Item**

Discuss and consider action: May Financial Report.

### **Information**

To be presented at the meeting.

### **Fiscal Impact**

### **Recommendation**

To be determined by the Board.



## Item Brief

### **Meeting Date**

June 17, 2025

### **Agenda Item**

Discuss and consider action: Fiscal Year 2025/2026 Budget.

### **Information**

To be presented at the meeting.

### **Fiscal Impact**

### **Recommendation**

To be determined by the Board.



## Item Brief

### **Meeting Date**

June 17, 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**

June 17, 2025

### **Agenda Item**

Pursuant to Section 551.072 Texas Government Code to deliberate the purchase, exchange, lease, or value of real property in order to minimize the detrimental effect of such discussion in open session on the position of the Board in negotiations with third parties for the potential purchase of property located within the city of Burnet: D. Vaughn

### **Information**

To be presented at the meeting.

### **Fiscal Impact**

### **Recommendation**

To be determined by the Board.



## Item Brief

### **Meeting Date**

June 17, 2025

### **Agenda Item**

Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located within the city of Burnet: D. Vaughn

### **Information**

To be presented at the meeting.

### **Fiscal Impact**

### **Recommendation**

To be determined by the Board.