



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, October 21, 2025 at 3:00 PM** located at the 301 E. Jackson, 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. ROLL CALL:

3. CONSENT AGENDA:

- 1. Approval of the September 9, 2025 BEDC Meeting Minutes

4. ACTION ITEMS:

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

5. CONVENE TO EXECUTIVE SESSION:

6. RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION:

7. REQUESTS FROM BEDC FOR FUTURE REPORTS:

8. ADJOURN:

Dated this 14th day of October 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 October 14, 2025, at or before 5 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 11th day of September 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, Matt Kelley, Ricky Langley, Keith McBurnett, Josh Milam, David Vaughn

Guests: Jessi Carpenter, Adrienne Feild, Habib Erkan, Jr., Teryl McFerrin, Buck Hendrix

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 August 18, 2025 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: BEDC Business Grant Program and consideration of applications for assistance.

Mr. Buck Hendrix, owner of the property located at 137 E. Jackson, appeared before the Board to present his plans for improvements to the building. His proposed project includes:

- Replacement of the awning
- Installation of new windows and doors
- Addition of new structural posts
- General façade updates

Mr. Hendrix indicated that the project would be completed in phases. Board Member Matt Kelley made a motion to approve a grant in the amount of \$40,000 pending final approval from the Burnet Historic Preservation Board. Board Member David Vaughn seconded the motion. The motion passed unanimously.

The Flee's Antique Market, located at 500 Buchanan, applied for grant assistance for exterior stucco repair and painting. Board Member Matt Kelley made a motion to approve their application as presented. Board Member Josh Milam seconded the motion. The motion passed unanimously.

Hoffey's Pawns and Guns applied for a grant in the amount of \$23,000 to replace their existing

digital billboard. A motion was made by Board Member Matt Kelley to deny funding for digital signs. Board Member David Vaughn seconded the motion. The motion passed unanimously.

Integrative Health Solutions has submitted a grant application for the installation of a new sign. Before proceeding, they will need to confirm that the proposed signage complies with regulations and receives approval from the Historic Preservation Board.

Mama's Home Cooking applied for grant assistance to make improvements to their parking lot, install a ramp, and add a new sign. The Board noted that they will need to review the proposed signage before approving funding. The Administrative Team will follow up with the owners to discuss possible options for the parking lot improvements.

The Strahan Properties applied for funding assistance for new signage, painting updates, new lighting and roof repairs. Board Member Ricky Langley made a motion to approve funding in the amount of \$10,040.00 for the updates and new signage, contingent upon approval by the Historic Preservation Board. Board Member Matt Kelley seconded the motion. The motion passed unanimously. No funding will be provided for the roof repairs.

Rosita's and the LaVista Motel experienced significant flooding damage to their shared parking lot and have begun the process of repaving. They requested assistance for the repair costs. Board Member Philip Thurman made a motion to approve funding for up to \$10,000 in assistance for the repaving of the area around Rosita's restaurant. Board Member Keith McBurnett seconded the motion. The motion passed unanimously.

An amendment was added to the BEDC Business Grant Program guidelines stating that businesses located within the Historic District are eligible to apply for funding assistance for interior renovations. Board Member Keith McBurnett made a motion to approve the amendment as presented. Board Member Josh Milam seconded the motion. The motion passed unanimously.

It was noted that the BEDC Business Grant Program guidelines need to be updated to reflect that murals and electronic billboards are not eligible for funding approval.

Discuss and consider action: Business Retention/Development Programs.

No action taken.

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

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:

No action taken.

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

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:

No action taken.

Discuss and consider action: Burnet Community Coalition:

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

October 21, 2025

Agenda Item

Discuss and consider action: September Financial Report.

Information

To be presented at the meeting.

Fiscal Impact

Recommendation

To be determined by the Board.



Item Brief

Meeting Date

October 21, 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

October 21, 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

October 21, 2025

Agenda Item

Discuss and consider action: Related to the development and/or potential sale of all or portions of 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

October 21, 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

October 21, 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

October 21, 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

October 21, 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

October 21, 2025

Agenda Item

Discuss and consider action: Dates and times of BEDC regularly scheduled meetings.

Information

To be presented at the meeting.

Fiscal Impact

Recommendation

To be determined by the Board.



Item Brief

Meeting Date

October 21, 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.