



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, February 10, 2026 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:

4. ACTION ITEMS:

1. Discuss and consider action: BEDC Resolution No. BEDC 2026-01: D. Vaughn

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION DECLARING THE ACQUISITION AND DEVELOPMENT OF REAL PROPERTY FRONTING ROUTE US 281, FROM JACKSON STREET TO WASHINGTON STREET, FOR PUBLIC PARKING TO BE AN ECONOMIC DEVELOPMENT PROJECT FOR AN AMOUNT NOT TO EXCEED \$2,000,000 AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE CONTRACT FOR THE ACQUISITION AND DEVELOPMENT OF SAID PROPERTY

2. Discuss and consider action: Resolution No. BEDC 2026-02: D. Vaughn

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION APPROVING THE PURCHASE OF PROPERTY LOCATED AT THE INTERSECTION OF ROUTE US 281 AND JACKSON STREET, FURTHER KNOWN AS 209 AND 211 SOUTH WATER STREET AND AUTHORIZING THE BOARD PRESIDENT TO EXECUTE THE PROPERTY CONTRACT

3. Discuss and consider action: Monthly Financial Report.

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

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

6. 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.

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

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

9. Discuss and consider action: Burnet Community Coalition.

5. 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 property located in the City limits of Burnet, Texas: D. Vaughn

6. RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION:

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

7. REQUESTS FROM BEDC FOR FUTURE REPORTS:

8. ADJOURN:

Dated this 4th day of February 2026

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 February 4, 2026, 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)

RESOLUTION NO. BEDC 2026-01

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION DECLARING THE ACQUISITION AND DEVELOPMENT OF REAL PROPERTY FRONTING ROUTE US 281, FROM JACKSON STREET TO WASHINGTON STREET, FOR PUBLIC PARKING TO BE AN ECONOMIC DEVELOPMENT PROJECT FOR AN AMOUNT NOT TO EXCEED \$2,000,000 AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE CONTRACTS FOR THE ACQUISITION AND DEVELOPMENT OF SAID PROPERTY

WHEREAS, the Development Corporation Act of 1979, as amended (Title 10, Subchapter C1, Texas Local Government Code, formerly the Development Corporation Act of 1979, and hereinafter the “Act”) authorizes a development corporation to fund certain projects as defined by the Act and requires development corporations to enter into performance agreements to establish and provide for the direct incentive or to make expenditures on behalf of a business enterprise under a project; and

WHEREAS, Section 503.158 of the Act authorizes a corporation, with a population of 20,000 or less to include as a Project land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Board of Directors to promote new or expanded business development; and

WHEREAS, the Board of Directors finds that the historic business district (hereinafter the “Square”) lacks adequate parking to accommodate visitors, shoppers, and employees of businesses along the Square; and

WHEREAS, the Board of Directors finds the acquisition of land and development of a public parking lot (the “Project”) will contribute to the Economic Development of the City of Burnet by creating new jobs, promoting and developing business expansion and revitalization along the Square, and increasing tax revenue for the City of Burnet; and

WHEREAS, in accordance with Sec. 505.158(a) Texas Local Government Code, the Board of Directors conducted a public hearing before passage of this resolution; and

WHEREAS, in accordance with Sec. 505.158(b) Texas Local Government Code, this resolution shall become effective upon City Council’s authorization of the Project by passage of a resolution on two readings.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS FOR THE BURNET ECONOMIC DEVELOPMENT CORPORATION:

Section One. Findings. The recitals to this resolution are deemed to be the true and correct findings of the Board of Directors and are incorporated herein for all purposes.

Section Two. Approval. The acquisition and development of real property fronting Route US 281, from Jackson Street to Washington Street, for public parking for an amount not to exceed \$2,000,000 is hereby approved as an Economic Development Project.

Section Three. Authorization. The City Manager is hereby authorized to negotiate the acquisition of any or all of the real property that constitutes this Project and submit any sales agreements coming from such negotiations to this Board for approval.

Section Four. Effective Date. This resolution shall become effective upon passage and approval; and the Project shall become authorized upon approval by City Council.

PASSED AND APPROVED by the Board of Directors of the Burnet Economic Development Corporation on this the 10th day of February 2026.

**THE BURNET ECONOMIC
DEVELOPMENT CORPORATION**

Philip Thurman, President

ATTEST:

Secretary of the Board of Directors

RESOLUTION NO. BEDC 2026-02

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION APPROVING THE PURCHASE OF PROPERTY LOCATED AT THE INTERSECTION OF ROUTE US 281 AND JACKSON STREET, FURTHER KNOWN AS 209 AND 211 SOUTH WATER STREET AND AUTHORIZING THE BOARD PRESIDENT TO EXECUTE THE PROPERTY CONTRACT

WHEREAS, Ronald D. Craw is the owner of 209 and 211 South Water Street (the "Property") adjacent to the historic downtown square (hereinafter the "Square"); and

WHEREAS, the Board of Directors finds that the historic downtown lacks adequate parking to accommodate visitors, shoppers, and employees of businesses along the Square; and

WHEREAS, the Property is one of the few parcels that would allow for development of additional parking near the historic business district; and

WHEREAS, the landowner is willing to sell the land; and

WHEREAS, the Board of Directors finds the acquisition of land and development of a public parking lot (the "Project") will contribute to the Economic Development of the City of Burnet by creating new jobs, promoting and developing business expansion and revitalization along the Square, and increasing tax revenue for the City of Burnet; and

WHEREAS, in accordance with Sec. 505.158(b) Texas Local Government Code, this resolution shall become effective upon City Council's authorization of the Project by passage of a resolution on two readings; and

WHEREAS, the purchase of the Property will further the strategic plan for the City of Burnet.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS FOR THE BURNET ECONOMIC DEVELOPMENT CORPORATION:

Section One. Findings. The recitals to this resolution are deemed to be the true and correct findings of the Board of Directors and are incorporated herein for all purposes.

Section Two. Approval. The purchase of the Property is hereby approved in accordance with the terms and conditions of the unimproved property contract attached to this resolution.

Section Three. Authorization. The president of the board is hereby authorized and directed to sign an unimproved property contract that is substantially similar to the

attachment hereto; and take such further action and sign such ancillary documents as may be reasonably necessary to facilitate the purchase of the Property.

Section Four. Open Meetings. It is hereby officially found and determined that the meeting at which this resolution was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

Section Five. Effective Date. This resolution shall become effective upon City Council's authorization of the Project by passage of a resolution on two readings; and

PASSED AND APPROVED by the Board of Directors of the Burnet Economic Development Corporation on this the 10th day of February 2026.

**THE BURNET ECONOMIC
DEVELOPMENT CORPORATION**

Philip Thurman, President

ATTEST:

Secretary of the Board of Directors



Item Brief

Meeting Date

February 10, 2026

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

February 10, 2026

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

February 10, 2026

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

February 10, 2026

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

February 10, 2026

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

February 10, 2026

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

February 10, 2026

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.