



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, November 19, 2024 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 August 6, 2024 Special Meeting Minutes
2. Approval of the September 3, 2024 Special Meeting Minutes
3. Approval of the October 15, 2024 Regular Meeting Minutes

3. ACTION ITEMS:

1. Discuss and consider action: Related to the potential sale of all or portions of E. Polk Street
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: Dedication of a drainage easement located within The Crossings at 281 for the Marriot Hotel Project
4. Discuss and consider action: Coke Street Re-Alignment Project
5. Discuss and consider action: Assignment of Wedding Oak lease
6. Discuss and consider action: Request for assistance with revitalization of 101 E. Jackson
7. Discuss and consider action: Use of proceeds from the sale of the Badger Building and possible early debt payoff
8. Discuss and consider action: Burnet Community Coalition

4. CONVENE TO EXECUTIVE SESSION:

1. Executive Session: Pursuant to Section 551.072 Texas Government Code, the Burnet Economic Development Corporation of the City of Burnet shall convene in executive session for deliberations pertaining to 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 at 236 South Main St., 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 at 236 South Main Street: D. Vaughn

6. REQUESTS FROM BEDC FOR FUTURE REPORTS:

7. ADJOURN:

Dated this 14th day of November 2024

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 November 14, 2024, at or before 5 o'clock p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

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 6th day of August 2024, the Burnet Economic Development Corporation of the City of Burnet convened in Special 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, Keith McBurnett, Habib Erkan, Jr.

Guests: Adrienne Feild, Angie Beyer

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: None

ACTION ITEMS:

Discuss and consider action: Fiscal Year 2024/25 Operating and Capital Budgets: Board Member David Vaughn reviewed the BEDC budget with the Board. Mr. Vaughn provided a review of the Board’s debt ratio and revenue options. 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 there were no new updates on the hotel, but the sign will be going up soon and plans have been submitted. 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 was taken.

Discuss and consider action: Related to the potential sale of all or portions of 118 E. Polk Street (Old Bealls Building) and 102 E. Polk Street (Kroeger Strip Center): No action taken.

Discuss and consider action: Coke Street Re-Alignment Project: No action taken.

Discuss and consider action: Wedding Oak Winery Building and Lease Agreement: Board Member Philip Thurman reported to the Board that an offer was brought to him for the purchase of the building. The Board discussed options for selling the building. No action taken.

Discuss and consider action: Burnet Community Coalition: No action was taken.

Discuss and consider action: Request for assistance with revitalization of 101 and 123 E. Jackson Street: No action taken.

CONVENE TO EXECUTIVE SESSION: None.

The Board of Directors of the Burnet Economic Development Corporation shall convene in executive session to:

4.1) Pursuant to Section 551.072, Texas Government Code, 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 at 236 South Main St., Burnet: D. Vaughn

REQUESTS FROM BEDC FOR FUTURE REPORTS: None.

ADJOURN: There being no further business, a motion to adjourn was made by Board Member Philip Thurman at 4:20 p.m. and seconded by Board Member Ricky Langley. The motion carried unanimously.

ATTEST:

Cary Johnson, President
Burnet Economic Development Corporation

Maria Gonzales, City Secretary

STATE OF TEXAS {}
COUNTY OF BURNET {}

On this the 3rd day of September 2024, the Burnet Economic Development Corporation of the City of Burnet, convened in Special 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: Cary Johnson, David Vaughn, Philip Thurman, Ricky Langley, Keith McBurnett, and Josh Milam

Guests: Elizabeth De Los Santos

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: None.

ACTION ITEMS:

Discuss and consider action: Goals and priorities for the EDC, including, but not limited to recruitment, retention, and possible future projects: Board Member Philip Thurman led a discussion with the Board regarding possible goals for the BEDC. The Board conferred on possible strategies for achieving said goals. No action taken.

ADJOURN TO EXECUTIVE SESSION: None.

The Board of Directors of the Burnet Economic Development Corporation shall convene in executive session to:

4.1) Pursuant to Section 551.072 Texas Government Code 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 at 236 South Main St., Burnet: D. Vaughn

REQUESTS FROM BEDC FOR FUTURE REPORTS: None.

ADJOURN: There being no further business, a motion to adjourn was made by Board Member Keith McBurnett at 4:32 p.m. and seconded by Board Member Philip Thurman. The motion carried unanimously.

ATTEST:

Cary Johnson, President
Burnet Economic Development Corporation

Maria Gonzales, City Secretary

STATE OF TEXAS {}
COUNTY OF BURNET {}

On this the 15th day of October 2024, 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: David Vaughn, Philip Thurman, Ricky Langley, Josh Milam, Keith McBurnett, Habib Erkan, Jr.

Absent: Cary Johnson

Guests: Elizabeth De Los Santos

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

CONSENT AGENDA:

Approval of the October 1, 2024, BEDC Special Meeting minutes: Board Member Keith McBurnett moved to approve the consent agenda as presented. Board Member Josh Milam seconded. The motion carried unanimously.

ACTION ITEMS:

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 has received height clearance approval from the FAA. In addition, Mr. Vaughn informed the Board that David Drake has been in contact regarding what is likely a quick service restaurant possibly interested in one of the plats. It was also discussed that the planning for the repaving of Houston Clinton is still in process. No action was taken.

Discuss and consider action: Related to the sale of all or portions of the Eastside Commercial Park located on Highway 29 East: Board Member David Vaughn reported that Tractor Supply’s grand opening went well. No action taken.

Discuss and consider action: Related to the potential sale of all or portions of 118 E. Polk Street (Old Bealls Building) and 102 E. Polk Street (Kroeger Strip Center): No updates to report. Board Member David Vaughn will follow up on a phone call he received regarding the property. No action was taken.

Discuss and consider action: Related to the Coke Street Re-Alignment Project: Board Member David Vaughn advised the Board that TxDOT will not install a traffic light at this intersection. The Board discussed the danger of the realignment without the traffic light. Mr. Vaughn will meet with TxDOT to discuss the possibility of terminating the realignment project, as well as deliberate other options to increase safety at this intersection. No action taken.

Discuss and consider action: Request for assistance with revitalization of 101 & 123 E. Jackson Street: It was reported that Mr. Krause is talking to possible restaurateurs. Board Member David Vaughn stated that a performance agreement will need to be drafted. No action taken.

Discuss and consider action: Related to the findings of the Burnet Community Coalition: City Secretary Maria Gonzales related to the Board that the Coalition’s next event is Boo-Tiques & Brews. This event is in conjunction with the local businesses on the square. Citizens and their children can visit the square for trick or treating, snacks, and drinks, while also partaking in shopping at the local stores. The event is free. No action taken.

CONVENE TO EXECUTIVE SESSION: None.

The Board of Directors of the Burnet Economic Development Corporation shall convene in executive session to:

4.1) Pursuant to Section 551.072 Texas Government Code 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 at 236 South Main St., Burnet: D. Vaughn

REQUESTS FROM BEDC FOR FUTURE REPORTS: None.

ADJOURN: There being no further business, a motion to adjourn was made by Board Member Ricky Langley at 4:38 p.m. and seconded by Board Member Philip Thurman. The motion carried unanimously.

ATTEST:

Maria Gonzales, City Secretary

Cary Johnson, President
Burnet Economic Development Corporation



Item Brief

Meeting Date

November 19, 2024

Agenda Item

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

Information

To be presented at the meeting.

Fiscal Impact

Recommendation

To be determined by the Board.



Item Brief

Meeting Date

November 19, 2024

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

November 19, 2024

Agenda Item

Discuss and consider action: Dedication of a drainage easement located within The Crossings at 281 for the Marriot Hotel Project

Information

To be presented at the meeting.

Fiscal Impact

Recommendation

To be determined by the Board.



Item Brief

Meeting Date

October 15, 2024

Agenda Item

Discuss and consider action: Coke Street Re-Alignment Project

Information

To be presented at the meeting.

Fiscal Impact

Recommendation

To be determined by the Board.



Item Brief

Meeting Date

November 19, 2024

Agenda Item

Discuss and consider action: Assignment of Wedding Oak lease

Information

To be presented at the meeting.

Fiscal Impact

Recommendation

To be determined by the Board.



Item Brief

Meeting Date

November 19, 2024

Agenda Item

Discuss and consider action: Request for assistance with revitalization of 101 E. Jackson

Information

To be presented at the meeting.

Fiscal Impact

Recommendation

To be determined by the Board.



Item Brief

Meeting Date

November 19, 2024

Agenda Item

Discuss and consider action: Use of proceeds from the sale of the Badger Building and possible early debt payoff

Information

To be presented at the meeting.

Fiscal Impact

Recommendation

To be determined by the Board.



Item Brief

Meeting Date

October 15, 2024

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

November 19, 2024

Agenda Item

Executive Session: Pursuant to Section 551.072 Texas Government Code, the Burnet Economic Development Corporation of the City of Burnet shall convene in executive session for deliberations pertaining to 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 at 236 South Main St., Burnet: D. Vaughn

Information

To be presented at the meeting.

Fiscal Impact

Recommendation

To be determined by the Board.



Item Brief

Meeting Date

November 19, 2024

Agenda Item

Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at 236 South Main Street: D. Vaughn

Information

To be presented at the meeting.

Fiscal Impact

Recommendation

To be determined by the Board.