



## **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, September 09, 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. ROL CALL:**

**3. CONSENT AGENDA:**

1. Approval of the August 18, 2025 Regular Meeting Minutes

**4. ACTION ITEMS:**

1. Discuss and consider action: BEDC Business Grant Program rules 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: August Financial Report.
7. Discuss and consider action: 2026 International Conference of Shopping Centers Conference.
8. 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 2nd day of September 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 September 2, 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 19<sup>th</sup> day of August 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: Jessi Carpenter, 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 July 15, 2025 Regular Meeting Minutes  
Approval of the August 6, 2025 Budget Workshop Minutes

Board Member Keith McBurnett made a motion to approve the consent agenda as presented. Board Member Habib Erkan, Jr. seconded the motion. The motion passed unanimously.

ACTION ITEMS:

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

Jessi Carpenter reported that, to date, the Board has awarded \$26,109.97 in grant assistance. Recipients include Gude's Bakery, Our House Real Estate, Trailblazer Grille, and Bill's Burgers.

An additional four businesses had previously been approved for funding; however, construction details are still in progress and require final approval. The pending amount for these projects totals \$36,409.66.

Title Euphoria, a bookstore, submitted an application for a new sign and a façade refresh in the amount of \$2,850. Board Member Matt Kelley made a motion to approve the application as presented. Board Member Keith McBurnett seconded the motion. The motion passed unanimously.

Dat'z BBQ submitted a request to improve their parking lot. The Board determined that the more pressing need was the removal of an additional building located on the east side of the property. Mrs. Carpenter will discuss options with the applicant and return to the Board with an update at a later date.

Jenkin's Funeral Home requested funding for new exterior doors. Board Member Habib Erkan, Jr. made a motion to deny the application as presented. Board Member David Vaughn seconded the motion. The motion passed unanimously.

Carolee's, an antique store, submitted a grant application for a major façade renovation. While the Board was generally supportive of the application, they requested more detailed information regarding the renovation plans before making a final decision.

The Board also discussed potential future support for businesses, including items such as furniture replacement. It was agreed that such requests should be evaluated on a case-by-case basis.

Discuss and consider action: Business Retention/Development Program

Board Member David Vaughn introduced the idea of offering funding assistance to businesses for interior improvements, such as vent hoods and grease traps. He noted that such support could aid in business retention and help businesses further develop their models. The Board discussed focusing this potential support on businesses located on Burnet's Historic Square, as they often face greater challenges. Board Member Matt Kelley emphasized the need to establish clear criteria to determine when assistance should be provided and to whom.

No action taken.

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

Board Member David Vaughn reported that there are no updates at this time.

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 Keith McBurnett reported that he had reached out to the individual who had previously expressed interest in the property; however, they indicated that there is nothing to report at this time.

No action 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 stated that although it is a high-cost project, a retention pond will need to be installed to serve the entire parcel. He noted that ongoing maintenance of the pond would be shared among all future owners of the benefiting properties.

Mr. Vaughn also reported that developer Kelly Shaw had reached out regarding a potential location for a Goodwill store. While the Board does not oppose the store, its proposed location, being in close proximity to the hotel currently under construction, is not considered ideal.

No action was taken.

Discuss and consider action: July Financial Report:

Board Member David Vaughn reported that, as of July, the BEDC budget is projected to finish the fiscal year with a profit of \$252,047. While the business grant program could impact the final profit amount, Mr. Vaughn noted that the budget is in overall great shape.

He also reminded the Board that several significant expenses are still forthcoming, including the second payment to the City of Burnet for the Beall's property and the cost of the planned retention pond.

No action taken.

Discuss and consider action: Burnet Community Coalition:

Maria Gonzales reported that the August 16<sup>th</sup> concert, featuring Dysfunkshun Junkshun drew a smaller crowd compared to most of the Jackson Street Jams concerts. However, the audience was enthusiastic and appeared to enjoy the different styles of music.

No action taken.

Discuss and consider action: Digital billboard contract renewal:

Adrienne Feild reported to the Board that the digital billboard located in Seward Junction is up for renewal. Board Member David Vaughn made a motion to approve the lease for a one-year term in the amount of \$17,400. Board Member Matt Kelley seconded the motion. The motion passed unanimously.

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 4:38 p.m. and seconded by Board Member Matt Kelley. 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**

September 9, 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**

September 9, 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**

September 9, 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**

September 9, 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**

September 9, 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**

September 9, 2025

### **Agenda Item**

Discuss and consider action: August Financial Report.

### **Information**

To be presented at the meeting.

### **Fiscal Impact**

### **Recommendation**

To be determined by the Board.



## Item Brief

### **Meeting Date**

September 9, 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**

September 9, 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.