



NOTICE OF MEETING OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION

Notice is hereby given that a **Regular Meeting** will be held by the Burnet Economic Development Corporation (BEDC) on the **18th day of June 2024** at **3:00 p.m.** in the Council Chambers, Burnet Municipal Airport, 2402 S. Water, 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:

2.1) Approval of the May 21, 2024, Regular Meeting minutes

3. ACTION ITEMS:

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

3.2) Discuss and consider action: Related to the potential sale of all or portions of Eastside Commercial Park located on Highway 29 East.

3.3) 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).

3.4) Discuss and consider action: Coke Street Re-Alignment Project.

3.5) Discuss and consider action: Wedding Oak Winery Building and Lease Agreement.

3.6) Discuss and consider action: Burnet Community Coalition.

3.7) Discuss and consider action: Appointment of an additional member to the Architectural Control Committee for the Crossings at 281.

3.8) Discuss and consider action: Appointment of an additional member to the Architectural Control Committee for Eastside Commercial Park.

3.9) Discuss and consider action: Request for assistance with revitalization of 101 and 127 E. Jackson Street.

3.10) Discuss and consider action: Fiscal Year 2024/25 Operating and Capital Budgets.

4. CONVENE TO EXECUTIVE SESSION:

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

5. RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION:

5.1) 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 June 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 June 14, 2024, at or before 3 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 faxed to the City Secretary at 512.756.8560.

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 21st day of May 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, Cary Johnson, Ricky Langley, Mary Jane Shanes, Brad Zehner, Katy Randall

Guests: Adrienne Feild

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

CONSENT AGENDA:

Approval of the April 16, 2024, BEDC Regular Meeting minutes: Board Member Katy Randall moved to approve the consent agenda as presented. Council Member Philip Thurman 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 updated all present that Marriott has requested additional sound attenuation due to the close proximity of the airport near the hotel site. Additionally, it was reported that upon the completion and receipt of the LOMR, the entire property will be re-platted accordingly. 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 presented the board with pictures of construction progress that has begun at the Tractor Supply project. 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): Board Member David Vaughn provided an update on the demolition of the Bealls building. The demolition is now complete and City staff will add gravel to the parking lot, as well as silt fencing. Mr. Vaughn also confirmed that the removal cost for four small gas tanks from the Kroeger property was \$32,000 as per the contract. The asbestos team will begin their removal this week. It was discussed that once the property is entirely clean and ready for sale, an EDC sign be placed on it. No action was taken.

Discuss and consider action: Related to the Coke Street Re-Alignment Project: Board Member David Vaughn confirmed that a meeting to discuss the realignment has been scheduled with TxDot, the sheriff's office, and city staff. All agree that this is necessary for public safety. No action taken.

Discuss and consider action: Wedding Oak Winery Building and Lease Agreement: There was discussion amongst the board regarding the building and the existing contract. No action taken.

Discuss and consider action: Related to the findings of the Burnet Community Coalition: Maria Gonzales updated all present that the first concert of the summer seemed to be successful with good attendance. 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 Mary Jane Shanes at 3:55 p.m., seconded by Board Member Brad Zehner. The motion carried unanimously.

ATTEST:

Maria Gonzales, City Secretary

Cary Johnson, President
Burnet Economic Development Corporation



ITEM 3.1

Agenda Item Brief

Meeting Date:	June 18, 2024
Agenda Item:	Discuss and consider action: Related to the potential sale of all or portions of the Crossings at 281 South Commercial Park.
Background:	To be presented at the meeting.
Information:	
Fiscal Impact:	
Recommendation:	To be determined by the board.



ITEM 3.2

Agenda Item Brief

Meeting Date: June 18, 2024

Agenda Item: Discuss and consider action: Related to the potential sale of all or portions of Eastside Commercial Park located on Highway 29 East.

Background: To be presented at the meeting.

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 3.3

Agenda Item Brief

Meeting Date: June 18, 2024

Agenda Item: 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).

Background:

Information: To be presented at the meeting.

Fiscal Impact:

Recommendation: To be determined by the Board.



ITEM 3.4

Agenda Item Brief

Meeting Date: June 18, 2024

Agenda Item: Discuss and consider action: Coke Street Re-Alignment Project.

Background: To be presented at the meeting.

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 3.5

Agenda Item Brief

Meeting Date: June 18, 2024

Agenda Item: Discuss and consider action: Wedding Oak Winery Building and Lease Agreement.

Background: To be presented at the meeting.

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 3.6

Agenda Item Brief

Meeting Date: June 18, 2024

Agenda Item: Discuss and consider action: Burnet Community Coalition.

Background: To be presented at the meeting.

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 3.7

Agenda Item Brief

Meeting Date: June 18, 2024

Agenda Item: Discuss and consider action: Appointment of an additional member to the Architectural Control Committee for the Crossings at 281.

Background: To be presented at the meeting.

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 3.8

Agenda Item Brief

Meeting Date: June 18, 2024

Agenda Item: Discuss and consider action: Appointment of an additional member to the Architectural Control Committee for Eastside Commercial Park.

Background: To be presented at the meeting.

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 3.9

Agenda Item Brief

Meeting Date: June 18, 2024

Agenda Item: Discuss and consider action: Request for assistance with revitalization of 101 and 127 E. Jackson Street.

Background: To be presented at the meeting.

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 3.10

Agenda Item Brief

Meeting Date: June 18, 2024

Agenda Item: Discuss and consider action: Fiscal Year 2024/25 Operating and Capital Budgets.

Background: To be presented at the meeting.

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 4.1

Agenda Item Brief

Meeting Date: April 16, 2024

Agenda Item: Executive Session: 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

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.