



## **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 **16<sup>th</sup> day of July 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 June 18, 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: Request for assistance with revitalization of 101 and 127 E. Jackson Street.

3.8) 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 11<sup>th</sup> day, of July 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 July 11, 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.

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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 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 18<sup>th</sup> day of June 2024, the Burnet Economic Development Corporation of the City of Burnet convened in Regular Session, at 3:21 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, Brad Zehner

Absent: Cary Johnson

Guests: None.

CALL TO ORDER: The meeting was called to order by Board Vice President Philip Thurman at 3:21 p.m. and quorum was established.

CONSENT AGENDA:

Approval of the April 16, 2024, BEDC Regular Meeting minutes: Board Member Ricky Langley moved to approve the consent agenda as presented. Board Member Brad Zehner 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 the hangar project is currently underway. The LOMR has also been submitted. Updates to Houston Clinton and the veterinary clinic will need to be completed by a contractor. 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 the Tractor Supply project continues to make great progress. The opening date has been tentatively scheduled for September 2024. 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 reported that an email has been received with the final paperwork for the tank removal. The removal project is now considered complete. The board discussed possible options for the property. No action was taken.

Discuss and consider action: Related to the Coke Street Re-Alignment Project: Board Member David Vaughn confirmed that a meeting was held to discuss the realignment. Currently, there is still much to be determined, such as the cost of the project. No action taken.

Discuss and consider action: Wedding Oak Winery Building and Lease Agreement: David Vaughn reported that there are no updates to provide. No action taken.

Discuss and consider action: Related to the findings of the Burnet Community Coalition: Maria Gonzales updated all present on the second concert of the summer. Mrs. Gonzales stated that the crowd was likely smaller, but seemed to enjoy the band, Departure ATX. AI data will be provided by Blair Manning with Burnet County Tourism at a later date. No action taken.

Discuss and consider action: Appointment of an additional member to the Architectural Control committee for the Crossings at 281: Board Member Ricky Langley nominated Board Member David Vaughn to the committee. Vice President Philip Thurman seconded the motion. The motion carried unanimously.

Discuss and consider action: Appointment of an additional member to the Architectural Control committee for Eastside Commercial Park: Board Member Ricky Langley nominated Member David Vaughn to the committee. Vice President Philip Thurman seconded the motion. The motion carried unanimously.

Discuss and consider action: Request for assistance with revitalization of 101 and 127 E. Jackson Street: David Vaughn discussed that Brandon Krause has purchased 127 E. Jackson and has 101 E. Jackson under contract. Once renovations are underway, it is likely that Mr. Krause will come before the board in search of revitalization opportunities.

Discuss and consider action: Fiscal Year 2024/25 Operating and Capital Budgets: Board Member David Vaughn reviewed various budget items with the board. No action was 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 Vice President Philip Thurman at 4:47 p.m., seconded by Board Member Brad Zehner. The motion carried unanimously.

**ATTEST:**

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Cary Johnson, President  
Burnet Economic Development Corporation

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Maria Gonzales, City Secretary



## ITEM 3.1

### Agenda Item Brief

<b>Meeting Date:</b>	July 16, 2024
<b>Agenda Item:</b>	Discuss and consider action: Related to the potential sale of all or portions of the Crossings at 281 South Commercial Park.
<b>Background:</b>	To be presented at the meeting.
<b>Information:</b>	
<b>Fiscal Impact:</b>	
<b>Recommendation:</b>	To be determined by the board.



## ITEM 3.2

### Agenda Item Brief

**Meeting Date:** July 16, 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:** July 16, 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:** July 16, 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:** July 16, 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:** July 16, 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:** July 16, 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 3.8

### Agenda Item Brief

**Meeting Date:** July 16, 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:** July 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.