



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 **20th day of August 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 July 16, 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: 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 15th day of August 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 August 15, 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 16th day of July 2024, the Burnet Economic Development Corporation of the City of Burnet convened in Regular Session, at 3:01 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, Brad Zehner, Keith McBurnett
Guests: Brandon Krause, Thomas West, Angie Beyer

CALL TO ORDER: The meeting was called to order by Board President Cary Johnson at 3:01 p.m. and quorum was established.

CONSENT AGENDA:

Approval of the June 18, 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: Thomas West, a representative from the Sonic franchise, spoke to the board about a possible relocation for the local Sonic restaurant. The current location is on Highway 29, and Mr. West feels that a location on Highway 281 would generate better visibility and therefore, improve profits. The board reported to Mr. West that further discussion needed to occur amongst the board. Board Member David Vaughn updated all present that the veterinary clinic is also still interested in property within the Crossings at 281. 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: No updates given. 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 at this time, there are no updates. No action was taken.

Discuss and consider action: Related to the Coke Street Re-Alignment Project: Board Member David Vaughn reported to the board that discussions are still ongoing with the sheriff's office, but there has not been too much progress on the project. No action taken.

Discuss and consider action: Wedding Oak Winery Building and Lease Agreement: Board Member David Vaughn suggested the possibility of putting the building up for sale. The board discussed options, and it was determined that Mr. Vaughn and Vice President Thurman will do some detailed research and return to the board with more details. No action taken.

Discuss and consider action: Related to the findings of the Burnet Community Coalition: Maria Gonzales updated all present on the third concert of the summer, the Bellamy Brothers. Despite the rain, this was one of the largest crowds. Mrs. Gonzales also reported that the Coalition has discussed adding a couple of additional concerts next summer. Vice President Philip Thurman reported that the Coalition will make use of AI data to determine what types of additional concerts would be the best fit based on the concert audience demographics. Mr. Vaughn shared with the board the possibility of several local entities purchasing a stage. The stage would be shared among the groups and at times, even loaned to some local organizations. No action taken.

Discuss and consider action: Request for assistance with revitalization of 101 and 127 E. Jackson Street: Brandon Krause, discussed his future plans with the board. Mr. Krause discussed his anticipated costs and stated that in the near future, he would like the board to consider offering some financial assistance. No action taken.

Discuss and consider action: Fiscal Year 2024/25 Operating and Capital Budgets: Board Member David Vaughn reported that the corporation currently has a \$2 million debt capacity. 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 4:54 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:	August 20, 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: August 20, 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:	August 20, 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:	August 20, 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: August 20, 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: August 20, 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: August 20, 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: August 20, 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.