

4BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION
JULY 20, 2026
DRAFT MINUTES

BOARD MEMBERS PRESENT:

Larry Scott, Place 1
Phil Anderson, Place 2

Adam Russell, Vice-President, Place 5

BOARD MEMBERS ABSENT:

Dan McClendon, President, Place 3
Alexa Boedeker, Place 4

Staff present:

Tommy Ludwig, City Manager
Harlan Jefferson, Deputy City Manager
Eric Oscarson, Deputy City Manager
Amanda Campos, City Secretary
Monica Solko, Deputy City Secretary
Matt Ribitzki, Deputy City Attorney

1. CALL TO ORDER – 4:30P.M.

Vice-President Adam Russell called the meeting to order. **Time: 4:32 P.M.**

2. CITIZEN APPEARANCE

- No speakers.

3. GENERAL

A. Minutes from the June 15, 2026 Economic Development Corporation (Type A) meeting. (*Staff Contact: Amanda Campos, City Secretary*)

Motion by Larry Scott and seconded by Phil Anderson to approve.

Motion passed 3-0, with Dan McClendon and Alexa Boedeker absent.

B. 4A07202026Property130ERenfro, resolution authorizing a real estate contract between the Burleson 4A Economic Development Corporation and Street Realty Capital, LLC, for the purchase of property located at 130 E. Renfro Street, Burleson, Texas in the amount of \$2,000,000 dollars. (*Staff Contact: Alex Philips, Director of Economic Development*)

Alex Philips, Director of Economic Development, presented Items 3B and 3C together, providing an overview of the proposed real estate contract and performance agreement for the redevelopment of 130 E. Renfro Street. Staff explained that a Letter of Understanding with Street Realty, originally executed for 90 days in December, had been extended an additional 60 days to finalize a development agreement. The proposed project includes three buildings totaling

approximately 36,000 square feet: a two-story, 13,000-square-foot office building, a 6,000-square-foot restaurant with outdoor patio seating, and a 4,000-square-foot retail building. The development will comply with Old Town design standards, enhance walkability, and improve connectivity to Main Street across the railroad. Staff reviewed the developer's obligations, including purchasing the property by April 1, 2027, making a minimum \$10 million capital investment, completing the three-building development, and meeting specified building permit and certificate of occupancy milestones through December 31, 2029. Staff also outlined the Burleson Economic Development Corporation's proposed incentives totaling up to \$2 million, including grants tied to development milestones, certificates of occupancy, and executed leases with qualifying sales tax-generating tenants, as well as a clawback provision requiring repayment of incentive funds if construction is not completed after commencement. There were no questions from the Type A Board, and the Board expressed agreement with the proposed changes and Economic Development staff's recommendations.

There were no questions from the 4A board.

Motion by Larry Scott and seconded by Phil Anderson to approve.

Motion passed 3-0, with Dan McClendon and Alexa Boedeker absent.

- C. 4A07202026Performance130ERenfro, resolution authorizing a Performance Agreement between the Burleson 4A Economic Development Corporation and Street Realty Capital, LLC, for the development of the property located at 130 E. Renfro Street, Burleson, Texas. (Staff Contact: Alex Philips, Director of Economic Development)**

Motion by Phil Anderson and seconded by Larry Scott to approve.

Motion passed 3-0, with Dan McClendon and Alexa Boedeker absent.

4. BOARD REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS

- None.

5. RECESS INTO EXECUTIVE SESSION

In accordance with Chapter 551 of the Texas Government Code, the Economic Development Corporation may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

- **Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code**

No executive session.

6. ADJOURNMENT

There being no further discussion Vice-President Adam Russell adjourned the meeting.

Time: 4:40 P.M.

Monica Solko
Deputy City Secretary