

STATE OF TEXAS {}
COUNTY OF BURNET {}

On this the 17th day of December 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: President Cary Johnson, David Vaughn, Philip Thurman, Ricky Langley, Josh Milam, Keith McBurnett

Absent: Habib Erkan, Jr.

Guests: Jessi Carpenter, Elizabeth De Los Santos, Adrienne Feild, Grayson Jaynes

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

CONSENT AGENDA:

Approval of the November 19, 2024 BEDC Regular Meeting Minutes

Board Member Keith McBurnett moved to approve the consent agenda as presented. Board Member Ricky Langley seconded. The motion carried unanimously.

ACTION ITEMS:

Discuss and consider action: Request for assistance with revitalization for 236 S. Main and 101 E. Jackson: Brandon Krause, not in attendance, approached Board Member David Vaughn, to discuss a request for revitalization funding for 236 S. Main. Mr. Krause currently has the property under contract but would like the Board to consider awarding approximately \$750,000 in revitalization assistance. Without Mr. Krause present to answer any questions, the Board determined that more information is needed before it can decide whether to consider any financial assistance. 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: Grayson Jaynes with Edward Jones would like to purchase a smaller portion of property, approximately 0.7 acres, on one of the plats. This would square up an adjacent property, thereby making it more desirable for the Board for a future sale. Mr. James will work with a site plan developer to verify that his building prototype will fit adequately on the parcel of property and will return to the Board when complete. Mr. Jaynes stated he will contact an engineer to determine if 0.7 acres is big enough or if he will need more acreage. No action taken.

Discuss and consider action: Related to the potential sale of all or portions of The Crossings at 281 South Commercial Park: Marcus Dawes submitted his preliminary site plan to Board Member David Vaughn. Mr. Dawes is proposing a purchase price of \$8/square foot for the property he is interested in. The Board indicated they would consider selling at \$14/square foot with a performance rebate option. No action taken.

Board Member Vaughn also reported that QT has continued their quest in reaching out to the owner of the Shell convenience store adjacent to the property they are interested in, but there is nothing further to report. In addition, Mr. Vaughn informed the Board that the bids for Houston Clinton have been released. No action taken.

Discuss and consider action: Related to the potential sale of all or portions of 118 E. Polk Street: Board Member David Vaughn informed the Board that there were no updates to report aside from the owner of Bella Serra restaurant reaching out to him regarding the property. No action taken.

Discuss and consider action: Use of proceeds from the sale of the Badger Building and possible early debt payoff: Board Member David Vaughn related that the proceeds can only be used on debt payoff or for the restoration of a historic building downtown. The Board does have time to make a decision at a later date and will revisit the topic in a few months. No action taken.

Discuss and consider action: Burnet Community Coalition: Board Member Philip Thurman reported that the two Christmas events, the Lighting of the Square and Christmas on the Square had a great turnout for both events. The next big event for the Coalition is the ICSC Conference in Dallas. The event is scheduled for January and is an opportunity for Burnet to recruit possible businesses to our community. Further, it was reported that the summer concert series for 2025 has been secured with dates and acts, however contracts are still being reviewed and finalized. 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: No action taken.

REQUESTS FROM BEDC FOR FUTURE REPORTS: None.

ADJOURN: There being no further business, a motion to adjourn was made by Board Member Philip Thurman at 3:56 p.m. and seconded by Board Member Keith McBurnett. The motion carried unanimously.

ATTEST:

Maria Gonzales, City Secretary

Cary Johnson, President
Burnet Economic Development Corporation