

STATE OF TEXAS {}
COUNTY OF BURNET {}

On this, the 9th day of December 2025, the Burnet Economic Development Corporation of the City of Burnet convened in Regular Session, at 3:00 p.m., at the Council Executive Conference Room, 301 East Jackson Street, Burnet, with the following members present, to-wit:

Board Members: President Philip Thurman, Matt Kelley, Ricky Langley, Keith McBurnett, Josh Milam, David Vaughn, Ben Farmer

Guests: Jessi Carpenter, Adrienne Feild, Teryl McFerrin, Habib Erkan, Jr.

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

CONSENT AGENDA:

Approval of the November 10, 2025 Regular Meeting Minutes
Approval of the November 20, 2025 Workshop Minutes

Board Member Keith McBurnett made a motion to approve the consent agenda as presented. Board Member Josh Milam seconded the motion. The motion passed unanimously.

ACTION ITEMS:

Discuss and consider action: Monthly Financial Report:

Finance Director Patricia Langford provided a brief update on the BEDC budget. She noted several significant payments made during the reporting period, including the CAF subsidy, the debt service payment for the 281 South Commercial Park, and expenditures related to the BEDC Grant Program.

It was reported that the total cash balance as of November 30, 2025, was \$1,801,628.44. Board Member David Vaughn indicated that this balance may change depending on possible land sales and the development of the pond on the 281 South Commercial property; however, the budget remains in good financial condition.

Discuss and consider action: BEDC Business Grant Program and consideration of applications for assistance.

Board Member Keith McBurnett provided an update on proposed changes to the rules and regulations of the BEDC Grant Program. The proposed revisions include adjusting the maximum allowable reimbursements for signage, modifying the requirements necessary to qualify for funding, and removing roof repair as an eligible reimbursement item.

Board Member Ricky Langley made a motion to update the application guidelines as

discussed. Board Member Matt Kelley seconded the motion. The motion passed unanimously.

Jessi Carpenter provided an update on the BEDC Grant Program. Mrs. Carpenter reported that South of Here Co., Integrative Health Solutions, and Burnet Dry Cleaners are currently updating their applications and continuing to move through the review process. Several other businesses have signed their agreements, and project work has begun. Mrs. Carpenter also shared before-and-after photos of Carolee's, the program's standout project to date.

Discuss and consider action: Related to the development and/or potential sale of all or portions of the property located at the intersection at Polk and Pierce Street:

Board Member David Vaughn reported that he had contacted a potential developer regarding the possibility of constructing a strip center on the property, to be able to discuss available options with the Board. The developer advised that creating a preliminary site plan, including a front façade concept, would be the most effective approach for attracting prospective businesses, as it would allow potential tenants/end users to visualize their opportunities.

Mr. Vaughn asked the Board whether they wished to proceed with obtaining architecture and engineering services for this proposal, at an estimated cost of \$6,000. Board Member Matt Kelley moved to approve the proposal for architecture and engineering services, and Board Member Josh Milam seconded the motion. The motion passed unanimously.

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

Board Member David Vaughn reported that developer Kelly Shaw contacted him again regarding a potential Goodwill franchise. Mr. Vaughn noted that Goodwill is actively seeking a location in the area; however, no additional information was available at this time.

No action was taken.

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

Mr. Vaughn also reported that quotes for construction of a joint detention and water quality pond have been submitted. These quotes, based on the existing engineering plans, range from \$365,000 to \$700,000, which is significantly higher than initially anticipated. Mr. Vaughn informed the board that informal bids are being solicited with a due date of approximately 2 weeks from the date of the meeting.

Once all quotes have been received, Mr. Vaughn will provide an update to the Board so that a final decision can be made regarding the retention pond project.

No action was taken.

Discuss and consider action: 2026 International Council of Shopping Centers Conference:

Adrienne Feild provided a brief update on the upcoming conference. She noted that the exhibit booth will be significantly smaller this year, resulting in a greatly scaled-back display. The booth's theme will be BBQ-focused, featuring items such as spices/rubs and other camping-related products. Mr. Vaughn and Mrs. Feild emphasized that the goal is for participants to "remember the booth."

No action taken.

Discuss and consider action: Burnet Community Coalition:

No action taken.

Discuss and consider action: Goals, priorities, objectives, and future projects for the Burnet Economic Development Corporation:

No action taken.

Discuss and consider action: Business Retention/Development Programs.

No action taken.

CONVENE TO EXECUTIVE SESSION: None.

RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION: None.

REQUESTS FROM BEDC FOR FUTURE REPORTS: None.

ADJOURN: There being no further business, a motion to adjourn was made by Board President Philip Thurman at 4:01 p.m.

ATTEST:

Philip Thurman, President
Burnet Economic Development Corporation

Maria Gonzales, City Secretary