

STATE OF TEXAS            {}  
COUNTY OF BURNET        {}

On this the 21<sup>st</sup> day of January 2025, 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, Adrienne Feild, Brandon Krause

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 December 17, 2024 BEDC Regular Meeting Minutes

Board Member Philip Thurman moved to approve the consent agenda as presented. Board Member Josh Milam seconded. The motion carried unanimously.

ACTION ITEMS:

Discuss and consider action: Approval of Resolution No. BEDC R2025-01: D. Vaughn

A RESOLUTION OF BOARD OF DIRECTORS OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION APPROVING A SECOND AMENDMENT TO THE PERFORMANCE AGREEMENT INCENTIVIZING THE DEVELOPMENT OF A HOTEL ON A LOT WITHIN THE CROSSING AT 281 SUBDIVISION AND AUTHORIZING THE BOARD PRESIDENT TO EXECUTE NECESSARY INSTRUMENTS: Board Member Philip Thurman made a motion to approve BEDC R2025-01 with amendments to adjust the square footage of the meeting space and removal of the pool. Board Member Ricky Langley seconded. The motion carried unanimously.

Discussion and consider action: Providing direction to staff on negotiations of financial incentives to assist Perfect Cuts Inc. to locate in Burnet, Texas: Brandon Krause addressed the Board regarding a sales tax abatement or rebate incentive for his landscaping business, Perfect Cuts, Inc. Mr. Krause reported that he would like to move the reporting of sales tax for his business from Austin to Burnet. He is reaching out to various municipalities shopping around for the best incentive. Per Mr. Krause, Dripping Springs has offered a sales tax abatement of 50% for 10 years. More research will need to be done on behalf of the Board before an offer is made to Mr. Krause, if there is one. No action taken.

Discuss and consider action: Request for assistance with revitalization for 236 S. Main and 101 E. Jackson: Brandon Krause has 236 S. Main Street under contract with the idea that the building will become a steakhouse and speakeasy. He presented a construction budget for renovations and a

proforma to the Board. The building will require extensive renovations. Mr. Krause is asking the Board for financial assistance in the amount of \$750,000 to aid in the renovations to the building. Mr. Krause reported that his option window for purchase will end on March 5<sup>th</sup>. The Board will review and consider his request within the next 20-30 days. No action taken.

Mr. Krause also approached the Board with respect to funding for 101 E. Jackson. Mr. Krause is the owner of the building with a tenant, Fratelli's, who has undertaken a major kitchen renovation. However, most of the renovation was in the form of kitchen equipment and therefore, not the actual building. The Board believes that EDC funds are best utilized when working with the building owner to support renovations rather than assisting tenants with equipment purchased. 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: Board Member David Vaughn reported to the Board that Grayson Jaynes is working on an overall site plan but will likely need more land to achieve his desired result. No action taken.

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 communicated to the Board that the property Marcus Dawes has under consideration includes a utility easement which is creating issues with the detention pond requirement and placement. Quatro Consulting has agreed to evaluate the area in an effort to move the detention pond to another part of the property. No action taken.

Discuss and consider action: Related to the potential sale of all or portions of 118 E. Polk Street Properties: Board Member Keith McBurnett reported that Clint Golightly reached out asking if batting cages would be of interest to the board. Board Member David Vaughn related that a representative with Bella Sera reached out about the property but there was nothing further. No action taken.

Discuss and consider action: Use of proceeds from the sale of the Badger Building and possible early debt payoff: The Board will continue as is. No action taken.

Discuss and consider action: Burnet Community Coalition: Maria Gonzales reported that the Coalition is embarking on a beautification program within the community along the main corridors of the city. Members of the Coalition have taken different areas of town to review and inspect properties. The members are looking for things such as code violations and areas that are in need of attention and improvements like signage. It was also related that the new line up for the Jackson Street Jams 2025 concert series has been released. There are additional dates, and the lineup includes a variety of music such as Tejano, country, and classic rock.

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 President Cary Johnson at 4:33 p.m. and seconded by Board Member Philip Thurman. The motion carried unanimously.

**ATTEST:**

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Cary Johnson, President  
Burnet Economic Development Corporation

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Maria Gonzales, City Secretary