

STATE OF TEXAS        {}  
COUNTY OF BURNET    {}

On this, the 10<sup>th</sup> day of March 2026, the Burnet Economic Development Corporation of the City of Burnet convened in Regular Session at 3:00 p.m., in the City Hall Executive Conference Room, 301 East Jackson Street, Burnet, with the following members present, to-wit:

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

Absent: Ben Farmer

Guests: Jessi Carpenter, Adrienne Feild, Habib Erkan, Jr., Patricia Langford, Caden Senn

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 February 10, 2026 Regular Meeting Minutes

Board Member Keith McBurnett made a motion to approve the minutes as presented. Board Member Matt Kelley seconded the motion. The motion passed unanimously.

ACTION ITEMS:

Discuss and consider action: Approval of a Performance Agreement between the Burnet Economic Development Corporation and Highland BTX, LLC, providing an economic development incentive for the redevelopment of the former Burger King property for an HTeaO retail store.

Board Member David Vaughn reported that the agreement is still in process and will be brought back to the Board at a later date.

Discuss and consider action: Approval of Payroll Incentive payment to Primax Properties in accordance with the incentive agreement for Tractor Supply.

Board Member David Vaughn reported that he is still awaiting some final documents but noted that the incentive payment to Primax Properties will be due soon. The amount is expected to be \$10,000 or less, and he will proceed with the payment when it becomes due.

Discuss and consider action: Monthly Financial Report:

Finance Director Patricia Langford reported that the BEDC budget is in good shape, with a balance of \$1,798,672.80 in unrestricted cash. Sales tax revenue continues to perform well as the primary source of revenue, and expenses are tracking on target. The largest expenses to

date have been the ICSC Conference and Jackson Street Jams.

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

Jessi Carpenter provided an update on the BEDC Grant Program. To date, the Board has spent a total of \$215,764.02, with a remaining balance of \$184,235.98 from the designated budget. Two businesses, Mad Hatters and Social Empowerment Texas, submitted inquiries; however, both were denied due to ineligibility.

Although a pre-application meeting was held with Burnet Antique Mall and Strahan Properties, those projects have not moved forward. Progress continues on projects for Reese's Truck Pieces, Savuth Te Jewelry, and South of Here Co.

Mrs. Carpenter also presented a project submitted by Sister's Coffee. After reviewing the quotes received, Board Member Josh Milam made a motion to approve \$15,000 toward the proposed project for Sister's Coffee. Board Member Matt Kelley seconded the motion, and it passed unanimously.

The Board discussed Dairy Queen and its recently replaced sign. City staff will reach out to Dairy Queen ownership about the possibility of converting the current sign into a monument sign with funding assistance from the grant program. The Board also discussed Consolidated Water, which sustained considerable damage from the July flood. Board Member David Vaughn will speak with the owner and invite him to attend a future Board meeting so that available options and information can be discussed.

The timeline for grant completion has been updated to six months from the notice of award date. This revised language will be included in the grant application.

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 presented a sample rendering of a retail center, which will be used for marketing purposes.

Board Member Keith McBurnett reported that he has reached out to representatives with Dine Brands regarding the new IHOP/Applebee's dual-branded concept but has not yet received a response.

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 there are no updates to report at this time.

Discuss and consider action: Related to the potential development and/or sale of all or portions of the property located at Coke Street and Highway 29 East.

Board Member David Vaughn stated that the land is no longer considered necessary to the Board since TxDOT will not allow a traffic signal to be installed at the intersection. Mr. Vaughn noted that Clint Small has made an offer to purchase the property back if the Board is interested in selling. Mr. Vaughn will reach out to Mr. Small, and if he is no longer interested, he will contact Burnet County, as the land is adjacent to their current property.

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 stated that there are no updates to report.

Discuss and consider action: Summer Concert Series.

Board Member David Vaughn reported that the contract for Cory Morrow has some legality concerns from City Attorney Habib Erkan. A revised contract is pending, however, if the parties not reach an agreement, a new artist will be scheduled.

Discuss and consider action: Burnet Community Coalition:

None.

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

None.

CONVENE TO EXECUTIVE SESSION:

Pursuant to Section 551.072 Texas Government Code to 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 in the City limits of Burnet, Texas: D. Vaughn

A motion was made at 3:57 p.m. by Board Member Ricky Langley to enter into executive session. The motion was seconded by Board Member Matt Kelley and passed unanimously.

RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION: None.

A motion was made at 4:15 p.m. by Board Member Matt Kelley to enter into executive session. The motion was seconded by Board Member Keith McBurnett and passed unanimously.

Discuss and consider action: Regarding deliberations on the purchase, exchange, lease, or value of real property located within the city of Burnet.

A motion to proceed as discussed in Executive Session was made by Board Member Josh Milam.

The motion was seconded by Board Member Matt Kelley and passed unanimously.

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 4:15 p.m.

**ATTEST:**

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Philip Thurman, President  
Burnet Economic Development Corporation

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Maria Gonzales, City Secretary