

STATE OF TEXAS {}
COUNTY OF BURNET {}

On this the 15th day of April 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, Habib Erkan, Jr.

Guests: Adrienne Feild, Jessi Carpenter

CALL TO ORDER: The meeting was called to order by Board President Cary Johnson at 3:02 p.m. and a quorum was established.

CONSENT AGENDA:

Approval of the March 18, 2025 BEDC Regular Meeting Minutes

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

ACTION ITEMS:

Discuss and consider action: THIRD AMENDMENT TO PERFORMANCE AGREEMENT BETWEEN THE BURNET ECONOMIC DEVELOPMENT CORPORATION AND TEKMAK BURNET HOTEL, LP.: Board Member Ricky Langley made a motion to approve the Third Amendment to the Performance Agreement as presented. Board Member Philip Thurman seconded the motion. The motion carried unanimously.

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 reported to the Board that the replat for Marcus Dawes is still underway. A detention pond will be necessary for the development, with an estimated cost of approximately \$350,000.

Mr. Vaughn noted that TEKMAK has received a quote from Atmos to provide gas service to the hotel site. The projected cost ranges from \$135,000 to \$230,000, depending on the final location of the service connection.

Board Member David Vaughn also relayed to the Board that a power sports dealer originally expressed interest in the southeast tract. However, they are now interested in a potential location within Eastside Commercial Park.

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 Austin Cotton, a real estate broker, expressed interest in submitting an offer on the property. The offer would include a contingency

stating that the Board retains final approval authority over both the ultimate purchaser and the proposed development. 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 that Lots 7D1 and 7D2 are currently under contract. However, some easement concerns have surfaced based on the recent survey results. The findings are currently under review and more information will be provided as it becomes available.

The power sports dealership has expressed interest in Lot 7F. However, no formal offer has been made at this time.

No action taken.

Discuss and consider action: The utilization of BEDC funds for beautification grants: Board Member David Vaughn gauged the Board's interest in pursuing a façade and beautification grant program. He noted that such grants would include specific requirements and are intended to create a positive visual impact on the community. Mr. Vaughn emphasized the need for further development of the program, including updated codes and identifying target areas within the community. Additional information will be presented to the Board at a later time. No action taken.

Discuss and consider action: Fiscal Year 2024/25 Financial Report: Board Member David Vaughn provided a brief budget update, noting that sales tax revenue is up by 10%. He also reported that the Badger note has been paid in full, and half of the Beall's property note has also been paid. No action taken.

Discuss and consider action: Burnet Economic Development Corporation Bylaws: Board Members David Vaughn and Philip Thurman discussed amending BEDC Bylaws. The proposed amendment clarifies the eligibility of Council members to continue serving on the BEDC Board if they do not seek, or are not re-elected to, a new term- specifically allowing such members to hold over through the end of their BEDC term in June. Board Member Ricky Langley made a motion to approve the amendment to the Burnet Economic Development Corporation Bylaws. Board Member Keith McBurnett seconded the motion. The motion carried unanimously.

Discuss and consider action: Workforce Network high demand job training program: Board Member David Vaughn reported that he attended a meeting with Fay Crider and Gail Davalos, who currently lead a remarkable job training program to individuals in need. They have announced their retirement, prompting local entities to begin exploring ways to sustain the program and continue its impact in the community after their departure. No action taken.

Discuss and consider action: Burnet Community Coalition: Maria Gonzales reported that the next concert for Jackson Street Jams will take place on May 3, 2025, with David Lee Garza set to perform. Board Member Philip Thurman noted a positive trend in attendance, with recent concerts seeing an increase in turnout. The performances by Wade Hayes and Moe Bandy drew in an estimated crowd of approximately 2,500 people. No action taken.

CONVENE TO EXECUTIVE SESSION:

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, the Burnet Economic Development Corporation of the City of Burnet shall convene in executive session for deliberations pertaining to 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: Board Member Habib Erkan, Jr. made a motion at 4:02 p.m. to convene into executive session. Board Member Philip Thurman seconded the motion. The motion carried unanimously.

RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION:

Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at 236 South Main Street: Board Member Philip Thurman made a motion to reconvene to regular session at 4:15 p.m. Board Member Habib Erkan, Jr. seconded the motion. The motion carried unanimously.

Board Member Philip Thurman made a motion directing staff to prepare a purchase contract for the property located at 236 S. Main Street for a total purchase price of \$250,000 to bring to the Board for review and approval. Board Member Habib Erkan, Jr., seconded the motion. The motion carried unanimously.

REQUESTS FROM BEDC FOR FUTURE REPORTS: None.

ADJOURN: There being no further business, a motion to adjourn was made by Board Member Keith McBurnett at 4:15 p.m. and seconded by Board Member Philip Thurman. The motion carried unanimously.

ATTEST:

Cary Johnson, President
Burnet Economic Development Corporation

Maria Gonzales, City Secretary