

STATE OF TEXAS            {}  
COUNTY OF BURNET        {}

On this the 11<sup>th</sup> day of February 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: Jessi Carpenter, Adrienne Feild

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 January 21, 2025, BEDC Regular Meeting Minutes

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

ACTION ITEMS:

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 HTeaO is experiencing drainage issues on their proposed property. The LOMR is in the process of being filed, which will remove most of the flood plain areas, but not all. The engineers are continuing their efforts to find a solution for the remaining flood plain areas. Mr. Vaughn announced that the groundbreaking ceremony for the Marriott Hotel has been rescheduled for March 26, 2025, at 11:00 a.m. No action taken.

Discuss and consider action: Request for assistance with revitalization for 236 S. Main: The Board held discussion about Mr. Krause's request for funding in the amount of \$750,000 and potential impact on the EDC's overall cash reserves and operating budget. No action taken.

Discuss and consider action: Related to the potential sale of all or portions of 118 E. Polk Street Properties: Board Member David Vaughn reported that while at the ICSC Conference, he was approached by a strip center developer. The developer expressed interest in the property, but nothing further has come of it. No action taken.

Discuss and consider action: Payment or possible extension to the Bealls building note with the City of Burnet and impact on other future projects: Board Member David Vaughn made a motion to pay half, \$557,500.00, of the Bealls note by the end of March 2025 and request an extension the remaining balance until September of 2025. Board Member Ricky Langley seconded the motion. The motion carried 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 stated there were no updates to report. No action taken.

Discuss and consider action: Edward Jones land request for Eastside Commercial Park located on Highway 29 East: Board Member David Vaughn reported to the Board that Grayson Jaynes has submitted a draft of his site plan but is currently considering expanding at his current location. Mr. Jaynes has asked the Board to hold off on any action with the property. No action taken.

Discuss and consider action: Burnet Community Coalition: Board Member Philip Thurman reported on the ICSC Conference, providing details on materials like handouts and videos that were used to promote BEDC properties. The BEDC website is also getting a slight refresh with new marketing videos. 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 President Cary Johnson at 4:28 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