

STATE OF TEXAS            {}  
COUNTY OF BURNET        {}

On this the 9<sup>th</sup> day of May, 2023, the Burnet Economic Development Corporation of the City of Burnet convened in Special 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:       David Vaughn, Philip Thurman, Crista Goble Bromley, Cary Johnson, Brad Zehner

Absent                 Wayne Brown, Mary Jane Shanes

City Secretary:       Kelly Dix

Guests: Adrienne Feild, Maria Gonzales, David Langley

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

CONSENT AGENDA:

Approval of the April 18<sup>th</sup>, 2023 BEDC Regular Meeting minutes:

Board Member Crista Bromley moved to approve the consent agenda as presented. Board Member Mary Jane Shanes. The motion carried unanimously.

Public hearing and action: A RESOLUTION BY THE BOARD OF DIRECTORS OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION DESIGNATING THE DEVELOPMENT OF A RETAIL STORE ON A LOT WITHIN THE EASTSIDE COMMERCIAL SUBDIVISION AS AN ECONOMIC DEVELOPMENT PROJECT; AND AUTHORIZE THE CITY MANAGER TO NEGOTIATE A REAL PROPERTY SALES AGREEMENT AND A PERFORMANCE AGREEMENTS INCENTIVIZING THE DEVELOPMENT OF SAID PROJECT: H. Erkan, Jr.: Habib Erkan, Assistant City Manager, presented the item to Council to conduct the public hearing, discuss and take action on Resolution BEDC R2023-04.

Public Hearing: Board President, Cary Johnson opened the public hearing at 3:10 p.m. and asked if anyone was interested in speaking, if so to approach the podium. David Langley requested clarification on the timeline of the project. Board Member David Vaughn provided clarification. There being no one else wishing to speak, President Cary Johnson closed the public hearing at 3:11 p.m.

Consideration and action: Board Member Crista Bromley moved to approve the Resolution BEDC R2023-04 as presented. Board Member Philip Thurman seconded. The motion carried unanimously.

Public Hearing and action: A RESOLUTION BY THE BOARD OF DIRECTORS OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION DESIGNATING THE DEVELOPMENT OF A NATIONAL FRANCHISE HOTEL AT THE CROSSING AT 281 SUBDIVISION AS A PROJECT THE BURNET ECONOMIC DEVELOPMENT CORPORATION MAY INCENTIVIZE; AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE A REAL ESTATES SALES CONTRACT AND A PERFORMANCE AGREEMENT WITH THE NATIONAL FRANCHISE HOTEL DEVELOPER: H. Erkan, Jr.: Habib Erkan, Assistant City Manager, presented the item to Council to conduct the public hearing, discuss and take action on Resolution BEDC R2023-05.

Public Hearing: Board President, Cary Johnson opened the public hearing at 3:26 p.m. and asked if anyone was interested in speaking, if so to approach the podium. There being no one else wishing to speak, President Cary Johnson closed the public hearing at 3:27 p.m.

Consideration and action: Board Member Crista Bromley moved to approve the Resolution BEDC R2023-04 as presented. Board Member Philip Thurman seconded. The motion carried unanimously.

ACTION ITEMS:

Discuss and consider action: A replat of Lot No. 1, Block A at The Crossings at 281 Commercial Park: Board Member Philip Thurman moved to approve the replat of Lot No. 1, Block A at The Crossings at 281 Commercial Park as presented. Board Member Wayne Brown seconded. The motion carried unanimously.

Discuss and consider action: A replat for Lot 2, Block B at The Crossings at 281 Commercial Park: Board Member Philip Thurman moved to approve the replat of Lot No. 2, Block B at The Crossings at 281 Commercial Park as presented. Board Member Mary Jane Shanes seconded. 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: Pass. No action taken.



Discuss and consider action: Related to the sale of all or portions of the Eastside Commercial Park located on Highway 29 East; Pass. No action taken.

Discuss and consider action: Related to the potential sale of all or portions of 118 S. Polk Street (Old Bealls Building); Board Member David Vaughn discussed the need for consideration of an end use for the facility and what that may require. No action taken.

Discuss and consider action: Related to the Coke Street Re-Alignment Project: Board Member David Vaughn informed all present that the initial engineering report has been received and is being reviewed. Discussions with Loftis automotive will be required.

Discuss and consider action: Related to the Jackson Street Public Restroom Project: Board Member David Vaughn informed all present that the Trimbuilt bid came in at approximately \$750,000.00 and the bid from Nash came in at \$525,000.00. City Staff will continue with negotiations as discussed.

Discuss and consider action: Related to the findings of the Burnet Community Coalition; Pass. No action taken.

Discuss and consider action: 2023 Summer Series Concert: Maria Gonzales updated all present on current plans for the Jams on Jackson event. No action taken.

CONVENE TO EXECUTIVE SESSION; Pass. The Board did not convene in Executive Session and no action taken.

The Board of Directors of the Burnet Economic Development Corporation shall convene in executive session to:

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 Eastside Commercial Park: D. Vaughn

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 at the Crossings at 281 South Commercial Park: D. Vaughn

Pursuant to Sec. 551.087 Texas Government Code to deliberate both: (i) commercial or financial information that the board of directors received from a business prospect that the board of directors seeks to have locate a retail store on property located at Eastside Commercial Park; and (ii) deliberate the offer of a financial or other incentive to said business prospect to facilitate the development of said retail store: D. Vaughn

Pursuant to Sec. 551.087 Texas Government Code to deliberate both: (i) commercial or financial information that the board of directors received from a business prospect that the board of directors seeks to have locate a hotel on property located at The Crossings at 281; and (ii) deliberate the offer of a financial or other incentive to said business prospect to facilitate the development of said hotel: D. Vaughn

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 Eastside Commercial Park: D. Vaughn

Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at the Crossings at 281 South Commercial Park: D. Vaughn

Discuss and consider action: Regarding deliberations of economic development negotiations to facilitate the development of a retail store on real property located at Eastside Commercial Park: D. Vaughn

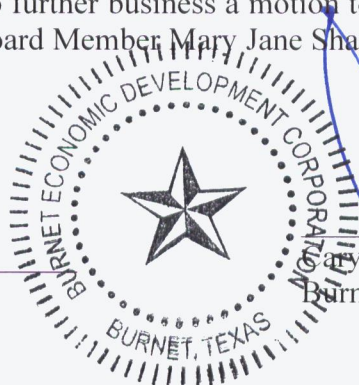
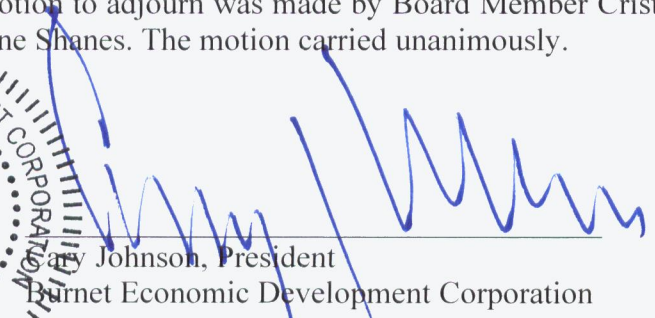
Discuss and consider action: Regarding deliberations of economic development negotiations to facilitate the development of a hotel on real property located at The Crossings at 281: D. Vaughn

REQUESTS FOR FUTURE REPORTS: None.

ADJOURN: There being no further business a motion to adjourn was made by Board Member Crista Bromley at 4:09 p.m., seconded by Board Member Mary Jane Shanes. The motion carried unanimously.

ATTEST:

  
Kelly Dix, City Secretary

  
  
Mary Johnson, President  
Burnet Economic Development Corporation