STATE OF TEXAS {}

COUNTY OF BURNET {}

On this the 1st day of August, 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, Cary Johnson, Brad Zehner, Mary Jane Shanes, Ricky Langley, Katy Randall

Guests: Adrienne Feild, Maria Gonzales, Carly Kehoe-Pearson, Rick Hansen

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 July 18, 2023, BEDC Regular Meeting minutes:

Board Member Katy Randall noted errors in the minutes to include a missing “S” on Mary Jane Shanes name and a Ricky Langley was not shown as not present at the meeting, but motions showed he was present. The Board passed on action and the minutes will be corrected and presented for approval at a later date. No action taken.

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 updated all present on the drainage improvements currently under way. The completion is expected to take approximately six months. 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: 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 informed all present that the Tractor Supply Project is moving along well. Closing on the property is expected in the next 90 days. No action taken.

Discuss and consider action: Related to the Coke Street Re-Alignment Project.: No action taken.

Discuss and consider action: Related to the Jackson Street Public Restroom Project: Construction of the restroom facility has begun and is expected to be completed before the Christmas on the Square events in December. No action taken.

Discuss and consider action: Related to the findings of the Burnet Community Coalition: Board Member Philip Thurman said that the Coalition is looking at possibly adding some events to the “Jams on Jackson” series in the fall when the weather is cooler. Mr. Thurman also stated that there has been a lot of good feedback on the events, both from attendees and businesses. No action taken.

Discuss and consider action: 2023 Summer Series Concert: Updates were provided by Board Member Philip Thurman under the item pertaining to the Burnet Community Coalition. No action taken.

Discuss and consider action: 2024 Bluebonnet Airshow Promotional Sponsorship Agreement: Board Member David Vaughn reviewed the current status of the CAF (Commemorative Air Force) memberships, the lease with the City for the facility, and the concerns associated with the possibility of not being able to provide the Annual Bluebonnet Airshow due to low membership and sponsorship. Discussions with the CAF to garner support of the airshow have included a request for the BEDC to fund a $10,000.00 sponsorship of the airshow from the Hotel/Motel Tax. Mr. Vaughn informed all present that a funding agreement would need to be created by Staff and presented to the Board for approval if that is the Board’s desire. No action was taken.

Discuss and consider action: Proposed 2023/2024 Fiscal Year Burnet Economic Development Corporation budget: Board Member David Vaughn reviewed the proposed BEDC Budget for 2023/2024 Fiscal year, which included the capital and operating budgets, project budget, a separate line item for the Bealls Building, the discussed addition of the line item for the Burnet Community Coalition Committee. No action taken.

CONVENE TO EXECUTIVE SESSION**:** Board Member Mary Jane Shanes moved to convene to Executive Session at 3:05 p.m. Board Member Cary Johnson seconded. The motion carried unanimously.

The Board of Directors of the Burnet Economic Development Corporation shall convene in executive session: 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: Board Member Cary Johnson moved to reconvene to Regular Session at 3:32 p.m. Board Member Mary Jane Shanes seconded. The motion carried unanimously.

Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at Eastside Commercial Park: D. Vaughn: No action taken.

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: No action taken.

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: No action taken.

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: No action taken.

REQUESTS FOR FUTURE REPORTS: None.

ADJOURN: There being no further business a motion adjourn was made by Board Member Mary Jane Shanes at 4:05 p.m., seconded by Board Member Katy Randall. The motion carried unanimously.

ATTEST:

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\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Cary Johnson, President

Kelly Dix, City Secretary Burnet Economic Development Corporation