

STATE OF TEXAS            {}  
COUNTY OF BURNET        {}

On this, the 10<sup>th</sup> day of November 2025, the Burnet Economic Development Corporation of the City of Burnet convened in Regular Session, at 3:00 p.m., at the Council Executive Conference Room, 301 East Jackson Street, Burnet, with the following members present, to-wit:

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

Guests: Jessi Carpenter, Adrienne Feild, Teryl McFerrin

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 October 21, 2025 Regular Meeting Minutes

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

ACTION ITEMS:

Discuss and consider action: October Financial Report:

No action taken.

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

Jessi Carpenter provided a review of the current status of submitted applications. She reported that three businesses - Mama's, El Charro, and Little Texans - that requested assistance with parking lots have not resubmitted updated invoices that include the City Engineer's recommendations. Mrs. Carpenter also provided an update on the application status for South of Here Co., Flee's Antique Market, The Vintage Gypsy, and Hoffy's Pawn. She noted that Strahan Properties has had a couple of tenants reach out with separate requests. Burnet Dry Cleaners is waiting for approval of its proposed sign and building colors as the Board had previously approved a grant of \$10,000 for renovations.

It was also reported that Bubble Pop Soda Shop has submitted an incomplete application, and there will be a review with Crista Bromley, Historic Board President, for paint and sign approval. Peddler's Emporium, Thirsty Penguin, and Integrative Health Solutions all resubmitted applications with updated requests. Peddler's Emporium requested funding for repaving of their parking lot. Board Member Matt Kelley made a motion to approve the request for the front portion of the parking lot, and Board President Philip Thurman seconded the

motion. The motion passed unanimously.

Thirsty Penguin resubmitted its application with a request for new bushes and shrubs in place of the previously requested fence. The revised application remained within the original dollar amount approved by the Board, and the Board expressed no concerns regarding the change.

Integrative Health Solutions requested funding for a new sign quoted at \$14,421.46. Board Member Ricky Langley made a motion to approve funding for a new sign up to \$10,000.00, and Board President Philip Thurman seconded the motion. Board Members Matt Kelley, Josh Milam, Ricky Langley, Keith McBurnett, and Board President Philip Thurman voted to approve the funding, while Board Member David Vaughn voted against the motion. The motion passed.

Discuss and consider action: Related to the development and/or potential sale of all or portions of the intersection at Polk and Pierce Street:

Board Member David Vaughn reported that there are no updates to provide at this time. 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 Goodwill is possibly considering a location in Burnet. The Board agreed that the proposed site would be an appropriate location if Goodwill chooses to move forward. No action was taken.

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 that David Drake, a real estate developer, has contacted him in search of a property of at least two or more acres. Mr. Drake could not disclose the business name at this time.

Mr. Vaughn also reported that the pond is still undergoing the engineering and redesign process. Once completed, the pond will require ongoing maintenance to be shared among all benefiting properties.

No action was taken.

Discuss and consider action: August Financial Report:

No action taken.

Discuss and consider action: 2026 International Council of Shopping Centers Conference:

Board Member David Vaughn reported that there was nothing to report on the ICSC Conference

at this time, but a meeting with those attending would be held soon to discuss details.

No action taken.

Discuss and consider action: Burnet Community Coalition:

Maria Gonzales reported that the concert series for the year is complete. She noted that some concerts experienced high turnout while others were lower, but overall feedback from attendees was positive, with many enjoying the variety of events. Businesses on the square also reported benefits from the concerts. Staff is currently working on planning next summer's concert series.

It was also noted that the most recent event on the square, Bootiques & Brews, was a major success. At its peak, there were approximately 1,500 attendees on the square, and the family-friendly activities appeared to be well-received.

No action taken.

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

Board Member David Vaughn brought forward the idea of relocating the Burnet Chamber of Commerce closer to the historic square. He asked the Board for thoughts and opinions on the concept, as well as potential location options.

The Board also discussed future development near the new hotel site. While restaurants were mentioned as a possibility, the Board noted that a shopping strip might be a strong option, as it would offer multiple spaces for new businesses to occupy rather than requiring new standalone construction.

Mr. Vaughn further reported that the ballfields sustained substantial damage during the July 2025 floods. In the process of rebuilding, several areas have been identified for potential enhancements, including bathrooms, shade structures, and batting nets. The Board discussed being open to assisting with funding some of these improvement projects. Mr. Vaughn will gather cost information for the various options and report back to the Board at a future meeting.

Discuss and consider action: Business Retention/Development Programs.

No action taken.

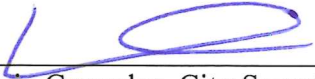
CONVENE TO EXECUTIVE SESSION: None.

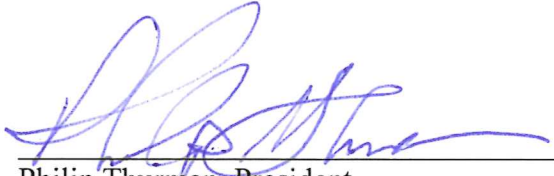
RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION: None.

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 4:42 p.m.

**ATTEST:**

  
\_\_\_\_\_  
Maria Gonzales, City Secretary

  
\_\_\_\_\_  
Philip Thurman, President  
Burnet Economic Development Corporation

