



NOTICE OF MEETING OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION

Notice is hereby given that a **Special Meeting** will be held by the Burnet Economic Development Corporation (BEDC) on the **9th day of May, 2023** at **3:00 p.m.** in the Council Chambers, Burnet Municipal Airport, 2402 S. Water, Burnet, TX. at which time, the following subjects will be discussed, to-wit:

This notice is posted pursuant to the Texas Government Code, Chapter §551-Open Meetings.

1. CALL TO ORDER:

2. CONSENT AGENDA:

2.1) Approval of the April 18th, 2023 BEDC Regular Meeting minutes.

3. PUBLIC HEARINGS/ACTION:

3.1) 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.

- (1) Board Presentation:
- (2) Public Hearing:
- (3) Consideration and action:

3.2) 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.

- (1) Board Presentation:
- (2) Public Hearing:
- (3) Consideration and action:

4. ACTION ITEMS:

- 4.1) Discuss and consider action: A replat of Lot No. 1, Block A at The Crossings at 281 Commercial Park.
- 4.2) Discuss and consider action: A replat for Lot 2, Block B at The Crossings at 281 Commercial Park.
- 4.3) Discuss and consider action: Related to the potential sale of all or portions of the Crossings at 281 South Commercial Park.
- 4.4) Discuss and consider action: Related to the sale of all or portions of the Eastside Commercial Park located on Highway 29 East.
- 4.5) Discuss and consider action: Related to the potential sale of all or portions of 118 S. Polk Street (Old Bealls Building)
- 4.6) Discuss and consider action: Related to the Coke Street Re-Alignment Project.
- 4.7) Discuss and consider action: Related to the Jackson Street Public Restroom Project.
- 4.8) Discuss and consider action: Related to the findings of the Burnet Community Coalition.
- 4.9) Discuss and consider action: 2023 Summer Series Concert.

5. CONVENE TO EXECUTIVE SESSION:

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

- 5.1) 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 Eastside Commercial Park: D. Vaughn
- 5.2) 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
- 5.3) 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.

5.4) 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.

6. RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION:

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

6.2) 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

6.3) 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

6.4) 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

7. REQUESTS FROM BEDC FOR FUTURE REPORTS:

8. ADJOURN:

Dated this 5th day, of May, 2023

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the Burnet Economic Development Corporation, is a true and correct copy of said NOTICE and that I posted a true and correct copy of said NOTICE on the bulletin board, in the City Hall of said City, BURNET, TEXAS, a place convenient and readily accessible to the general public at all times, and said NOTICE was posted on May 5th, 2023, at or before 3 o'clock p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

Kelly Dix

Kelly Dix, City Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS:

The City Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services, such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's office (512.756.6093) at least two working days prior to the meeting. Requests for information may be faxed to the City Secretary at 512.756.8560.

RIGHT TO ENTER INTO EXECUTIVE SESSION:

The Board of Directors for the Burnet Economic Development Corporation reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development)

STATE OF TEXAS {}
COUNTY OF BURNET {}

On this the 18th day of April, 2023, 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: 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, Matthew Brooks, Joy Biscotto, Matthew Lane

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 March 9th, 2023 BEDC Regular Meeting minutes:

Board Member Philip Thurman moved to approve the consent agenda as presented. Board Member Crista Bromley. The motion carried unanimously.

ACTION ITEMS:

Discuss and consider action: Approval of a replat of Lot No. 7-D, Eastside Commercial Park: Board Member Philip Thurman moved to approve the replat of Lot No. 7-D, Eastside Commercial Park as presented. Board Member Brad Zehner seconded. The motion carried unanimously.

Discuss and consider action: FEMA LOMAR submittal for the Crossings at 281 South Commercial Park: Board Member Philip Thurman moved to approve the FEMA LOMAR submittal for the Crossings at 281 South Commercial Park as presented. Board Member Crista Bromley seconded. The motion carried unanimously.

Discuss and consider action: A contract for the sale of approximately 1.82 acres of land known as Lot 7-D-1 of Eastside Commercial Park to Mooney-Glasgow LP: Board Member Philip Thurman moved to approve the sale of land known as Lot 7-D-1 with a ninety day feasibility period as presented. Board Member Crista Bromley seconded. The motion carried unanimously.

Discuss and consider action: The sale of approximately 1.47 acres of land, being a portion of Lot 2 of the Final Plat of the Crossing at 281 Subdivision: Board Member Philip Thurman moved to approve the sale of approximately 1.47 acres of land, being a portion of Lot 2 of the Final Plat of the Crossing at 281 Subdivision as presented. Board Member Crista Bromley seconded. The motion carried unanimously.

Discuss and consider action: Related to the potential sale of all or portions of 118 S. Polk Street (Old Bealls Building): Pass. No action taken.

Discuss and consider action: Related to the potential sale of all or portions of the Crossings at 281 South Commercial Park: Matthew Brooks, DVM, and Owner/CEO of BRYCG Animal Health presented an overview of a facility that his organization would like to build at the Crossings of 281 South that would provide emergency medical services for animals. No action was taken.

Discuss and consider action: Related to the sale of all or portions of the Eastside Commercial Park located on Highway 29 East: Pass. Moved to Executive Session.

Discuss and consider action: Related to the Coke Street Re-Alignment Project: Board Member David Vaughn updated all present that TxDot stated that a traffic light was not warranted at this time due to traffic counts in the area. The engineers are still working on the plans.

Discuss and consider action: Related to the Jackson Street Public Restroom Project: Board Member David Vaughn updated all present on the project. Bids are still pending, and City Staff is researching funding options for this project.

Discuss and consider action: Related to the findings of the combined BEDC/Chamber of Commerce/City of Burnet Committee: Board Member David Vaughn reported that the group is working on a Gateway Corridor Project, renaming the group, and including representation from Burnet County.

3.11) Discuss and consider action: 2023 Summer Series Concert: Maria Gonzales reported that the Summer Series arrangements are under way. Entertainment has been secured for the first two concerts and the third should be finalized within the month. Several area businesses are planning to participate with food and beverage trucks for the events. Advertisement processes are underway as well.

Discuss and consider action: A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION TRANSFERRING WATER RIGHTS OF ALL PROPERTY OWNED BY CORPORATION TO THE CITY OF BURNET: Board Member Philip Thurman moved to approve Resolution No. BEDC R2023-03 as presented. Board Member Crista Bromley seconded. The motion carried unanimously.

CONVENE TO EXECUTIVE SESSION: Board Member David Vaughn move to convene to executive session at 4:15 p.m. Board Member Philip Thurman seconded. The motion carried unanimously.

Executive Session: Pursuant to Section 551.072 Texas Government Code the Board of Directors of the Burnet Economic Development Corporation shall convene in executive session to: (i) 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:

Executive Session: Pursuant to Section 551.072 Texas Government Code the Board of Directors of the Burnet Economic Development Corporation shall convene in executive session to: (i) 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:

RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION: Board Member Crista Bromley moved to re-convene to regular session at 4:40 p.m. Board Member Brad Zehner 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: Board Member David Vaughn moved to proceed with negotiations as discussed in Executive Session. Board Member Philip Thurman seconded.

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: Board Member David Vaughn moved to proceed with negotiations as discussed in Executive Session. Board Member Philip Thurman seconded.

REQUESTS FOR FUTURE REPORTS: None.

ADJOURN: There being no further business a motion to adjourn was made by Board Member Crista Bromley at 4:43 p.m., seconded by Board Member Philip Thurman. The motion carried unanimously.

ATTEST:

Kelly Dix, City Secretary

Cary Johnson, President
Burnet Economic Development Corporation

ITEM 3.1



Habib Erkan Jr.
Assistant City Manager
512-715-3201
herkan@cityofburnet.com

Public Hearing and Action

Meeting Date: May 9, 2023

Agenda Item: 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.

Background: The developer of a retail store desires to purchase approximately 5.75 acres located within the Eastside Commercial Subdivision (the "Land") to develop as a retail store (the "Project") and request economic incentives to make this project feasible.

Information: In order to protect the Corporation's interest in seeing the project is completed it is proposed to sell the developer the land at fair market value and enter into performance agreement refunding a portion of the purchase price at the time of issuance of a certificate of occupancy for the retail store. In accordance with the proposal this resolution provides for the following:

- The designation of the development of a retail store on the land as a Project eligible for economic incentives; and
- Authorizing the City Manager to negotiate, for future Board approval:
 - A real estate sales agreement; and
 - A performance agreement. providing the economic incentive; providing measurable performance standards for incentive eligibility; and providing claw backs of granted incentives should developer fail to achieve the performance standards.

Fiscal Impact: The Project's fiscal impact will be determined upon the Board's approval of real property sales agreement and Performance Agreement at a later meeting. The project will have an indirect positive fiscal impact on the City's budget through the collection of ad valorem, personal property, and sales and use taxes.

Recommendation: Open the public hearing
Approve the resolution No. BEDC R2023-04 as presented.

RESOLUTION NO. BEDC R2023-04

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

WHEREAS, the Section 505.158(a) Texas Local Government Code, authorizes a Corporation created by a municipality of 20,000 or less to fund a project that includes the land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Corporation's Board of Directors to promote new or expanded business development; and

WHEREAS, the Burnet Economic Development Corporation is the owner of certain lots within the Eastside Commercial Subdivision recorded as Document No. 201902804 on March 22, 2019, in the Public Records of Burnet County Texas (the "Land"); and ; and

WHEREAS, the Burnet Economic Development Corporation's Board of Directors desire to negotiate the sale of portion of the Land to the developer of a retail store project; and

WHEREAS, the Burnet Economic Development Corporation's Board of Directors desire to designate this endeavor as a "Project" pursuant to Section 505.158(a) Texas Local Government Code in order to offer incentives to entice the development of a quality retail store; and

WHEREAS, the designation of the Project requires the approval of a Resolution by City Council upon two readings; and

WHEREAS, Burnet Economic Development Corporation's Board of Directors finds and determines the notice of the time, place, and subject matter of the first and second readings of this resolution fully complied with the notice requirements of the Texas Open Meetings Act, and that the meeting where the readings were heard was open to public comment as required by said Act.

NOW, THEREFORE, BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF BURNET, TEXAS, THAT:

Section one. Findings. The recitals to this Resolution are deemed to be the true and correct findings of city council and are incorporated herein for all purposes.

Section two. Project designation. The Project describe in the recitals is hereby designated as an economic development project.

Section three. Authorization. The City Manager is hereby authorized and directed to negotiate a real estate sale agreement and a performance agreement with the retail store developer for future Board of Directors approval.

Section three. Effective Date. Pursuant to Section 505.158(b) Texas Local Government Code this resolution shall take effect immediately upon final passage of Resolution No. R2023-29 by the Burnet City Council.

PASSED AND APPROVED on this the 9th day of May 2023.

**BURNET ECONOMIC DEVELOPMENT
CORPORATION**

Cary Johnson, President

ATTEST:

Kelly Dix, City Secretary

**RESOLUTION TO
APPROVE A RETAIL
STORE AS AN ECONOMIC
DEVELOPMENT PROJECT**

BEDC Board of Directors
Meeting May 9, 2023

STATUTORY AUTHORITY

- **Sec. 505.158 TLGC Municipalities with pop >20K**
 - **Project include land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the corporation's board of directors to promote new or expanded business development”**
 - **Projects with expenditures more than \$10K require City Council approval.**

THE PROJECT

The real estate contract

- **The land: approximately 5.75 acres**
- **The location: Eastside Commercial Subdivision**
- **The project: National brand retail store**

The incentive

- **The developer has requested a financial incentive to make this project feasible**
- **To insure project completion:**
 - **The real estate contract shall reflect a price equivalent to full market value**
 - **The performance agreement shall authorize the refund of a portion of the purchase price paid upon issuance of a Certificate of Occupancy for the retail store**

THANK YOU

Recommend open public
hearing on resolution
approving the proposed
project

ITEM 3.2



Habib Erkan Jr.
Assistant City Manager
512-715-3201
herkan@cityofburnet.com

Public Hearing and Action

Meeting Date: May 9, 2023

Agenda Item: 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.

Background: The Burnet Economic Development Corporation's Board of Directors have been approached by a national franchise hotel developer who wishes to develop a hotel within the Crossing at 281 Subdivision. In order to ensure the development of a quality hotel with enhanced amenities the Board of Directors may designate this endeavor as a Project pursuant to Section 505.158 Texas Local Government Code.

Information: In order to protect the Corporation's interest in seeing the Project is completed it is proposed to sell the land to developer at fair market value and enter into a Performance Agreement refunding a portion of the purchase price at the time of issuance of a certificate of occupancy for the hotel. In accordance with the proposal this resolution provides for the following:

- The designation of the development of a hotel on the land as a Project eligible for economic incentives; and
- Authorizing the City Manager to negotiate, for future Board approval:
 - o A real estate sales agreement; and
 - o A performance agreement. providing the economic incentive; providing measurable performance standards for incentive eligibility; and providing claw backs of granted incentives

should developer fail to achieve the performance standards.

Fiscal Impact: The Project's fiscal impact will be determined upon the Board's approval of real property sales agreement and Performance Agreement at a later meeting. The project will have an indirect positive fiscal impact on the City's budget through the collection of ad valorem, personal property, and sales and use taxes.

Recommendation: Open the public hearing
Approve Resolution No. BEDC R2023-05 as presented.

RESOLUTION NO. BEDC R2023-05

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 THROUGH A PERFORMANCE AGREEMENT WITH THE NATIONAL FRANCHISE HOTEL DEVELOPER; AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE A REAL ESTATES SALES CONTRACT AND A PERFORMANCE AGREEMENT WITH THE NATIONAL FRANCHISE HOTEL DEVELOPER

WHEREAS, the Section 505.158(a) Texas Local Government Code, authorizes a Corporation created by a municipality of 20,000 or less to fund a project that includes the land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Corporation's Board of Directors to promote new or expanded business development; and

WHEREAS, the Burnet Economic Development Corporation is the owner of the Crossing at 281 Subdivision (the "Land") lying within the corporate limits of the City of Burnet, Burnet County Subdivision recorded as Document No. 202212419 on August 22, 2022, in the Public Records of Burnet County Texas (the "Land"); and

WHEREAS, the Burnet Economic Development Corporation's Board of Directors desire to negotiate the sale of portion of the Land to the developer of a national franchise hotel Project; and

WHEREAS, the Burnet Economic Development Corporation's Board of Directors desire to designate this endeavor as a "Project" pursuant to Section 505.158(a) Texas Local Government Code in order to offer incentives to entice the development of a quality National Franchise Hotel with preferable amenities; and

WHEREAS, the designation of the Project requires the approval of a Resolution by City Council upon two readings; and

WHEREAS, Burnet Economic Development Corporation's Board of Directors finds and determines the notice of the time, place, and subject matter of the first and second readings of this resolution fully complied with the notice requirements of the Texas Open Meetings Act, and that the meeting where the readings were heard was open to public comment as required by said Act.

NOW, THEREFORE, BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF BURNET, TEXAS, THAT:

Section one. Findings. The recitals to this Resolution are deemed to be the true and correct findings of city council and are incorporated herein for all purposes.

Section two. Project designation. The Project describe in the recitals is hereby designated as an economic development project.

Section three. Authorization. The City Manager is hereby authorized and directed to negotiate a real estate sale agreement and a performance agreement with the national franchise hotel developer for future Board of Directors approval.

Section three. Effective Date. Pursuant to Section 505.158(b) Texas Local Government Code this resolution shall take effect immediately upon final passage of Resolution No. R2022-33 by Burnet City Council.

PASSED AND APPROVED on this the 9th day of May 2023.

**BURNET ECONOMIC DEVELOPMENT
CORPORATION**

Cary Johnson, President

ATTEST:

Kelly Dix, City Secretary

**RESOLUTION TO
APPROVE A HOTEL AS AN
ECONOMIC
DEVELOPMENT PROJECT**

BEDC Board of Directors
Meeting May 9, 2023

STATUTORY AUTHORITY

- **Sec. 505.158 TLGC Municipalities with pop >20K**
 - **Project include land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the corporation's board of directors to promote new or expanded business development”**
 - **Projects with expenditures more than \$10K require City Council approval.**

THE PROJECT

The real estate contract

- **The land: approximately nine acres**
- **The location: Crossing at 281 Subdivision**
- **The project: National franchise hotel**

The incentive

- **The developer has requested a financial incentive to make this project feasible**
- **To insure project completion:**
 - **The real estate contract shall reflect a price equivalent to full market value**
 - **The performance agreement shall authorize the refund of a portion of the purchase price paid upon issuance of a Certificate of Occupancy for the hotel**

THANK YOU

Recommend open public
hearing on resolution
approving the proposed
project



ITEM 4.1

Agenda Item Brief

Meeting Date:	May 9, 2023
Agenda Item:	Discuss and consider action: A replat of Lot No. 1, Block A at the Crossings at 281 Commercial Park.
Background:	
Information:	This is a replat of Lot 1, Block A to provide for the enhancement of the property for possible resale.
Fiscal Impact:	
Recommendation:	To be determined by the board.



LOCATION MAP
1"=1,000'

OWNER/DEVELOPER NAME:
CARY JOHNSON, PRESIDENT
BURNET ECONOMIC DEVELOPMENT CORPORATION
1001 BUCHANAN DRIVE, SUITE 4
BURNET, TX 78611

SURVEYOR'S COMPANY NAME AND CONTACT INFORMATION:
GEORGE E. LUCAS, REGISTERED PROFESSIONAL SURVEYOR NO. 4160,
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259

ENGINEER'S COMPANY NAME AND CONTACT INFORMATION:
HUGO ELIZONDO, JR., REGISTERED PROFESSIONAL ENGINEER NO. 69781
CUATRO CONSULTANTS, LTD., FIRM REGISTRATION NO. F-3524
FIRM REGISTRATION NO. F-3524
120 RIVERWALK DRIVE, SUITE 208
SAN MARCOS, TEXAS 78666

DATE: APRIL 21, 2023

ACREAGE OF TOTAL SITE: 8.31 ACRES

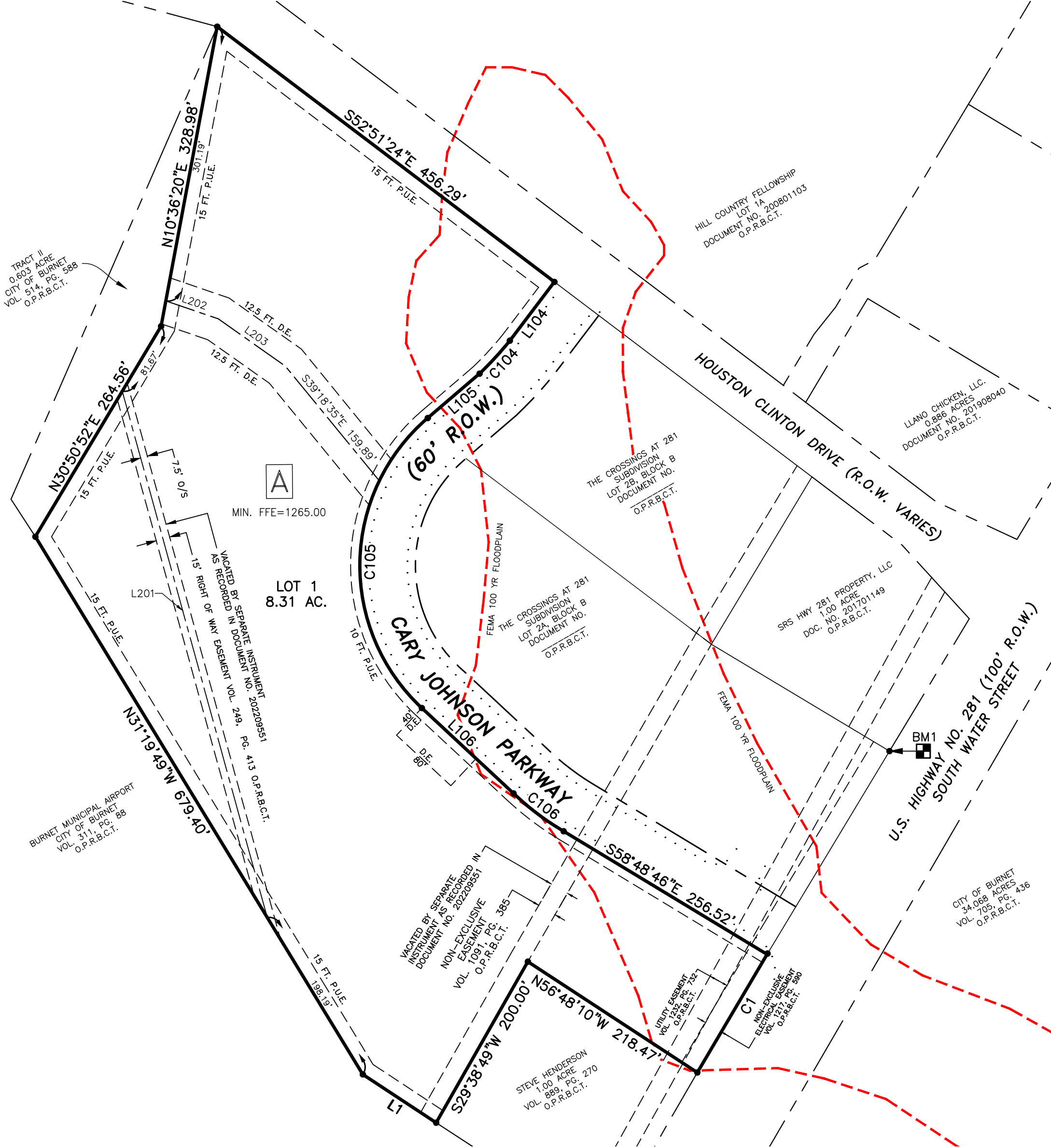
TOTAL NUMBER OF BLOCKS: 1 BLOCKS (A)

TOTAL NUMBER OF LOTS: 3 LOTS TOTAL
• 3 - COMMERCIAL

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	94.76'	N56°35'11"W	
L101	129.54'	N47°01'56"W	
L102	74.37'	N49°22'28"E	
L103	80.46'	N37°08'55"E	
L104	79.60'	S37°08'55"W	
L105	73.59'	S49°22'28"W	
L106	135.21'	S47°01'56"E	
L202	59.87'	S71°07'09"E	
L203	88.60'	S54°46'31"E	
L204	159.89'	S39°18'35"E	

CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	TANGENT	DELTA
C1	11,571.67'	148.07'	S30°32'50"W	148.07'	74.04'	000°43'59"
C101	270.00'	55.51'	S52°55'21"E	55.42'	27.86'	011°46'50"
C102	150.00'	258.19'	N00°06'18"E	227.48'	174.46'	098°37'16"
C103	430.00'	59.46'	N42°42'54"E	59.41'	29.78'	007°55'20"
C104	370.00'	48.29'	S42°34'48"W	48.26'	24.18'	007°28'42"
C105	210.00'	220.99'	S04°17'53"E	210.93'	121.96'	060°17'41"
C106	330.00'	67.85'	S52°55'21"E	67.73'	34.05'	011°46'50"
C107	210.00'	86.22'	S37°36'43"W	85.62'	43.73'	023°31'31"
C108	210.00'	220.99'	S04°17'53"E	210.93'	121.96'	060°17'41"
C109	210.00'	46.13'	S40°44'20"E	46.04'	23.16'	012°35'13"

REPLAT OF
THE CROSSINGS AT 281 SUBDIVISION
LOT 1, BLOCK A
8.31 ACRES
CITY OF BURNET
BURNET COUNTY, TEXAS

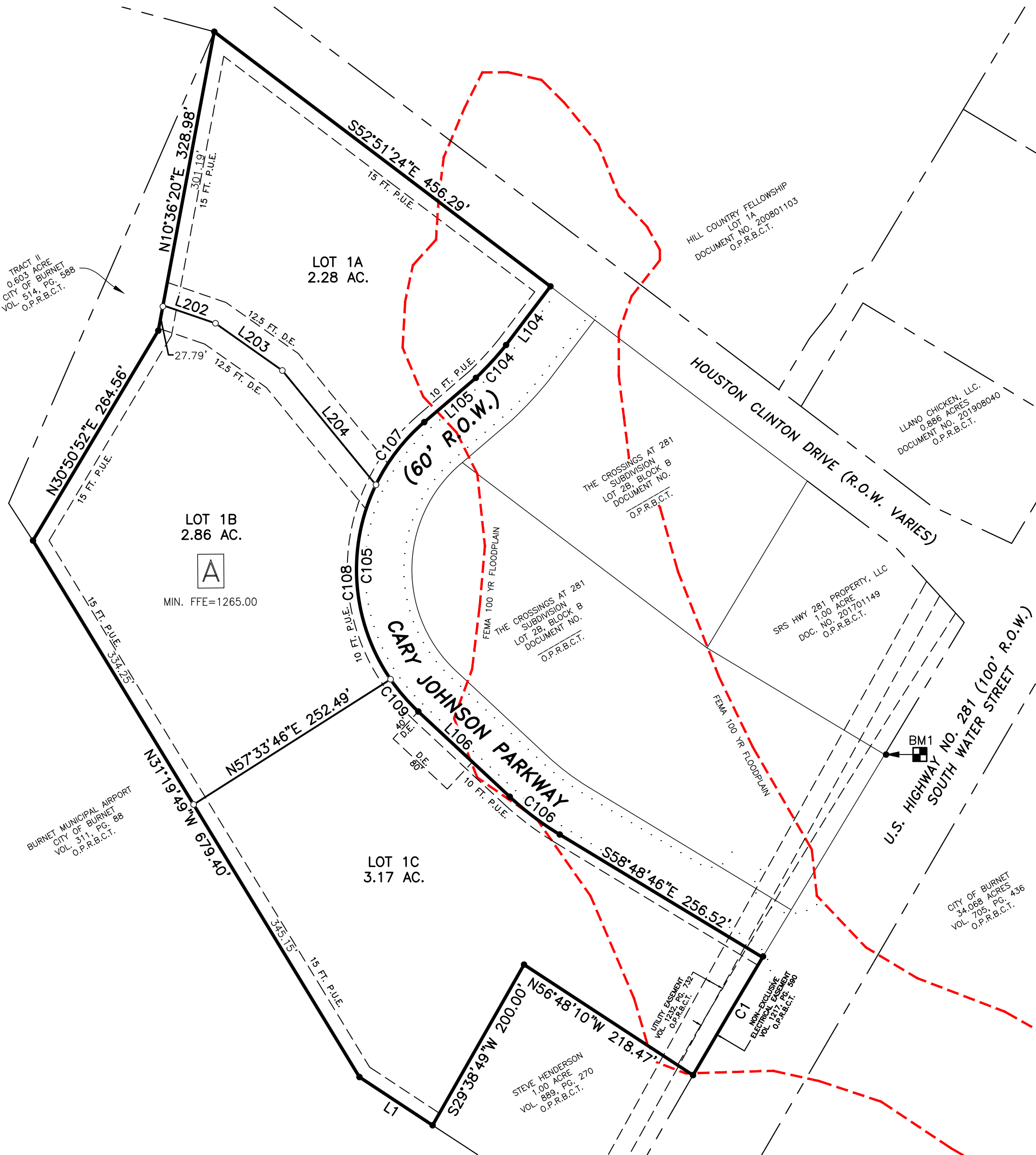


"EXISTING LOT CONFIGURATION"
THE CROSSINGS AT 281 SUBDIVISION
LOT 1, BLOCK A
DOCUMENT NO. 202212416

SHEET 1 OF 3

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 4-26-2023

REPLAT OF
THE CROSSINGS AT 281 SUBDIVISION
LOT 1, BLOCK A
8.31 ACRES
CITY OF BURNET
BURNET COUNTY, TEXAS



"PROPOSED LOT CONFIGURATION"
THE CROSSINGS AT 281 SUBDIVISION
LOT 1, BLOCK A
DOCUMENT NO. 202212416

SHEET 2 OF 3

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 4-26-2023

REPLAT OF
THE CROSSINGS AT 281 SUBDIVISION
LOT 1, BLOCK A
8.31 ACRES
CITY OF BURNET
BURNET COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

BEING A 8.31 ACRE TRACT OF LAND, KNOWN AS LOT 1, BLOCK A, OF THE CROSSINGS AT 281 SUBDIVISION, AS RECORDED IN DOCUMENT NO. 202212416, CONVEYED TO THE BURNET ECONOMIC DEVELOPMENT CORPORATION BY GENERAL WARRANTY DEED WITH VENDOR'S LEIN AS RECORDED IN DOCUMENT NO. 201902576 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

WITNESS MY HAND THIS _____DAY OF _____, 20____.

CARY JOHNSON, PRESIDENT
BURNET ECONOMIC DEVELOPMENT CORPORATION
1001 BUCHANAN DRIVE, SUITE 4
BURNET, TEXAS 78611

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARY JOHNSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLAT NOTES:

1. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO: 48053CD480G DATED NOVEMBER 1, 2019, A PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR REGULATORY FLOODPLAIN. THIS TRACT IS SUBJECT TO AN APPROVED CLOMR BY FEMA. A LOMR WILL NEED TO BE FILED AFTER CONSTRUCTION IS COMPLETE.
2. BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD83.
3. THE STREETS AND DRAINAGE IMPROVEMENTS SHOWN HEREON SHALL BE MAINTAINED BY THE CITY OF BURNET.
4. THE CITY OF BURNET SHALL RETAIN A 10' UTILITY EASEMENT ALONG ALL STREETS WITHIN THE SUBDIVISION SHOWN HEREON FOR THE PURPOSE OF INSTALLING AND MAINTAINING WATERLINES OR OTHER UTILITIES AS THEY MAY BECOME AVAILABLE.
5. ALL LOTS WILL PROVIDE DETENTION FACILITIES.
6. WATER/WASTEWATER IMPACT FEES: THE CITY OF BURNET HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT, BASED UPON THE IMPACT FEE ORDINANCE IN EFFECT AS OF THAT DATE. THE AMOUNT TO BE COLLECTED IS DETERMINED AS PROVIDED SAID ORDINANCE AND BECOMES EFFECTIVE, AND DUE, ON THE DATE A BUILDING PERMIT IS ISSUED, OR ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
7. ALL PROPERTY HEREIN IS SUBJECT TO THE CITY OF BURNET, CODE OF ORDINANCES, CHAPTER 98, ARTICLE VIII NON-POINT SOURCE POLLUTION AS MAY BE AMENDED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES ON THE PROPERTY, A PERMIT WILL BE REQUIRED PURSUANT TO CHAPTER 98, ARTICLE VIII.
8. OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
9. THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF RESULTING FROM THE 100-YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.
10. ALL LOTS IN THIS SUBDIVISION SHALL PROVIDE ON-SITE DETENTION AND WATER QUALITY FACILITIES IN COMPLIANCE WITH THE ADOPTED CITY OF BURNET ORDINANCES.
11. ALL LOTS IN BLOCK A ARE SUBJECT TO A MINIMUM FFE OF 1265.00.

SURVEYOR:

STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN HEREIN.

GEORGE E. LUCAS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELCO SURVEYING, FIRM REGISTRATION NO.10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259
OFFICE (512) 635-4857

ENGINEER:

STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

HUGO ELIZONDO, JR., REGISTERED PROFESSIONAL ENGINEER NO. 69781
CUATRO CONSULTANTS, LTO, FIRM REGISTRATION NO. F-3524
120 RIVERWALK DRIVE, SUITE 208
SAN MARCOS, TEXAS 78666
OFFICE: (512) 312-5040

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED REPLAT OF "THE CROSSINGS AT 281 SUBDIVISION, LOT 1, BLOCK A" HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS AT ITS MEETING ON THE _____ DAY OF _____, 2023. THIS REPLAT SHALL BE FILED IN THE CLERK AND RECORDER'S OFFICE FOR BURNET COUNTY, TEXAS.

CARLY KEHOE PEARSON
DIRECTOR OF DEVELOPMENT SERVICES
CITY OF BURNET

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 4-26-2023

REPLAT OF
THE CROSSINGS AT 281 SUBDIVISION
LOT 2, BLOCK B
3.87 ACRES
CITY OF BURNET
BURNET COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

BEING A 3.87 ACRE TRACT OF LAND, KNOWN AS LOT 2, BLOCK B, OF THE CROSSINGS AT 281 SUBDIVISION, AS RECORDED IN DOCUMENT NO. 202212416, CONVEYED TO THE BURNET ECONOMIC DEVELOPMENT CORPORATION BY GENERAL WARRANTY DEED WITH VENDOR'S LEIN AS RECORDED IN DOCUMENT NO. 201902576 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

WITNESS MY HAND THIS _____DAY OF _____, 20____.

CARY JOHNSON, PRESIDENT
BURNET ECONOMIC DEVELOPMENT CORPORATION
1001 BUCHANAN DRIVE, SUITE 4
BURNET, TEXAS 78611

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARY JOHNSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLAT NOTES:

1. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO: 48053CD480G DATED NOVEMBER 1, 2019, A PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR REGULATORY FLOODPLAIN. THIS TRACT IS SUBJECT TO AN APPROVED CLOMR BY FEMA. A LOMR WILL NEED TO BE FILED AFTER CONSTRUCTION IS COMPLETE.
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7. ALL PROPERTY HEREIN IS SUBJECT TO THE CITY OF BURNET, CODE OF ORDINANCES, CHAPTER 98, ARTICLE VIII NON-POINT SOURCE POLLUTION AS MAY BE AMENDED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES ON THE PROPERTY, A PERMIT WILL BE REQUIRED PURSUANT TO CHAPTER 98, ARTICLE VIII.
8. OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
9. THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF RESULTING FROM THE 100-YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.
10. ALL LOTS IN THIS SUBDIVISION SHALL PROVIDE ON-SITE DETENTION AND WATER QUALITY FACILITIES IN COMPLIANCE WITH THE ADOPTED CITY OF BURNET ORDINANCES.
11. ALL LOTS IN BLOCK B ARE SUBJECT TO A MINIMUM FFE OF 1261.00.

SURVEYOR:

STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN HEREIN.

GEORGE E. LUCAS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
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ENGINEER:

STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

HUGO ELIZONDO, JR., REGISTERED PROFESSIONAL ENGINEER NO. 69781
CUATRO CONSULTANTS, LTD. FIRM REGISTRATION No. F-3524
120 RIVERWALK DRIVE, SUITE 208
SAN MARCOS, TEXAS 78666
OFFICE: (512) 312-5040

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED REPLAT OF "THE CROSSINGS AT 281 SUBDIVISION, LOT 2, BLOCK B" HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS AT ITS MEETING ON THE _____ DAY OF _____, 2023. THIS REPLAT SHALL BE FILED IN THE CLERK AND RECORDER'S OFFICE FOR BURNET COUNTY, TEXAS.

CARLY KEHOE PEARSON
DIRECTOR OF DEVELOPMENT SERVICES
CITY OF BURNET

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 4-26-2023



ITEM 4.2

Agenda Item Brief

Meeting Date:	May 9, 2023
Agenda Item:	Discuss and consider action: A replat of Lot No. 2, Block B at The Crossings at 281 Commercial Park.
Background:	
Information:	This is a replat of Lot 2, Block B to provide for the enhancement of the property for possible resale.
Fiscal Impact:	
Recommendation:	To be determined by the board.



ITEM 4.3

Agenda Item Brief

Meeting Date:	May 9, 2023
Agenda Item:	Discuss and consider action: Related to the potential sale of all or portions of the Crossings at 281 South Commercial Park.
Background:	To be presented at the meeting.
Information:	
Fiscal Impact:	
Recommendation:	To be determined by the board.



ITEM 4.4

Agenda Item Brief

Meeting Date:	May 9, 2023
Agenda Item:	Discuss and consider action: Related to the potential sale of all or portions of the Eastside Commercial Park located on Highway 29 East.
Background:	To be presented at the meeting.
Information:	
Fiscal Impact:	
Recommendation:	To be determined by the board.



ITEM 4.5

Agenda Item Brief

Meeting Date: May 9, 2023

Agenda Item: Discuss and consider action: Related to the potential sale of all or portions of 118 S. Polk Street (Old Bealls Building).

Background:

Information: To be presented at the meeting.

Fiscal Impact:

Recommendation: To be determined by the Board.

RESOLUTION NO. BEDC R2023-02

A RESOLUTION OF BOARD OF DIRECTORS OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION APPROVING THE SALE OF THE BEALLS BUILDING PROPERTY AND AUTHORIZING THE BOARD PRESIDENT TO EXECUTE A COMMERCIAL PROPERTY SALES CONTRACT

Whereas, the Burnet Economic Development Corporation purchase the Bealls building property located at 118 E Polk Street, Burnet, Texas; and

Whereas, the purchase of the property from the city was authorized pursuant to Sec. 253.012(e) Texas Local Government Code, which allows such sales provided the corporation uses the property in a manner that primarily promotes a public purpose; and

Whereas, in authorizing the conveyance city council found the corporation's resale of the property for a retail commercial use is a public purpose.

Whereas, Harkinson Development, LLC has offered a contract to purchase the property for the purpose to develop the property as a retail commercial project.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS FOR THE BURNET ECONOMIC DEVELOPMENT CORPORATION THAT:

Section one. Approval. The TREC Commercial Improved Property Contract attached hereby is approved.

Section two. Authorization. That the Board of Directors President is hereby authorized to execute the TREC Commercial Improved Property Contract in substantial form as the attachment and execute such other documents and take such other actions reasonably necessary to facilitate the purpose of this Resolution.

Passed and Approved by the Board of Directors of the Burnet Economic Development Corporation this the 21st day of February 2023.

**THE BURNET ECONOMIC
DEVELOPMENT CORPORATION**

ATTEST:

Cary Johnson, President

Kelly Dix, City Secretary



ITEM 4.6

Agenda Item Brief

Meeting Date:	May 9, 2023
Agenda Item:	Discuss and consider action: Related to the Coke Street Re-Alignment Project.
Background:	To be presented at the meeting.
Information:	
Fiscal Impact:	
Recommendation:	To be determined by the board.



ITEM 4.7

Agenda Item Brief

Meeting Date:	May 9, 2023
Agenda Item:	Discuss and consider action: Related to the Jackson Street Public Restroom Project.
Background:	To be presented at the meeting.
Information:	
Fiscal Impact:	
Recommendation:	To be determined by the board.



ITEM 4.8

Agenda Item Brief

Meeting Date:	May 9, 2023
Agenda Item:	Discuss and consider action: Related to the findings of the Burnet Community Coalition.
Background:	To be presented at the meeting.
Information:	
Fiscal Impact:	
Recommendation:	To be determined by the board.



ITEM 4.9

Agenda Item Brief

Meeting Date:	May 9, 2023
Agenda Item:	Discuss and consider action: 2023 Summer Series Concert.
Background:	To be presented at the meeting.
Information:	
Fiscal Impact:	
Recommendation:	To be determined by the board.



ITEM 5.1

Agenda Item Brief

Meeting Date: May 9, 2023

Agenda Item: 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

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 5.2

Agenda Item Brief

Meeting Date: May 9, 2023

Agenda Item: Executive Session: 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

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 5.3

Agenda Item Brief

Meeting Date: May 9, 2023

Agenda Item: Executive Session: 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.

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 5.4

Agenda Item Brief

Meeting Date: May 9, 2023

Agenda Item: Executive Session: 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.

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 6.1

Agenda Item Brief

Meeting Date: May 9, 2023

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

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 6.2

Agenda Item Brief

Meeting Date: May 9, 2023

Agenda Item: 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

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 6.3

Agenda Item Brief

Meeting Date: May 9, 2023

Agenda Item: 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

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 6.4

Agenda Item Brief

Meeting Date: May 9, 2023

Agenda Item: 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

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.