



NOTICE OF MEETING OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION

Notice is hereby given that a **Regular Meeting** will be held by the Burnet Economic Development Corporation (BEDC) on the **18th day of July, 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 June 13, 2023 BEDC Special Meeting minutes.

3. ACTION ITEMS:

3.1) Discuss and consider action: Related to the potential sale of all or portions of the Crossings at 281 South Commercial Park.

3.2) Discuss and consider action: Related to the sale of all or portions of the Eastside Commercial Park located on Highway 29 East.

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

3.4) Discuss and consider action: Related to the Coke Street Re-Alignment Project.

3.5) Discuss and consider action: Related to the Jackson Street Public Restroom Project.

3.6) Discuss and consider action: Related to the findings of the Burnet Community Coalition.

3.7) Discuss and consider action: 2023 Summer Series Concert.

3.8) Discuss and consider action: Board position appointments.

3.9) Discuss and consider action: Proposed 2023/2024 Fiscal Year Burnet Economic Development Corporation budget.

4. CONVENE TO EXECUTIVE SESSION:

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 Eastside Commercial Park: D. Vaughn

4.2) 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

4.3) 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 the potential sale of all or portions of 118 S. Polk Street (Old Bealls Building): D. Vaughn

5. RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION:

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

5.2) 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

5.3) Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at 118 S. Polk Street (Old Bealls Building): D. Vaughn

6. REQUESTS FROM BEDC FOR FUTURE REPORTS:

7. ADJOURN:

Dated this 14th day, of July, 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 July 14th, 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, 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 13th day of June, 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, Wayne Brown, Mary Jane Shanes

City Secretary: Kelly Dix

Guests: Adrienne Feild, Maria Gonzales, Carly Kehoe-Pearson, Habib Erkan, Jr., Joy Biscotto

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 May 23rd, 2023, BEDC Regular Meeting minutes:

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

PUBLIC HEARINGS/ACTION:

Public hearing and action: A RESOLUTION OF THE BOARD OF DIRECTORS FOR THE BURNET ECONOMIC DEVELOPMENT CORPORATION DECLARING THE CONSTRUCTION OF PUBLIC RESTROOMS ON THE PUBLIC PARKING LOT LOCATED IN THE BURNET HISTORIC BUSINESS DISTRICT AS A PROJECT UNDER THE TEXAS ECONOMIC DEVELOPMENT ACT: D. Vaughn: Board Member David Vaughn presented the item to the Burnet Economic Development Corporation Board of Directors to conduct the public hearing, discuss, and take action on Resolution No. BEDC R2023-07.

Public Hearing: Board Chair Cary Johnson opened the public hearing at 3:01 p.m. and asked if anyone was interested in speaking, if so to approach the podium. There being no one wishing to speak, Board Chair Cary Johnson closed the public hearing at 3:02 p.m.

Consideration and action: Board Member Brad Zehner moved to approve Resolution No. BEDC R2023-07 as presented. Board Member Philip Thurman seconded. The motion carried unanimously.

Public hearing and action: A RESOLUTION OF BOARD OF DIRECTORS OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION DECLARING THE DEVELOPMENT OF A HOTEL PROJECT ON A LOT WITHIN THE CROSSING AT 281 SUBDIVISION AS A PROJECT UNDER THE TEXAS ECONOMIC DEVELOPMENT ACT; APPROVING A PERFORMANCE AGREEMENT INCENTIVIZING THE DEVELOPMENT OF THE HOTEL PROJECT; APPROVING THE SALE OF SAID LOT TO THE HOTEL DEVELOPER AND AUTHORIZING THE BOARD PRESIDENT TO EXECUTED NECESSARY INSTRUMENTS: D. Vaughn: Board Member David Vaughn presented the item to the Burnet Economic Development Corporation Board of Directors to conduct the public hearing, discuss, and take action on Resolution No. BEDC R2023-08.

Public Hearing: Board Chair Cary Johnson opened the public hearing at 3:08 p.m. and asked if anyone was interested in speaking, if so to approach the podium. There being no one wishing to speak, Board Chair Cary Johnson closed the public hearing at 3:09 p.m.

Consideration and action: Board Member Philip Thurman moved to approve Resolution No. BEDC R2023-08 as presented. Board Member Brad Zehner seconded. The motion carried unanimously.

ACTION ITEMS:

Discuss and consider action: A RESOLUTION OF BOARD OF DIRECTORS OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION APPROVING A REAL ESTATE SALES COMMISSION AGREEMENT WITH DAVID DRAKE FOR THE SALE OF A LOT IN THE CROSSING AT 281: Board Member Philip Thurman moved to approve Resolution No. BEDC R2023-09 as presented. Board Member Mary Jane Shanes seconded. The motion carried unanimously.

Discuss and consider action: Related to the sale of all or portions of the Eastside Commercial Park located on Highway 29 East: Board Member David Vaughn updated all on the negotiations with Tractor Supply Company. The project is moving forward and closing on the property is expected in approximately 90-120 days. 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 there has been a lot of interest in the building. Calls have been received from Tea 2 Go, HT Fitness, Harbor Freight, Auto Zone, and Ben Watson representing a Hispanic Grocery Store. Mr. Vaughn informed the Board that he will let them know if anything concrete came from the inquiries. No action taken.

Discuss and consider action: A RESOLUTION OF THE BOARD OF DIRECTORS FOR THE BURNET ECONOMIC DEVELOPMENT CORPORATION DECLARING THE CONSTRUCTION OF PUBLIC RESTROOMS ON THE PUBLIC PARKING LOT LOCATED IN THE BURNET HISTORIC BUSINESS DISTRICT AS A PROJECT UNDER THE TEXAS ECONOMIC DEVELOPMENT ACT; ESTABLISHING A BUDGET FOR SAID PROJECT; AND APPROVING A CHAPTER 380 AGREEMENT WITH THE CITY OF BURNET FOR FUNDING OF THE PROJECT: D. Vaughn: Board Member Philip Thurman moved to approve Resolution No. BEDC R2023-10 as presented. Board Member Wayne Brown seconded. The motion carried unanimously.

Discuss and consider action: Related to the Jackson Street Public Restroom Project and the award of the construction bid to Nash Builders, LTD: Board Member Philip Thurman moved to approve the award of construction bid for the Jackson Street Bathroom Facility to Nash Builders, LTD. as presented. Board Member Wayne Brown seconded. The motion carried unanimously.

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

Discuss and consider action: 2023 Summer Series Concert: Maria Gonzales reviewed the list of events to be held at the Jams on Jackson Street concert, which included a dog walk by the Hill Country Humane Society, the photo opportunities with the new Guitar backdrop in front of the winery, several food and beverage vendors and the concert line up. All activities will start at 5:00 p.m. No action taken.

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

CONVENE TO EXECUTIVE SESSION: Pass. The Board did not convene in Executive Session and no action was 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: 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 to adjourn was made by Board Member Philip Thurman at 4:13 p.m., seconded by Board Member Brad Zehner. The motion carried unanimously.

ATTEST:

Kelly Dix, City Secretary

Cary Johnson, President
Burnet Economic Development Corporation



ITEM 3.1

Agenda Item Brief

Meeting Date:	July 18, 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 3.2

Agenda Item Brief

Meeting Date: July 18, 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 3.3

Agenda Item Brief

Meeting Date:	July 18, 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.



ITEM 3.4

Agenda Item Brief

Meeting Date:	July 18, 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 3.5

Agenda Item Brief

Meeting Date: July 18, 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 3.6

Agenda Item Brief

Meeting Date: July 18, 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 3.7

Agenda Item Brief

Meeting Date: July 18, 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 3.8

Agenda Item Brief

Meeting Date: July 18, 2023

Agenda Item: Discuss and consider action: Boar position appointments.

Background: BEDC Board Member Crista Bromley ended her term on the BEDC Board in May 2023. Ms. Bromley was appointed by the Board as the Secretary/Treasurer for the BEDC Board of Directors.

Information: Board Member Wayne Brown was appointed to the position of Vice President on the BEDC Board. Mr. Brown chose to not seek another term on the BEDC Board when his term ended June 30th, 2023 creating a vacancy on the board.

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 3.9

Agenda Item Brief

Meeting Date: July 18, 2023

Agenda Item: Discuss and consider action: Proposed 2023/2024 Fiscal Year Burnet Economic Development Corporation budget.

Background: To be presented at the Board meeting.

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 4.1

Agenda Item Brief

Meeting Date: July 18, 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 4.2

Agenda Item Brief

Meeting Date: July 18, 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 4.3

Agenda Item Brief

Meeting Date: July 18, 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 the potential sale of all or portions of 118 S. Polk Street (Old Bealls Building): D. Vaughn.

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 5.1

Agenda Item Brief

Meeting Date: July 18, 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 5.2

Agenda Item Brief

Meeting Date: July 18, 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 5.3

Agenda Item Brief

Meeting Date: July 18, 2023

Agenda Item: Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at 118 S. Polk Street (Old Bealls Building): D. Vaughn

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.