



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 **16th day of January, 2024** 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 November 21, 2023 Regular Meeting minutes (corrected).

2.2) Approval of the December 19, 2023 BEDC Regular Meeting minutes.

3. ACTION ITEMS:

3.1) Discuss and consider action: Appointment of an Architectural Control Committee for the Crossings at 281 South Commercial Park.

3.2) Discuss and consider action: Appointment of an Architectural Control Committee for the Eastside Commercial Park.

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

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

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

3.6) Discuss and consider action: Related to the potential sale of all or portions of 102 E. Polk Street.

3.7) Discuss and consider action: Related to the potential sale of all or portions of 400 N. West Street.

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

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

3.10) Discuss and consider action: Wedding Oak Winery Building and Lease Agreement.

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

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 236 South Main St., Burnet: D. Vaughn

4.2) 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

4.3) 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 property located at the Crossings at 281 South Commercial Park: D. Vaughn

4.4) 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 E. 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 236 South Main Street: D. Vaughn

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

5.3) 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

5.4) Discuss and consider action: Regarding deliberations of the purchase, exchange,

lease, or value of real property located at 118 E. Polk Street (Old Bealls Building): D. Vaughn

6. REQUESTS FROM BEDC FOR FUTURE REPORTS:

7. ADJOURN:

Dated this 10th day, of January, 2024

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 January 10, 2024, 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 21st day of November, 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, Cary Johnson, Ricky Langley, Katy Randall

Absent: Mary Jane Shanes, Brad Zehner

Guests: Adrienne Feild, Carly Kehoe-Pearson, Habib Erkan Jr.,

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 October 17, 2023 BEDC Regular Meeting minutes.

Approval of the October 24, 2023 BEDC Special Meeting minutes.

Board Member Philip Thurman moved to approve the Consent Agenda as presented. Board Member Ricky Langley seconded. The motion carried unanimously.

ACTION ITEMS:

Discuss and consider action: Replat of lots 1A & 1B, at the Crossings at 281 South Commercial Park: Board Member Ricky Langley moved to approve the replat of lots 1A & 1B, at the Crossings at 281 South Commercial Park as presented. Board Member Katy Randall seconded. The motion carried unanimously.

Discuss and consider action: Replat of lot 7-F, at Eastside Commercial Park:. Board Member Philip Thurman moved to approve the replat of lot 7-F, Eastside Commercial Park as presented. Board Member Katy Randall 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: Board Member David Vaughn introduced City Engineer Hugo Elizondo. Mr. Elizondo provided an overview of the schematics and drainage improvement techniques to be done at the Crossings at 281 South Commercial Park. No action was taken. Mr. Vaughn informed all present that Matt Brooks from the Veterinarian Clinic had reached out again, and Mr. Vaughn was presenting some options on land purchase opportunities.

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): No action taken.

Discuss and consider action: Related to the purchase of 102 E. Polk Street and 400 N. West Street (known as the Kroeger Properties): City Engineer Hugo Elizondo provided an update on the tank issue at the 102 E. Polk Street property. Mr. Elizondo provided estimated cost and procedure to be used for the removal of the three gas tanks on the property. Council Member Philip Thurman moved to proceed with the removal of the tanks as discussed. Board Member Ricky Langley seconded. The motion carried unanimously.

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: Board Member David Vaughn stated the brick had been ordered and the project is moving forward. No action was taken.

Discuss and consider action: A RESOLUTION BY THE DIRECTORS OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION APPROVING THE EXTENSION OF THE PAYMENT DATE FOR THE PROMISSORY NOTE FOR THE PURCHASE OF THE BEALLS PROPERTY FROM THE CITY OF BURNET. H. Erkan Jr.: Board Member Philip Thurman moved to approve and adopt Resolution BEDC R2023-14 as presented. Board Member Katy Randall seconded. The motion carried unanimously.

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

CONVENE TO EXECUTIVE SESSION: The Board did not convene to Executive Session.

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 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

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 the purchase, exchange, lease, or value of real property located at 118 S. Polk Street (Old Bealls Building): D. Vaughn: No action taken.

REQUESTS FROM BEDC FOR FUTURE REPORTS: None.

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

ATTEST:

Kelly Dix, City Secretary

Cary Johnson, President
Burnet Economic Development Corporation

STATE OF TEXAS {}
COUNTY OF BURNET {}

On this the 19th day of December, 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, Cary Johnson, Ricky Langley, Mary Jane Shanes, Brad Zehner

Absent: Katy Randall

Guests: Adrienne Feild, Carly Kehoe-Pearson, Habib Erkan Jr.,

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 November 21, BEDC Regular Meeting minutes. Pass. No action taken. Corrections requested.

ACTION ITEMS:

Discuss and consider action: A RESOLUTION BY THE DIRECTORS OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION APPROVING THE EXTENSION OF THE PAYMENT DATE FOR THE PROMISSORY NOTE FOR THE PURCHASE OF THE BEALLS PROPERTY FROM THE CITY OF BURNET: Board Member Ricky Langley moved to approve and adopt Resolution BEDC R2023-14 as presented. Board Member Philip Thurman seconded. The motion carried unanimously.

Discuss and consider action: A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION APPROVING AMENDMENTS TO THE PERFORMANCE AGREEMENT AND UNIMPROVED COMMERCIAL PROPERTY CONTRACT FOR THE SALE OF A LOT WITHIN THE CROSSING AT 281 SUBDIVISION FOR A HOTEL PROJECT; AND AUTHORIZING THE BOARD PRESIDENT TO EXECUTED NECESSARY INSTRUMENTS: Board Member Philip Thurman moved to approve and adopt Resolution BEDC R2023-16 as presented. Board Member Brad Zehner 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: No action.

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 reported that the plat has been filed and site permits approved. All is moving forward on the Tractor Supply Project.

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

Discuss and consider action: Related to the potential sale of all or portions of 102 E. Polk Street and 400 N. West Street (known as the Kroeger Properties): No action taken.

Discuss and consider action: Related to the Coke Street Re-Alignment Project: Board Member David Vaughn reported that Mr. Loftis is on board with the proposed Coke Street Project and is looking forward to the improvements. Engineers are working on the plans.

Discuss and consider action: Related to the Jackson Street Public Restroom Project: Still working on Masonry. Progress is slow.

Discuss and consider action: A RESOLUTION BY THE DIRECTORS OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION EXECUTING AN AIRSHOW PROMOTIONAL SPONSORSHIP AGEEMENT WITH THE HIGHLAND LAKES SQUADRON OF THE COMMEMORATIVE AIRFORCE, INC: Board Member Mary Jane Shanes moved to approve and adopt Resolution BEDC R2023-17 as presented. Board Member Philip Thurman seconded. The motion carried unanimously.

Discuss and consider action: Wedding Oak Winery Building and Lease Agreement: Board Members are working with owners on improvements to operation plan to increase patronage.

Discuss and consider action: Related to the findings of the Burnet Community Coalition: Working on promotional and marketing for summer events and concerts.

CONVENE TO EXECUTIVE SESSION: The Board did not convene to Executive Session.

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 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

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 the purchase, exchange, lease, or value of real property located at 118 S. Polk Street (Old Bealls Building): D. Vaughn: No action taken.

REQUESTS FROM BEDC FOR FUTURE REPORTS: None.

ADJOURN: There being no further business a motion adjourn was made by Board Member Mary Jane Shanes at 3:38 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

Agenda Item Brief

- Meeting Date:** January 16, 2024
- Agenda Item:** Discuss and consider action: Appointment of an Architectural Control Committee for the Crossings at 281 South Commercial Park.
- Background:** On March 15, 2022, the BEDC Board adopted Resolution BEDC R2022-02 approving a Declaration of Covenants Conditions and Restrictions for the 13.51 acres of land to be subdivided as the Crossings at 281 South.
- Information:** The Covenants requires the appointment of an Architectural Control Committee to review and approve plans for the construction of improvements upon the property, and to enforce the restrictions created as a part of the Declaration.
- Fiscal Impact:** None.
- Recommendation:** Appointment of three board members or staff members to the Architectural Control Committee for the Crossings at 281 Commercial Park.



ITEM 3.2

Agenda Item Brief

- Meeting Date:** January 16, 2024
- Agenda Item:** Discuss and consider action: Appointment of an Architectural Control Committee for Eastside Commercial Park.
- Background:** On March 15, 2022, the BEDC Board adopted Resolution BEDC R2022-01 approving a Declaration of Covenants Conditions and Restrictions for the 19.81 acres of land to be subdivided as Lots 7-C, D, E, F; East side Commercial Park.
- Information:** The Covenants requires the appointment of an Architectural Control Committee to review and approve plans for the construction of improvements upon the property, and to enforce the restrictions created as a part of the Declaration.
- Fiscal Impact:** None.
- Recommendation:** Appointment of three board members or staff members to the Architectural Control Committee for Eastside Commercial Park.



ITEM 3.3

Agenda Item Brief

Meeting Date:	January 16, 2024
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 3.4

Agenda Item Brief

Meeting Date: January 16, 2024

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 3.5

Agenda Item Brief

Meeting Date: January 16, 2024

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

Background:

Information: To be presented at the meeting.

Fiscal Impact:

Recommendation: To be determined by the Board.



ITEM 3.6

Agenda Item Brief

Meeting Date: January 16, 2024

Agenda Item: Discuss and consider action: Related to the potential sale of all or portions of 102 E. Polk Street and 400 N. West Street (know as the Kroger Properties).

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 3.7

Agenda Item Brief

Meeting Date:	January 16, 2024
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 3.8

Agenda Item Brief

Meeting Date: January 16, 2024

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 3.9

Agenda Item Brief

Meeting Date: January 16, 2024

Agenda Item: Discuss and consider action: Wedding Oak Winery Building and Lease Agreement.

Background: To be presented at the meeting.

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 3.10

Agenda Item Brief

Meeting Date: January 16, 2024

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 4.1

Agenda Item Brief

Meeting Date: January 16, 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 236 South Main St., Burnet: D. Vaughn

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 4.2

Agenda Item Brief

Meeting Date: January 16, 2024

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 4.3

Agenda Item Brief

Meeting Date: January 16, 2024

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 4.4

Agenda Item Brief

Meeting Date: January 16, 2024

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 E. 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: January 16, 2024

Agenda Item: Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at 236 South Main Street: D. Vaughn

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 5.2

Agenda Item Brief

Meeting Date: January 16, 2024

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 5.3

Agenda Item Brief

Meeting Date: January 16, 2024

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 5.4

Agenda Item Brief

Meeting Date: January 16, 2024

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

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.