STATE OF TEXAS {}
COUNTY OF BURNET {}

On this, the 10th day of February 2026, the Burnet Economic Development Corporation of the City of Burnet convened in Regular Session, at 3:00 p.m., in the City Hall Executive Conference Room, 301 East Jackson Street, Burnet, with the following members present, to-wit:

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

Guests: Adrienne Feild, Habib Erkan, Jr., Patricia Langford, Teryl McFerrin, Caden Senn

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: None.

ACTION ITEMS:

Discuss and consider action: BEDC Resolution No. BEDC 2026-01: D. Vaughn

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION DECLARING THE ACQUISITION AND DEVELOPMENT OF REAL PROPERTY FRONTING ROUTE US 281, FROM JACKSON STREET TO WASHINGTON STREET, FOR PUBLIC PARKING TO BE AN ECONOMIC DEVELOPMENT PROJECT FOR AN AMOUNT NOT TO EXCEED $2,000,000 AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE CONTRACT FOR THE ACQUISITION AND DEVELOPMENT OF SAID PROPERTY

Board Member Keith McBurnett made a motion to approve BEDC Resolution No. BEDC 2026-01 as presented. Board Member Matt Kelley seconded the motion. The motion passed unanimously.

Discuss and consider action: Resolution No. BEDC 2026-02: D. Vaughn

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION APPROVING THE PURCHASE OF PROPERTY LOCATED AT THE INTERSECTION OF ROUTE US 281 AND JACKSON STREET, FURTHER KNOWN AS 209 AND 211 SOUTH WATER STREET AND AUTHORIZING THE BOARD PRESIDENT TO EXECUTE THE PROPERTY CONTRACT

Board Member Matt Kelley made a motion to approve Resolution No. BEDC 2026-02 as presented. Board Member Ricky Langley seconded the motion. The motion passed unanimously.

Discuss and consider action: Monthly Financial Report:

Finance Director Patricia Langford reported that the BEDC budget remains in good condition. She stated that sales tax revenues are currently below projections; however, interest income is exceeding expectations. Total profit to date is $61,083. Ms. Langford further reported that expenses are on track. As of January 31, 2026, the current cash balance is $1,739,539.20.

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

Jessi Carpenter provided an update on the BEDC Grant Program. She reported that a pre-application meeting was held with Savuth-Te Jewelry and provided a status update on current applications.

Two new applications were presented to the Board for review and consideration. Mama's Home Cooking and El Charro each submitted applications requesting funding assistance for paving projects. Board Member Rick Langley made a motion to award $15,000 to each business for their respective projects. The motion was seconded by Board Member Matt Kelley and passed unanimously.

Van Brocklin's/The Highlander submitted applications requesting funding for two new business signs. Board Member David Vaughn made a motion to deny the applications as presented. The motion was seconded by Board Member Ricky Langley. The motion passed unanimously.

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

Board Member David Vaughn reported that there are no additional updates at this time. He noted that the rendering received for the site elevation has been returned to the architect for revisions.

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 there are no updates regarding the properties currently for sale. He reminded the Board that a solution concerning Coke Street and the adjacent property will need to be addressed in the near future.

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

Board President Philip Thurman reported that he has been in contact with representatives of Front Yard, a brewery establishment, regarding the possibility of locating a new business in the area.

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

None.

Discuss and consider action: Burnet Community Coalition:

None.

CONVENE TO EXECUTIVE SESSION: None.

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 in the City limits of Burnet, Texas: D. Vaughn

RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION: None.

Discuss and consider action: Regarding deliberations on the purchase, exchange, lease, or value of real property located within the city of Burnet.

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 4:21 p.m.

ATTEST:

Philip Thurman, President
Burnet Economic Development Corporation

Maria Gonzales, City Secretary

BURNET ECONOMIC DEVELOPMENT CORPORATION
BURNET, TEXAS

CITY OF BURNET, TEXAS
BURNET, TEXAS