

STATE OF TEXAS        {}  
COUNTY OF BURNET    {}

On this the 20<sup>th</sup> day of May 2025, 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: President Cary Johnson, David Vaughn, Philip Thurman, Ricky Langley, Josh Milam, Keith McBurnett, Habib Erkan, Jr.

Guests: Jessi Carpenter, Adrienne Feild, Marcus Dawes, Greg Jenkins

CALL TO ORDER: The meeting was called to order by Board President Cary Johnson at 3:00 p.m. and a quorum was established.

CONSENT AGENDA:

Approval of the April 15, 2025 BEDC Regular Meeting Minutes

Approval of the April 22, 2025 BEDC Special Meeting Minutes

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

ACTION ITEMS:

Discuss and consider action: Related to the potential sale of all or portions of The Crossings at 281 South Commercial Park: Marcus Dawes, a developer with H-Tea-O, appeared before the Board to discuss the purchase of approximately 0.73 acres of property for a purchase price of \$14 per square foot, with a rebate of \$6 per square foot once the project is completed. This would amount to an approximate \$250,000 transaction.

Board Member David Vaughn informed the Board that the cost of constructing a detention pond to serve the 0.73 acres parcel and the adjoining property is estimated to be approximately \$350,000. Following discussion of the detention pond scope and requirement, the Board directed staff to develop a property sales contract with a purchase price of \$14 per square foot, and a rebate of \$4 per square foot once the project is completed. This would amount to an approximate \$310,000 transaction. Mr. Dawes stated he would reconvene with his partners to determine if the revised numbers are feasible.

Mr. Vaughn also reported that the hotel project is progressing well and that operations appear to be moving smoothly.

Discuss and consider action: Related to the potential sale of all or portions of 118 E. Polk Street Properties: Board Member David Vaughn reported that he was contacted by Kelley Shaw, a real estate broker, regarding interest in the property. Shaw mentioned that Chick-fil-A may potentially be interested in the property; however, no formal developments have occurred at this time. Additionally, a representative from Wendy's has inquired about the property. Currently, there are no further updates to report. No action taken.

Discuss and consider action: Related to the potential sale of all or portions of 109 N. Main Street, Burnet: Greg Jenkins of Jenkins Funeral Home appeared before the Board to inform them that the Epicenter Church property is currently for sale. Mr. Jenkins expressed interest in purchasing the former church building, noting that it would be highly beneficial for his operations to relocate there. To facilitate this move, he is seeking to sell his existing property and presented it to the Board for consideration.

Board Member David Vaughn shared that the current asking price for Mr. Jenkins's property is significantly higher than what would be financially feasible. He stated that a substantial reduction in price would be necessary for the Board to give the proposal further consideration. No action taken.

Discuss and consider action: The utilization of BEDC funds for beautification grants: Board Member David Vaughn noted that there is currently no new information to report. Internal work remains ongoing. No action taken.

Discuss and consider action: Related to the potential sale of all or portions of Eastside Commercial Park located on Highway 29 East: Board Member David Vaughn reported that, as of this time, there are no new developments or prospects to report. No action taken.

Discuss and consider action: Fiscal Year 2024/25 Budget Review: Finance Director, Patricia Langford, provided a report on the current status and year-end projection for the BEDC budget. As of the reporting date, there have been no significant changes to the budget. The end-of-year projections indicate a projected profit of \$462,950. No action taken.

Discuss and consider action: Fiscal Year 2025/26 Budget: Board Member David Vaughn reported that the proposed BEDC budget for fiscal year 2025-2026 was essentially carried over from the previous year. He encouraged Board Members to consider and suggest any additions or changes that may be necessary.

Board Member Philip Thurman raised the topic of the Polk Street property, noting that if the property does not sell, the Board may need to consider developing the property internally as an alternative strategy.

No action taken.

Discuss and consider action: Burnet Community Coalition: Board Member David Vaughn reminded the Board that the next upcoming concert will be held on Saturday, June 14<sup>th</sup> and will feature The Bellamy Brothers. No action taken.


CONVENE TO EXECUTIVE SESSION: None.

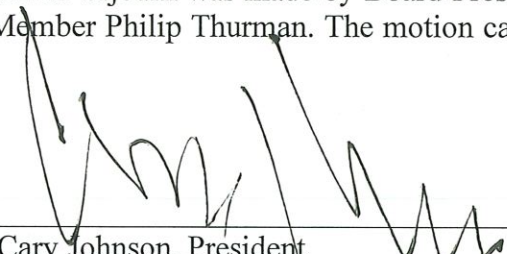
RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION: None.

REQUESTS FROM BEDC FOR FUTURE REPORTS: None.

ADJOURN: There being no further business, a motion to adjourn was made by Board President Cary Johnson at 4:12 p.m. and seconded by Board Member Philip Thurman. The motion carried unanimously.

**ATTEST:**

  
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Maria Gonzales, City Secretary

  
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Cary Johnson, President  
Burnet Economic Development Corporation

