



City of Hutto

Agenda

**Hutto Economic Development Corporation Type A and
Hutto Economic Development Corporation Type B
Boards of Directors Meeting set for
Monday, January 09, 2023, beginning at 6:30 PM
in the City Council Chambers located at
500 West Live Oak, Hutto, Texas**

In accordance with the Texas Open Meetings Act, this meeting's agenda is posted on the bulletin board located on the exterior wall of the City Hall building at for public information, for at least 72 continuous hours before the scheduled time of the meeting. This meeting agenda is also accessible via the Internet at huttotx.gov

1. CALL SESSION TO ORDER

2. ROLL CALL

- 2.1. Mike Arismendez, Chairman
Don Carlson, Vice Chairman
Erin Clancy, Secretary
Shawn Lucas, Treasurer
Mike Snyder, Board Member
Randal Clark, Board Member
Marcus Coleman, Board Member

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the Hutto Economic Development Corporation Type A and the Hutto Economic Development Corporation Type B on agenda issues and non-agenda issues (i.e., Corporation policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4913 during business hours. Each person providing public comment will be limited to 3 minutes (Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits governing bodies from discussing, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be considered, may be referred to corporate staff for consideration for placement on a future meeting agenda).

5. ECONOMIC DIRECTOR'S REPORT

- 5.1. (Postponed)

6. CONSENT AGENDA

- 6.1. Consider and approve Corporate Minutes from its Regular Meeting on 12/12/22, its Special Called Meeting on 12/16/22, its Special Called Meeting and its Joint Special Called Meeting with City Council on 12/22/22.

7. PRESENTATIONS

- 7.1. Consider Presentation by Dave Porter, on behalf of the Williamson County Economic Development organization, discuss and consider membership and cost, and any other options raised and take any action necessary.
- 7.2. Consider Presentation by Brian Moore, GFF regarding conceptual land planning when developing land fronting FM 3349, discuss and consider options raised and take any action necessary.
- 7.3. Consider Presentation on the state of corporate financials, financial account access and related vendor management, discuss and take any action necessary.

8. AGENDA ITEMS

- 8.1. Conduct a Public Hearing on Project Henrietta to acquire and develop approximately 1.5 acres in Historic Downtown Hutto in support of revitalization efforts providing a more robust destination retail and dining experience, additional sales tax revenues and employment opportunities.
- 8.2. Discuss and consider selection of attendees to fill the EDC's table for 10 at the Chamber Gala scheduled for January 28th, 2023.
- 8.3. Discuss and consider continuation and selection of Marketing Subcommittee members, ICSC attendance planning, and approved invitation list.
- 8.4. Discuss and consider any action necessary on Corporate Documents including the Type A Bylaws, Type B Bylaws, and the professional Services Agreement between the corporation and the City of Hutto, Texas.
- 8.5. Discuss and consider adoption of protocols and procedures regulating the way the Board conducts its meetings.

9. EXECUTIVE SESSION

- 9.1. The Board will now recess the open session meeting and reconvene in executive session in accordance with the Texas Government Code and pursuant to:

Sections 551.071 (Attorney Consultation), 551.087 (Economic Development), and 551.072 (Real Property), to deliberate and seek legal advice regarding: project Primero, restaurant/retail prospect incentives, Project Chicago, project Graceland,

Project Strat3, Project V, Project NQ2, Project ESLO, Project Titan, Project Skybox, Project Poly, Project E, Project TP2, the Megasite project; the structure, funding and acquisition of approximately 250 acres of real property owned by Cottonwood Development Corporation, and new prospects for potential incentive evaluation and consideration.

10. ACTION RELATIVE TO EXECUTIVE SESSION

- 10.1. Discuss and consider action approving the terms of two Chapter 380 funding agreements with the City of Hutto, Texas, funding their contribution of sales tax to fund approved incentives for Project NQ2, and for Project V, and authorizing the Board Chair to execute the agreements.
- 10.2. Discuss and consider action to approve any resolutions or pass any minute orders of the Board authorizing the Hutto Economic Development Corporation to enter into any economic development performance agreement, in whole or part, approving the purchase of law, authorizing the acquisition of funding, whether by grant, loan or sale of assets by and between the City of Hutto, any agency of the City of Hutto, or any third-party to fund economic development growth and to achieve the goals of the Board, including the authority to both acquire funds and to expend funds to acquire real estate, including real estate contracts and land currently owned by Cottonwood Development Corporation, the approval of entering into funding agreements between the City and the Hutto Economic Development Corporation to provide for an economic development programs in compliance with Texas Local Government Code Section 380.002(b) for any project identified in Section 9, Executive Session, of this agenda and authorizing the Chair to execute any such agreements or contracts approved by the Board.

11. CERTIFICATION

I certify that this notice of the Economic Development Corporation Type A and the Hutto Economic Development Corporation Type B meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on 01/06/2023 at or before 5:00 pm.




Carla Sheridan
Assistant City Secretary

The City of Hutto is committed to complying with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours before the meeting. Please email the City Secretary's office at City.Secretary@huttotx.gov or call (512) 759-4033 for assistance.

The Board reserves the right to recess the open session of the meeting and reconvene in Executive Session at any time between the meeting's opening and adjournment by majority vote on any item

on the agenda for consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding gifts and donations pursuant to Chapter 551.073 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in the open session.

This agenda has been reviewed and approved by the Board's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the item discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards may attend the meeting in numbers that may constitute a quorum of the body, board, commission, and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission, and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the boards, commissions, and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action are specifically provided for on an agenda for that body, board, commission, or committee subject to the Texas Open Meetings Act.