City of Hutto

Minutes

Economic Development Corporation Type A and Type B

Board of Directors Meeting

Monday, July 11, 2022 at 6:30 PM

City Council Chambers

1. **CALL SESSION TO ORDER**

   The meeting was called to order at 6:30 PM by Chairman Mike Arismendez.

2. **ROLL CALL**

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

   Boardmembers of the Hutto Economic Development Corporation Type A and B present were: Chairman Mike Arismendez, Vice Chairman Don Carlson, Secretary Cheney Gamboa, Boardmember Mike Snyder, and Boardmember Randal Clark.
   Absent: Boardmember Erin Clancy

   Members of staff that were present were Isaac Turner, Interim City Manager, Angie Rios, CFO, George Hyde, Legal Counsel, and Gracie Perez, Assistant City Secretary.

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 a full discussion, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the Corporation Staff for action may be placed on the agenda of a future meeting.)

   No public comments were made.

5. **CONSENT AGENDA**

5.1. Consideration and possible action on approval of the June 7, 2022, Economic Development Corporation Type A and the Hutto Economic Development Corporation Type B, Board of Directors Meeting minutes.

No consent agenda items due to an error on the posted agenda item meeting date. Item 6.3. was moved up.

6. AGENDA ITEMS

6.1. Discuss and consider action on the corporate monthly financial report; FY 2023 Budget presentation; and, a budget adjustment needed for legal fees and associated unanticipated costs due to the condition of records secured in Hutto Economic Development Type B v. BCL of Texas, Cause No. 22-0128-C425, Williamson County District Court.

Angie Rios, CFO provided a financial report. A motion was made by Vice Chair Don Carlson to approve item 6.1. as presented by staff. Treasurer Shawn Lucas seconded the motion. Boardmember Clark proposed an amendment requesting that a line item description be provided. Both votes (motion and amendment) passed 6:0.

6.2. Discuss and consider action to authorize staff to solicit one or more proposals to retain professional consulting services to assist in the creation of Tax Increment Reinvestment Zones in furtherance of the economic development goals held by the Board and City Council.

Treasurer Shawn Lucas moved to approve Item 6.2., not to exceed 40k. Secretary Cheney Gamboa seconded the motion. The vote passed 6:0.

6.3. Discuss and consider action Pace Group process and status related to hiring an additional staff member for Economic Development. Video presentation by the consultant

No video was shown due to hardware issues. Anthony Michelic, President of The Pace Group phoned in. He discussed the process related to the hiring process.

6.4. Discuss standard workgroup updates by Board subcommittees.

Secretary Cheney Gamboa and Treasurer Shawn Lucas both provided updates.

6.5. Discuss and consider action on ratifying and renewing the Administrative Services Agreement between the City of Hutto, Texas, and the Corporation.

Legal Counsel George Hyde presented. Treasurer Shawn Lucas moved to approve item 6.5. Vice Chairman Don Carlson seconded the motion. The vote passed 6:0.

7. EXECUTIVE SESSION

Entered 7:46 PM

7.1. The Board will now recess the open session meeting and reconvene in executive session, pursuant to Texas Government Code Section 551.087 (economic development), Section 551.071 (Attorney Consultation), and Section 551.072 (Real Property), to deliberate and seek the advice of its legal counsel regarding Project Acropolis, Project E, Project R2D2, Project Megasite – Titan, update on offers to purchase land negotiations; the City of Hutto's request for easement(s) on Corporate owned property, an update on Rule 202 Petition in the matter of Hutto Economic Development Type B vs. BCL of Texas, Cause Number 22-0128-C425, In the 425th

Judicial District Court of Williamson County, Texas.

7.2. Pursuant to Section 551.071 (Attorney Consultation) To deliberate and seek the advice of its legal counsel regarding the Type A and Type B Corporate Bylaws.

7.3. Pursuant to Section 551.074, Personnel Matters: To deliberate regarding the appointment, employment, and duties of an HEDC Type-A and Type-B Executive Director.

8. ACTION RELATIVE TO EXECUTIVE SESSION

Reconvened at 8:56 PM, no action was taken.

8.1. Discuss and consider action on any subject matter listed for Executive Session in this Agenda, Section 7.

Item 7.1. was recalled. A discussion of Project Acropolis ensued. Secretary Cheney Gamboa moved to approve the amendment, Purchase and Sale Agreement for Project Acropolis as discussed in Executive Session. Vice Chairman Don Carlson seconded the motion. The vote passed 6:0.

In regards to Project Megasite, George Hyde Legal Counsel informed the Board that there is a Letter of Intent from another prospect seeking to acquire any property no longer being involved in Acropolis as well as potentially Acropolis property. They will work with that prospect on its development. Boardmember Randal Clark moved to accept this item as discussed in Executive Session. Vice Chairman Don Carlson seconded the motion. The vote passed 6:0.

Item 6.1. was also recalled, specifically a budget adjustment for legal fees associated with unanticipated costs due to the condition of records secured in Hutto Economic Development Type B v. BCL Texas cause #22-0128-C425 Williamson County District Court. Vice Chairman Don Carlson moved to amend the budget by $40,000 for legal fees and any other unanticipated costs from a legal standpoint. Treasurer Shawn Lucas seconded the motion. The vote passed 6:0.

Item 8
Vice Chairman Don Carlson moved to approve the bylaws as discussed in Executive Session. Secretary Cheney Gamboa seconded the motion. The vote passed 6:0.

9. ADJOURNMENT

The meeting adjourned at 9:01 PM.

Mike Arismendez, Chairman

Gracie Perez, Assistant City Secretary