City of Hutto

MINUTES

Economic Development Corporation (EDC) Board Meeting
and
Community Development Corporation (CDC) Board Meeting
Monday, January 10, 2022 at 6:00 PM
City Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. **CALL SESSION TO ORDER** 6:00 PM

2. **ROLL CALL**

   2.1. Shawn Lucas, Treasurer
   Victor Henry, Secretary
   Mike Snyder, Board Member
   Randal Clark, Board Member
   Cheney Gamboa, Board Member

   Absent: Mike Arismendez, Chair and Don Carlson, Vice Chair

   Board member Lucas made a motion to appoint Mike Snyder as presiding Chair. Boardmember Snyder seconded the motion. The motion passed 5:0.

3. **PLEDGE OF ALLEGIANCE**

4. **PUBLIC COMMENT** - None

5. **CONSENT AGENDA**

   5.1. Consideration and possible action on approval of the December 13, 2021, Hutto Economic Development Corporation and the Hutto Community Development Corporation Type B Board of Directors' meeting minutes.

   5.2. Update on monthly financials.

   Boardmember Lucas made a motion to approve the consent agenda as presented. Boardmember Clark seconded the motion. The motion passed. (5:0)

6. **AGENDA ITEMS**

   6.1. Discussion and consider action upon K-Tonic's performance pursuant to the Economic Development Performance Agreement regarding its eligibility to receive the second of two incentives in the amount of $30,000 by completing construction of its new bottling plant in the City of Hutto, Texas and receiving its certificate of occupancy.

   Boardmember Lucas made a motion to approve the payment of $30,000 pending the certificate of occupancy. Boardmember Henry seconded the motion. The motion passed (5:0)

6.2. Discussion and consider action upon the job description of EDC Specialist to be employed by Hutto EDC.

Board member Lucas made a motion to direct staff to come back with a job description for EDC Specialist. Boardmember Clark seconded the motion. The motion passed. (5:0)

6.3. Discussion and consider action to work with the City to transition the Executive Director position to a full-time Hutto EDC employee with job duties to also represent the City in economic development matters.

Discussion ensued. Item tabled until next meeting.

6.4. Discussion and consider action after a presentation on Economic Development Forum Results (Stacy Schmitt)

Stacy Schmitt presented. No action taken.

6.5. Discussion and consider action upon the development of a downtown business retention project which may include the funding of equipment, lighting, landscaping, façade improvement opportunities, and related promotional materials. (Stacy Schmitt, Kristi Robich)

Discussion ensued. No action taken.

6.6. Discussion and consider action after a presentation on Holidays in Hutto. (Kristi Robich)

Discussion ensued. No action taken.

6.7. Discussion and consider action upon approving the engagement of a Corporate Financial Advisor to consult with the issuance of bonds or other financial transactions the Board finds necessary to carry out corporate business. (Angie Rios)

Jim Sabonis, Hilltop Securities was present for the discussion. Discussion ensued.

No action taken.

6.8. Discussion and consider action upon approval of Board member training and conferences.

Discussion ensued. Boardmember Lucas made a motion to authorize training sessions conditional upon the Chairs approval. 2 people to TEDC Winter Conference, 2 people ICSC Red River and up to 3 ICSC conference. Boardmember Gamboa seconded the motion. The motion passed (5:0)

7. EXECUTIVE SESSION- Entered: 7:51 PM

7.1. Pursuant to Texas Government Code Section 551.087 (Economic Development) and Section 551.071 (Consult with Attorney), the Board is recessing its regular session now and will reconvene in executive session to deliberate and seek legal advice regarding: Project Drako, Project Acropolis, Mega-Site development negotiations and incentives, Option Contracts for the Purchase of Land in the Mega-Site vicinity, and other offers and interests raised by a prospects desiring to move or expand commercial and industrial operations into or within the City of Hutto, Texas.

8. RETURN FROM EXECUTIVE SESSION-Reconvened 9:36 PM

8.1. Reconvene into regular session.

8.2. Reconsider any matter identified for deliberation in Executive Session and listed in Item 7.1 above for deliberation, for open session discussion, consideration and possible action.
Motion by Cheney Gamboa to authorize the Chair to approve and execute the Project Drako agreement per the terms discussed in Executive Session. The motion was seconded by Randal Clark. (5:0)

9. ADJOURNMENT-9:38 PM

Mike Arismendez, Chairman

Angela Lewis, City Secretary