City of Hutto

Minutes

Economic Development Corp. Type A and Type B

Board of Directors Meeting

Monday, August 14, 2023 at 6:30 PM

City Council Chambers

1. CALL SESSION TO ORDER

Meeting called to order at 6:30pm

2. ROLL CALL

Chairman Carlson absent, all others present; Board Member Owens, joined at 6:32pm

2.1. Don Carlson, Chair
Shawn Lucas, Vice Chair
Erin Clancy, Secretary
Marcus Coleman, Treasurer
Matthew Minton, Board Member
Brian Thompson, Board Member
Terrence Owens, 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 on 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.)

None

5. CONSENT AGENDA

Vice Chair Lucas requested item 5.3 be pulled to Executive Session for discussion. No objections.
Motion by Vice Chair Lucas to approve Consent items 5.1 and 5.2; seconded by Board Member Thompson. Passed 6-0

5.1. Discuss and consider action to approve the Minutes from the Corporation's meeting on July 31, 2023.

5.2. Discuss and consider action regarding the Corporation's financial statements for July 2023.

5.3. Discuss and consider action regarding the Megasite Waterline Easement requests in support of the Megasite Waterlines Project on the Corporation owned property at the Megasite.
Item was pulled to Executive Session for discussion. After Executive Session the item was recalled. Motion by Vice Chair Lucas to approve irrevocable possession and use agreements for the easements, reserving issue of compensation, and authorizing the chair to execute the agreements approved as to form by Legal Counsel and authorize the Chair to execute the easements conditioned upon the Corporation receiving reasonable compensation for the easements in an a mount discussed in Executive Session. Seconded by Board Member Owens. Passed 6-0.

6. AGENDA ITEMS

6.1. Discuss and consider action regarding the October meeting schedule of the Corporation.
Staff advised the Board that their regularly scheduled meeting for October 9, 2023 falls on a holiday and City Hall would be closed. Staff provided options to reschedule or cancel the meeting and only have the one meeting in the month of October. Motion by Vice Chair Lucas to cancel the Board Meeting on October 9th, seconded by Board Member Minton. Passed 6-0.

7. EXECUTIVE SESSION

Recessed to Executive Session at 6:36pm
Reconvened in Executive Session at 6:40pm
Exited Executive Session at 8:43pm
Reconvened in Public Session at 8:46pm
No action in Executive Session

7.1. The Board will now recess the open meeting and reconvene in executive session pursuant to Texas Government Code Section 551.071 (Attorney Consultation), 551.087 (Economic Development), and 551.072 (Real Property) to deliberate and seek legal advice regarding: restaurant and retail incentives, the Megasite and related projects, the Cottonwood Properties, ability to incentivize the Hippo Entertainment and Event Center, and the evaluation of available corporate funds for incentives and promotional opportunities.

8. ACTION RELATIVE TO EXECUTIVE SESSION

8.1. Discuss and consider action regarding the planning and development of the land known as the Cottonwood Properties, owned by the Hutto Economic Development Corporation.
Staff was directed to pursue development of the Cottonwood Properties as discussed in Executive Session

8.2. Discuss and consider action regarding an incentive agreement for project Hippo Entertainment and Event Center.

Motion by Board Member Owens to postpone this item indefinitely, seconded by Vice Chair Lucas. Passed 6-0.

9. **FUTURE AGENDA ITEMS**

Board Member Thompson requested a future agenda item to review all contracts and agreements for contractual services and debt services and asked that staff bring back the associated documentation for review by the Board.

10. **ADJOURNMENT**

Meeting adjourned at 8:50pm

11. **CERTIFICATION**

Don Carlson, Chairman

Erin Clancy, Secretary