City of Hutto

Minutes

Economic Development Corp. Type A and Type B

Board of Directors Meeting

Monday, August 28, 2023 at 6:30 PM

City Council Chambers

1. **CALL SESSION TO ORDER**

   Meeting called to order at 6:33pm

2. **ROLL CALL**

   Board Member Minton and Board Member Thompson absent, all others present

   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.)

   3 individuals for Public Comment:
   Mike Gomez
   Jenni Sellers
   April Phillips

5. **CONSENT AGENDA**

   5.1. Discuss and consider action to approve the Minutes from the Corporation's meeting on August 14, 2023.

   Motion by Vice Chair Lucas to approve as presented, seconded by Secretary Clancy. Passed 5-0

6. AGENDA ITEMS

6.1. 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.
Motion by Vice Chair Lucas to approve as presented, seconded by Treasurer Coleman. Passed 5-0

6.2. Discussion regarding current contractual services provided to the Corporation and the associated contracts.
Treasurer Coleman requested that the Vendor information provided be included in the Cash Flows workbook for the Corporation. Staff confirmed it will be added. No action.

7. EXECUTIVE SESSION

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: retail and restaurant incentives, Project Graceland, Project Titan, Project Sequel, Project Chicago, Spine Road Construction Project, the Megasite project, Project Margarita, Project EnChem, Project Primero, Project Strat3, the Cottonwood Properties, the evaluation of available corporate funds for incentives, the adoption of contractual templates and pursuant to Section 551.071 (Attourney Consultation) deliberate and seek legal advice regarding amending the corporate bylaws.

Recessed to Executive Session at 6:53pm
Convened in Executive Session at 6:56pm
Exited Executive Session at 7:56pm
Reconvened in Public Session at 7:58pm
No action taken in Executive Session

8. ACTION RELATIVE TO EXECUTIVE SESSION

8.1. Discuss and consider action to adopt form templates for Purchase and Sale Agreements (PSA) and Economic Development Performance Agreements (EDPA) as discussed in executive session.
Motion by Vice Chair Lucas to adopt templates for Purchase and Sale Agreements and Economic Development Performance Agreements with changes as discussed in Executive Session, seconded by Board Member Owens. Passed 5-0

8.2. Discuss and consider action regarding the contract amendment for Project Primero as discussed in Executive Session.
Motion by Treasurer Coleman to pass on items 8.2 through 8.5, seconded by Secretary Clancy. Passed 5-0

8.3. Discuss and consider action regarding multiple offers to purchase Corporation owned property at the Megasite as discussed in Executive Session.
See item 8.2

8.4. Discuss and consider action regarding the sales tax use agreement with Williamson County ESD3.
See item 8.2

8.5. Discuss and consider action regarding updates, revisions or other modifications to the Bylaws of the Corporation.
See item 8.2

9. **ADJOURNMENT**

Meeting adjourned at 8:00pm

10. **CERTIFICATION**

Don Carlson, Chairman

Erin Clancy, Secretary