



City of Hutto

Minutes

Economic Development Corp. Type A and Type B

Board of Directors Meeting

Tuesday, November 14, 2023 at 7:00 PM

City Council Chambers

1. VIDEOCONFERENCE ATTENDANCE & LOCATION OF QUORUM NOTICE

- 1.1. This meeting is noticed pursuant to Texas Government Code Section 551.127 permitting videoconference attendance by one or more board members. Each portion of the meeting held by videoconference call that is required to be open to the public must be visible and audible to the public at the location where the quorum is present. Id. § 551.127(f). The city council must make at least an audio recording of the meeting and the recording must be made available to the public. Id. § 551.127(g). The location where the quorum is present, and each remote location from which a member of the governmental body participates, must have two-way audio and video communication with each other location during the entire meeting. Each participant's face in the videoconference call, while speaking, must be clearly visible and audible to each other participant and, during the open portion of the meeting, to the members of the public in attendance at the location where a quorum is present, and at any other location of the meeting that is open to the public. Id. § 551.127(h). 7. The audio and video signals perceptible by members of the public at each location of the meeting must meet or exceed minimum standards established by Texas Department of Information Resources (DIR) rules. Id. § 551.127(i). 8. The audio and video signals perceptible by members of the public at the location where the quorum is present, and any remote location must be of sufficient quality so that members of the public at each location can observe the demeanor and hear the voice of each participant in the open portion of the meeting. Id. §551.127(j).

2. CALL SESSION TO ORDER

Meeting called to order at 7:02pm

3. ROLL CALL

Chair Carlson and Treasurer Coleman absent; Secretary Clancy attended virtually, all others physically present.

- 3.1. Don Carlson, Chairman
Shawn Lucas, Vice Chairman
Erin Clancy, Secretary
Marcus Coleman, Treasurer
Matthew Minton, Board Member
Brian Thompson, Board Member
Terrence Owens, Board Member

4. PLEDGE OF ALLEGIANCE

5. 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

6. PRESENTATIONS

- 6.1. Presentations by Master Developers for consideration of master development of the Cottonwood Properties.

The Board heard presentations from four Master Development groups: Midway, Red Oak, CSW and Momark, including time for questions and answers for each. During a transition between presentations a short recess was called: 8:16pm to 8:23pm.

7. AGENDA ITEMS

Agenda items were taken up after Executive Session.

- 7.1. Discuss and consider action regarding presentations from Master Developers for the master development of the Cottonwood Properties.

The Board engaged in discussion regarding the presentations from the four Master Developer groups and narrowed their options down to two: Midway and Momark.

Motion by Board Member Thompson to create a subcommittee to meet with the two remaining Developers and make a recommendation to the Board for consideration in selecting the Master Developer for the Cottonwood Properties; seconded by Board Member Minton
Passed 4-1 (Clancy opposed).

Vice Chair Lucas appointed Chair Carlson, Secretary Clancy, and Treasurer Coleman to the subcommittee.

- 7.2. Discuss and consider action on Resolution R-2023-312 to award a construction contract for the construction of the East-West Spine Road at the Megasite authorizing the Chair to execute the contract as approved to form by the Corporation's Legal Counsel.

No action.

8. 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: the Spine Road construction project, the master development of the Cottonwood Properties, and the evaluation of available corporate funds for incentives.

Recessed to Executive Session at 9:17pm

Convened in Executive Session at 9:32pm

Exited Executive Session at 10:12pm

Reconvened in Public Session at 10:15pm
No action in Executive Session

9. ACTION RELATIVE TO EXECUTIVE SESSION

- 9.1. Discuss and consider action regarding the master development of the Cottonwood Properties.

No action.

10. ADJOURNMENT

Meeting adjourned at 10:47pm

11. CERTIFICATION


Don Carlson, Chair
Shawn Lucas, Vice Chair


Erin Clancy, Secretary

