City of Hutto

Minutes

Economic Development Corp. Type A and Type B

Board of Directors Meeting

Monday, December 11, 2023 at 6:30 PM

City Council Chambers

1. **CALL SESSION TO ORDER**

   Meeting called to order at 6:31pm

2. **ROLL CALL**

   Board Member Minton absent, all other present; Board Member Thompson arrived at 6:34pm after roll call and was present for all action.

   2.1. 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

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. **ECONOMIC DIRECTOR'S REPORT**

   5.1. Staff will provide updates on recent events, upcoming events, the Business Resources Specialist position, the marketing and communications plan for the Corporation and book study

6. **CONSENT AGENDA**

Correction from staff on the Resolution number for item 6.1 to R-2023-341.
Motion by Vice Chair Lucas to approve as presented with the updated resolution number as provided by staff. Seconded by Secretary Clancy. Passed 6-0.

6.1. Discuss and consider action to approve Resolution R-2023-334 to close the Corporation's account at Cadence Bank.

6.2. Discuss and consider action to approve the Corporation's Minutes from their regular meeting on November 27, 2023, and their special called meeting on December 4, 2023.

7. AGENDA ITEMS

7.1. Discuss and consider action to select a Master Developer for the Corporation-owned Cottonwood Properties and discuss recommendation of same by the subcommittee of the Board.
Staff presented background information on the selection process. The Board Subcommittee provided details on their reasons for the recommendation. The subcommittee recommended Midway as the Master Developer for the Cottonwood Properties.
Motion by Treasurer Coleman to approve the selection of Midway as the Master Developer for the Cottonwood Properties. Seconded by Secretary Clancy. Passed 6-0.

7.2. Discuss and consider action regarding attendance at the Hutto Area Chamber Gala on January 27, 2024 and approval of the associated expense.
Motion by Vice Chair Lucas to approve an expense of up to $1250 to purchase a table of 10 at the Hutto Chamber Gala. Seconded by Board Member Owens. Passed 5-1 (Carlson opposed).

7.3. Discuss and consider action regarding the naming of the Spine Road at the Corporation-owned land known as the Megasite.
Board discussion on proposed options for names for the Spine Road.
Motion by Chair Carlson to name the road Krueger Boulevard. Seconded by Vice Chair Lucas. Passed 4-2 (Thompson and Coleman opposed).

7.4. Discuss and consider action regarding Resolution R-2023-333 to approve a second amendment to the Funding and Refunding Agreement between the City of Hutto and the Hutto Economic Development Corporation (HEDC) for the Spine Road Construction Project.
Motion to table until after executive session by Vice Chair Lucas. Seconded by Secretary Clancy. Passed 6-0.
After executive session: motion by Board Member Thompson to approve as presented. Seconded by Vice Chair Lucas. Passed 6-0.

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: retail and restaurant incentives, Spine Road Construction Project, the Megasite project, Project Skybox, Project Sequel, Project Titan, Project Strat3, Project Flex, Project Graceland, Project Fe, Project Chicago, Project Primero, the

Cottonwood Properties, Project CG2, the Titan Notice of Default, the Sales Tax Sharing Agreement with ESD3, and the evaluation of available corporate funds for incentives.

Recessed to Executive Session at 7:14pm
Convened in Executive Session at 7:17pm
Exited Executive Session at 7:46pm
Reconvened in Public Session at 7:49pm
No action taken in Executive Session
Item 7.4 was tabled until after Executive Session. See item 7.4 for discussion and action.

9. ACTION RELATIVE TO EXECUTIVE SESSION

9.1. Discuss and consider action on any item discussed in executive session.

None

10. FUTURE AGENDA ITEMS

Chair Carlson requested an item to discuss changing the meeting schedule of the Corporation back to one meeting per month.
Board Member Thompson requested a presentation from Midway to discuss next steps in process for the Master Planning of the Cottonwood Properties.
Board Member Owens requested an item to discuss incentives and grant processes and requested access to closed session recordings for all items related to the Cottonwood Properties. Legal will research and provide direction.

11. ADJOURNMENT

Meeting adjourned at 7:54pm.

12. CERTIFICATION

Don Carlson, Chair

Erin Clancy, Secretary