City of Hutto

Minutes

› Economic Development Corp. Type A and Type B

Board of Directors Meeting

Monday, October 23, 2023 at 6:30 PM

City Council Chambers

1. **CALL SESSION TO ORDER**

   Meeting called to order at 6:35pm

2. **ROLL CALL**

   All Board Members present.

   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: the TEDC Annual Conference attended October 11-13, 2023, TEDC Registration for the Board, Sales Tax Training, Board book study, software updates, budget implementation, personnel, previous and future event updates

   No action.

6. **PRESENTATIONS**

6.1. Discuss and consider a presentation by Seeker Commercial regarding their Downtown Development, Project WelcomeMatt.
No action.

7. AGENDA ITEMS

7.1. Discuss and consider action regarding evaluation of Legal Services and potential alternatives for the Corporation.
Motion by Board Member Thompson directing staff to bring back pricing details on the provided options for Legal Services; seconded by Secretary Clancy. Failed 3-4 (Carlson, Lucas, Coleman and Minton opposed)

7.2. Discuss and consider approval of the September Monthly Financial Report
Motion by Board Member Minton to approve as presented; seconded by Vice Chair Lucas. Passed 7-0.

7.3. Discuss and consider action to approve the Minutes from the Corporation's meeting on October 2, 2023.
Motion by Secretary Clancy to approve as presented; seconded by Board Member Owens. Passed 7-0.

7.4. Discuss and consider action to engage professional consultants to perform land planning and development services to the corporation for the development of the Cottonwood Properties.
Motion by Board Member Thompson to invite the proposed Master Developers to present to the Board a 30-minute presentation at future Board Meetings on November 13th and 14th; Secretary Clancy proposed amended motion to clarify that the Master Developers include a Master Planner and that a fifth company be included if one comes forward; amendment accepted by Board Member Thompson; seconded by Secretary Clancy. Passed 7-0.

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 Margarita, Project DC2, Project Primero, Project Titan, Project Strat3, Project Flex, the Cottonwood Properties, Project CG2, Project WelcomeMatt, and the evaluation of available corporate funds for incentives.

Recessed to Executive Session at 8:55pm
Convened in Executive Session at 9:04pm
Exited Executive Session at 10:33pm
Reconvened in Public Session at 10:38pm
No action in Executive Session

9. ACTION RELATIVE TO EXECUTIVE SESSION

9.1. Discuss and consider action on Resolution R-2023-280 to enter into a Purchase and Sale Agreement (PSA) for project Flex for the sale of HEDC owned property at the Megasite and authorize the Chair to execute the agreement and all associated documents to enter the agreement.
No action.

9.2. Discuss and consider action on Resolution R-2023-281 to enter into a Purchase and Sale Agreement (PSA) for Project Sequel at the Megasite and authorize the Chair to execute the agreement and all associated documents to enter the agreement.
No action.

9.3. Discuss and consider action on Resolution R-2023-283 to enter into a Purchase and Sale Agreement (PSA) for Project DC2 at the Megasite and authorize the Chair to execute the agreement and all associated documents to enter the agreement.
No action.

9.4. Discuss and consider action regarding an amendment to the Funding and Refunding Agreement with Williamson County for the construction of the right-turn lane from 3349 to the Spine Road at the Megasite.
Motion by Chair Carlson to approve the amended funding and refunding agreement in the amount of up to half of the total cost increase for the project; seconded by Secretary Clancy. Passed 7-0.

9.5. Discuss and consider action on any other item discussed in Executive Session.
Motion by Vice Chair Lucas to recall the Megasite Project from Executive Session in order to consider the approval of a non-disclosure agreement (NDA) between the Corporation and a prospective purchaser in a form approved by Corporate Counsel and authorize the Chair to execute the agreement. Seconded by Board Member Thompson. Passed 7-0
Motion by Vice Chair Lucas to approve the proposed NDA; seconded by Board Member Minton. Passed 7-0.

10. FUTURE AGENDA ITEMS

None.

11. ADJOURNMENT

Meeting adjourned at 10:43pm.

12. CERTIFICATION

Don Carlson, Chairman

Erin Clancy, Secretary