



City of Hutto

Agenda

Economic Development Corporation (EDC) Board Meeting and

Community Development Corporation (CDC) Board Meeting

Monday January 4, 2021

6:30 p.m.

City Council Chambers

500 West Live Oak, Hutto, Texas

In accordance with the Texas Open Meetings Act this NOTICE is hereby given that a regular Meeting of the City of Hutto Economic Development Corporation Board of Directors and the City of Hutto Community Development Corporation Board of Directors will take place at the above stated date, time and location.

COVID-19 PRECAUTIONS

The following social distancing rules apply to the public attending this meeting:

1) Any member of the public attending the meeting shall maintain a six-foot distance from others (except for those who live in the same household). City Staff, Corporation Staff and City Officials shall practice social distancing to the extent able without interfering in the ability to carry out the essential government functions to be conducted at this meeting.

2) Attendance in the Council Chamber will be limited to allow for the public in attendance to practice social distancing. Seating may be assigned.

3) Coughs and sneezes must be covered with a cloth or tissue, which should be then properly disposed of or washed, and shall not be exposed to others.

4) Public courtesies such as handshakes or other greetings shall be respectfully ignored.

5) Any member of the public approaching city representatives, whether they be city staff or elected or appointed officials, must maintain six-foot social distances.

Any person who fails to comply with the COVID-19 Precautions may be removed from the meeting.

During the meeting, the following subjects will be discussed and may be acted upon:

1. CALL MEETING TO ORDER

2. ROLL CALL

Steven Harris, Chairman

Don Carlson, Vice Chairman

Kevin LaFrance, Treasurer

Lucas Evans, Secretary

Henry Gideon, Board Member

Shawn Lucas, Board Member

Mike Arismendez, Board Member

3. PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE

4. PUBLIC COMMENT

4.A. 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

Community Development Corporation on agenda issues and on non-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 fully discussing, 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.]

5. AGENDA ITEMS

- 5.A. Approval of the November 2, 2020 Hutto Economic Development Corporation and the Hutto Community Development Corporation Board of Directors' meeting minutes. (Cheri Bowman)
- 5.B. Update on monthly financials. (James Bryson))
- 5.C. Presentation, discussion, and possible action regarding the availability of incentives or establishing a project for Cozy Vape + Herb's new or expanded manufacturing and industrial activity in the City of Hutto, Texas. (Brandi Townsend)
- 5.D. Discussion and possible motion regarding purchase of office equipment for Corporation.
- 5.E. Discussion and possible action regarding approving the Hutto Economic Development Corporation Type A's Second Amended and Restated Bylaws, subject to City Council approval. (Cathie Childs)
- 5.F. Discussion and possible action adopting a resolution authorizing the Chairman to execute the re-negotiated Administrative and Professional Services Agreement between the Hutto Economic Development Corporation Type 4B, dba Hutto Community Development Corporation, and the City of Hutto. (Cathie Childs)
- 5.G. Discussion and possible action approving and adopting a resolution authorizing the Chairman to execute the Performance Agreement with Texas State Technical College (TSTC), subject to City Council approval. (Cathie Childs)
- 5.H. Discussion and possible action concerning the Megasite property adopting a resolution(s) authorizing the Chairman to execute any necessary documentation regarding:
 - a) the sale of the 2 homes (the Shaw house and the Fritz house) located on the property;
 - b) payment of fifth year's payment on Option Contract with Treila Kruger Aery Trust.
- 5.I. Discussion and possible action authorizing the Chairman to execute documentation updating both corporations' registered agent, management and payment filing fees with the Secretary of State. (Cathie Childs)

- 5.J. Discussion and possible action regarding adopting a resolution for the City Council of the City of Hutto, Texas to consider placing the approved K Tonic Project on its agenda for approval pursuant to Texas Local Government Code Section 505.158(b). (Cathie Childs)
- 5.K. Update, discussion and possible action regarding Project Chase, Project Sundance, Project Wing Tip/Liberty, Central Texas Hemp Processing, the cancelled joint workshop with City of Hutto, Texas, and annual training.

6. EXECUTIVE SESSION

- 6.A. The Board may recess its Open Session and convene into Executive Session pursuant to Government Code Chapter 551 regarding the following:

Pursuant to Sections 551.071, 551.072, and 551.087 to deliberate, seek the advice of its General Counsel, and economic development incentive negotiations, involving, but not limited to the Megasite project, Cozy Vape + Herb, Project Chase, Project Sundance, Project Wing Tips/Liberty, Central Texas Hemp Processing, and deliberations regarding real property; and 551.074 and 551.071 to deliberate and seek advice of its General Counsel regarding the employment of an Executive Director.

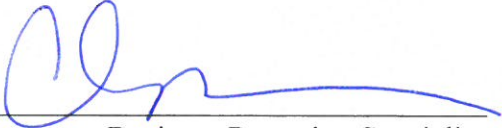
- 6.B. Reconvene Open Session to discuss and consider action on any of the items listed for Executive Session.

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the **January 4, 2021** Hutto Economic Development Corporation and the Hutto Community Development Corporation meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on **December 30, 2020 by 5:00 P.M.**




Cheri Bowman, Business Retention Specialist
Hutto Community Development Corporation

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttotx.gov or call (512) 759-4033 for assistance.

The Board reserves the right to recess the open session of the meeting and reconvene in Executive Session at any time between the meeting's opening and adjournment by majority vote on any item on the agenda for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding gifts and donations pursuant to Chapter 551.073 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in open session.

This agenda has been reviewed and approved by the Board's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the item discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.