City of Hutto

Minutes

Economic Development Corp. Type A and Type B
Board of Directors Meeting
Monday, February 12, 2024 at 6:30 PM
City Council Chambers

1. **CALL SESSION TO ORDER**

   Meeting called to order at 6:30pm

2. **ROLL CALL**

   Board Member Minton absent, all others 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 critical projects including the Spine Road Construction Project, Cottonwood Properties Master Planning, Williamson County Economic Development Partnership, event recaps, upcoming events, Business Retention and Expansion program, and budget implementation.

   No action

6. **PRESENTATIONS**

6.1. Presentation from Staff on the December 2023 Community Survey results.
No action.

7. AGENDA ITEMS

7.1. Discuss and consider action to approve the Corporate Financial statements for January 2024.
Motion by Board Member Owens to approve as presented, seconded by Vice Chair Lucas. Passed 6-0

7.2. Discuss and consider action to approve the Corporation's Minutes from their Special Called Meeting on January 29, 2024.
Motion by Vice Chair Lucas to approve as presented, seconded by Treasurer Coleman. 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 the Corporation's financial obligations involving the City of Hutto, retail and restaurant incentives, workforce incentives, expansion incentives, regarding ESD3 Sales Tax Sharing Agreement, sales tax sharing agreement with City of Hutto, Project 7, Spine Road Construction Project, the Megasite project, Project Skybox, Project Sequel, Project Titan, Project Strat3, Project Flex, Project Fe, Project Chicago, Project CG2, the planning and development of the Cottonwood Properties, and the evaluation of available corporate funds for incentives.

Recessed to Executive Session at 7:09pm
Convened in Executive Session at 7:14pm
Exited Executive Session at 8:15pm
Reconvened in Public Session at 8:17pm
No action taken in Executive Session

9. ACTION RELATIVE TO EXECUTIVE SESSION

9.1. Discuss and consider action on Resolution R-2024-035 regarding an amendment to the funding and refunding agreement between the Corporation and the City of Hutto for a Chapter 380 Economic Development Grant in Support of the Acquisition of Cottonwood Development Corporation's Real Estate.
Motion by Vice Chair Lucas to approve as presented, seconded by Board Member Owens. Passed 6-0

9.2. Discuss and consider action on the Letter of Intent (LOI) between the Corporation and the City of Hutto regarding the Butler Settlement associated with the Cottonwood Properties.
Motion by Treasurer Coleman to direct staff to schedule a public meeting with Hutto City Council to discuss and determine a repayment agreement, seconded by Board Member Owens. Passed 6-0

9.3. Discuss and consider action regarding any item discussed in Executive Session.
Motion by Secretary Clancy to direct staff and Counsel to draft a Sales Tax Sharing Agreement between the City of Hutto and the HEDC for properties affected by the Sales Tax Sharing Agreement between the City of Hutto and ESD3, seconded by Vice Chair Lucas. Passed 6-0

10. FUTURE AGENDA ITEMS

Motion by Chair Carlson to reschedule the next Board meeting from March 11, 2024 to March 18, 2024 due to Spring Break, seconded by Vice Chair Lucas. Passed 6-0

11. ADJOURNMENT

Meeting adjourned at 8:23pm

12. CERTIFICATION

~~Don Carlson, Chair~~

Shawn Lucas, Vice Chair

Erin Clancy, Secretary