City of Hutto

Minutes

Economic Development Corp. Type A and Type B

Board of Directors Meeting

Monday, April 8, 2024 at 6:30 PM

City Council Chambers

1. **CALL SESSION TO ORDER**

   Meeting called to order at 6:40pm

2. **ROLL CALL**

   Vice Chair Lucas and Treasurer Coleman absent; Secretary Clancy arrived at 6:51pm and was present for all votes. 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.)

5. **ECONOMIC DIRECTOR'S REPORT**

   5.1. Staff will provide updates on critical projects including the Megasite, Spine Road Construction Project, Cottonwood Properties Master Planning, City staffing updates in the Economic Development Department, sales tax training, Williamson County Economic Development Partnership, event recaps, upcoming events and deadlines, and budget preparation and implementation.

   No action

6. PRESENTATIONS

6.1. Discuss and consider a presentation on the Business Retention and Expansion Program.
No action

7. AGENDA ITEMS

7.1. Discuss and consider action to approve the Corporation's Minutes from their meeting on March 18, 2024.
Motion by Board Member Thompson to approve as presented; seconded by Board Member Minton. Passed 5-0.

7.2. Discuss and consider action to approve the Corporate Financial statements for March 2024.
Motion by Board Member Minton to approve as presented; seconded by Board Member Owens. Passed 5-0

7.3. Discuss and consider action on Resolution R-2024-080 to authorize Chair to execute necessary documents to complete the Spine Road Project including temporary construction easements.
Motion by Board Member Thompson to approve as presented; seconded by Secretary Clancy. Passed 5-0

7.4. Discussion on planning and preparation for Board attendance at the upcoming ICSC (International Council of Shopping Centers) Tradeshow in May.
Attending Board Members agreed to review education sessions and provide list of preferred sessions for attendance for efficient scheduling and to provide list of vendors/exhibitors and registrants that they would like to connect with by 4/22/24 so staff can schedule meetings. Planning will be finalized at the May 13th Board Meeting.
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 pending litigation concerning Longhorn Title, workforce incentives, expansion incentives, Project 7, Spine Road Construction Project, the Megasite project, Project Titan, Project Fe, Project Vanilla Wafer, the planning and development of the Cottonwood Properties, and the evaluation of available corporate funds for incentives.

Recessed to Executive Session at 7:48pm
Convened in Executive Session at 7:50pm
Exited Executive Session at 8:41pm
Reconvened in Public Session at 8:43pm
No action taken in Executive Session

9. ACTION RELATIVE TO EXECUTIVE SESSION

9.1. Discuss and consider action on Resolution R-2024-069 to enter into a Purchase and Sale Agreement (PSA) for Project Fe at the Megasite and authorize the chair to execute the agreement and all associated documents to enter the agreement.

Motion by Board Member Minton to approve as presented pursuant to the direction provided in Executive Session on the utilities; seconded by Secretary Clancy. Passed 5-0

9.2. Discuss and consider action regarding any item discussed in Executive Session.

No action

10. FUTURE AGENDA ITEMS

Board Member Thompson confirmed a current future item regarding incentives would include categories and structures. Staff confirmed.

No other items discussed.

11. ADJOURNMENT

Meeting adjourned at 8:45pm

12. CERTIFICATION

Don Carlson, Chair

Erin Clancy, Secretary