City of Hutto

Minutes

) Economic Development Corp. Type A and Type B

Board of Directors Meeting

Monday, May 13, 2024 at 6:30 PM

City Council Chambers

1. **CALL SESSION TO ORDER**

   Meeting called to order at 6:31pm.

2. **ROLL CALL**

   Secretary Clancy and Board Member Owens absent. All others present, Board Member Thompson arrived at 6:32pm and was present for all votes.

   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**

   Motion by Vice Chair Lucas to table items 5.1, 7.6, and 7.7 to a future meeting and move item 6.1 up to be the first item, move item 9.5 to Public Session and move item 7.1 to after Executive Session. Seconded by Board Member Minton. Passed 5-0.

   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.

6. PRESENTATIONS

6.1. Discuss and consider a presentation on the draft Athletic Fields Feasibility Study by MHS Planning and Design.
No action.

7. AGENDA ITEMS

7.1. Discuss and consider action regarding the proposed Fiscal Year 2025 Budget of the Corporation.
Moved to after Executive Session.
After executive session: Motion by Chair Carlson to move this item to a special called meeting to occur by the first week of June. Seconded by Board Member Minton. Passed 5-0.

7.2. Discuss and consider action regarding the rescheduling of the June Board meeting.
Request by staff to reschedule the June 10, 2024 Board Meeting to June 17, 2024 due to staff availability.
Motion by Chair Carlson to reschedule the June 10th meeting to June 17th at 6:30pm. Seconded by Vice Chair Lucas. Passed 5-0.

7.3. Discuss and consider action on Resolution R-2024-098 regarding the easements required to accommodate the right turn lane from southbound CR 3349 onto Krueger Boulevard at the Megasite.
Motion by Board Member Thompson to approve as presented. Seconded by Board Member Minton. Passed 5-0.

7.4. Discuss and consider action on Resolution R-2024-099 to approve a Special Warranty Deed for right of way for the Megasite Spine Road.
Motion by Board Member Minton to approve as presented. Seconded by Vice Chair Lucas. Passed 5-0.

7.5. Discuss and consider action on Resolution R-2024-100 to approve a Right of Entry release for Pape Dawson to provide access to the Cottonwood Properties to obtain a land survey.
Motion by Vice Chair Lucas to approve as presented. Seconded by Chair Carlson. Passed 5-0.

7.6. Discuss and consider action to approve the Corporation's Minutes from their meeting on April 8, 2024.
Tabled to future meeting.

7.7. Discuss and consider action to approve the Corporate Financial statements for April 2024.
Tabled to future meeting.

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 workforce incentives, expansion incentives, Project 7, Spine Road Construction Project, the Megasite project, Project Titan, Project Sequel, Project Fe, Project Vanilla Wafer, Project V, EDC Moving Systems incentive agreement, Project Hutto Hospitality, the farm lease at the Megasite, the planning and development of the Cottonwood Properties, and the evaluation of available corporate funds for incentives.

Recessed to Executive Session at 7:00pm
Convened in Executive Session at 7:03pm
Exited Executive Session at 7:46pm
Reconvened in Public Session at 7:47pm
No action taken in Executive Session

9. ACTION RELATIVE TO EXECUTIVE SESSION

9.1. Discuss and consider action regarding Resolution R-2024-101 on approving payment for materials on hand for Spine Road Construction.
Motion to approve as presented with the requirement of confirmation of insurance to cover all Materials On Hand. Seconded by Vice Chair Lucas. Passed 5-0.

9.2. Discuss and consider action on resolution R-2024-102 regarding a construction change order for the Spine Road Construction Project and approval of the associated expense.
Motion by Vice Chair Lucas to approve as presented. Seconded by Treasurer Coleman. Passed 5-0.

9.3. Discuss and consider action regarding the Farm Lease on the Corporation-owned land at the Megasite.
Motion by Vice Chair Lucas to direct staff to negotiate as discussed in Executive Session. Seconded by Board Member Thompson. Passed 5-0.

9.4. Discuss and consider action regarding Project Hutto Hospitality and the terms of their incentive agreement.
Motion by Board Member Thompson to deny the request at this time. Seconded by Chair Carlson. Passed 5-0.

9.5. Discuss and consider action on Resolution R-2024-103 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.
Item moved to Public Session.
Motion by Board Member Minton to approve as presented. Seconded by Treasurer Coleman. Passed 5-0.

9.6. Discuss and consider action regarding any item discussed in Executive Session.
No action.

10. FUTURE AGENDA ITEMS

None.

11. ADJOURNMENT

Meeting adjourned at 7:55pm

12. CERTIFICATION

Don Carlson, Chairman

Erin Clancy, Secretary