



City of Hutto

Agenda

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

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. CALL SESSION TO ORDER

2. ROLL CALL

- 2.1. Shawn Lucas, Vice Chairman
Erin Clancy, Secretary
Matthew Minton, Board Member
Brian Thompson, Board Member
Terrence Owens, Board Member
Henry Gideon, Board Member
Kelli McLaughlin, 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. PRESENTATIONS

- 5.1. Discuss and consider a presentation from Midway regarding an update on the due diligence process and evaluation of the Cottonwood Properties under their current MOU with the Corporation.

6. ECONOMIC DIRECTOR'S REPORT

- 6.1. 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, New Board Appointments, Williamson County Economic Development Partnership, event recaps, upcoming events and deadlines, and budget preparation and implementation.

7. PUBLIC HEARINGS

- 7.1. Conduct a Public Hearing regarding the possibility of incentives in support of Project JPD for the expansion of a local custom hat business in Downtown Hutto. This notice shall constitute publication of a Type B project as required by Texas Local Government Code Section 505.160.
- 7.2. Conduct a Public Hearing regarding the possibility of incentives for Project HP in support of the expansion of a local food truck business into a brick and mortar location within Hutto City Limits. This notice shall constitute publication of a Type B project as required by Texas Local Government Code Section 505.160.
- 7.3. Conduct a Public Hearing regarding the possibility of incentives for Project WelcomeMatt in support of a short-term rental business in downtown Hutto. This notice shall constitute publication of a Type B project as required by Texas Local Government Code Section 505.160.

8. AGENDA ITEMS

- 8.1. Discuss and consider action to appoint officers of the Board of Directors for the Corporation.
- 8.2. Discuss and consider action regarding Resolution R-2024-174 to approve an amendment to the Option Agreement for project Sequel to modify the Option Period term expiration date to December 19, 2024.
- 8.3. Discuss and consider action on Resolution R-2024-175 regarding a budget amendment for the current FY24 Corporation Budget to reallocate \$10,000 from the Dues and Memberships line item to the Professional Services line item to pay for the Hwy 79 Corridor Study in partnership with Williamson County Economic Development Partnership.
- 8.4. Discuss and consider action on Resolution R-2024-176 regarding a budget amendment for the current FY24 Corporation Budget to increase the contract amount with Placer.ai for an additional \$1,380.00 to adjust for the annual rate increase and align the billing cycle with the Corporation's Fiscal Year.
- 8.5. Discuss and consider action to approve the Corporate Financial statements for June 2024 and July 2024.
- 8.6. Discuss and consider action to approve the Corporation's Minutes from their meeting on July 8, 2024.

9. 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 including, Project JPD, Project WelcomeMatt, Project HP; the Spine Road Construction Project, the Megasite project, Project Titan, Project Strat3, Project Skybox, Project Sequel, the farm lease at the Megasite, funding for the proposed collector road at the Megasite, the amended refunding agreement between the corporation and the City of Hutto, utility projects at the Megasite and Cottonwood Properties, the planning and development of the Cottonwood Properties, and the evaluation of available corporate funds for incentives.

10. ACTION RELATIVE TO EXECUTIVE SESSION

- 10.1. Discuss and consider action to resolve the pending litigation claim pertaining the Megasite Farm Lease between the Corporation and Brandon Roznovak.
- 10.2. Discuss and consider action on any other item discussed in Executive Session.

11. FUTURE AGENDA ITEMS
12. ADJOURNMENT
13. CERTIFICATION




Angel Kavanaugh, Management Assistant

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.