City of Hutto

Minutes

Economic Development Corp. Type A and Type B

Board of Directors Meeting

Monday, August 12, 2024 at 6:30 PM

City Council Chambers

1. CALL SESSION TO ORDER

Meeting called to order at 6:30 PM.

2. ROLL CALL

All Members of the EDC were present at this meeting

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.)

None

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.

No Action.

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.

No action.

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.

Open public hearing at 7:36 pm closed at 7:40 pm. The owner of a local downtown hat business spoke about the expansion of his business.

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.

Open public hearing at 7:40 pm. Closed at 7:40 pm, no action or discussion.

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.

Open public hearing at 7:41 pm. Closed at 7:41 pm. No action or discussion.

8. AGENDA ITEMS

8.1. Discuss and consider action to appoint officers of the Board of Directors for the Corporation.

- Postponed to after the executive session. Taken up after by Board Member Owens: Motion by Vice Chair Lucas to chair; Seconded by Board Member Minton. Vice Chair Lucas declined. The motion was rescinded by Board Member Owens to appoint Secretary Clancy to Chair, seconded by Vice Chair Lucas. Passed 7-0
- Motion by Vice Chair Lucas. Seconded by Board Member Gideon to appoint Board Member Minton as Vice Chair. Passed 7-0
- Motion by Board Member Thompson. Seconded by Board Member Lucas to appoint Board Member Owens to Secretary. Passed 7-0
- Motion by Board Member Lucas. Seconded by Board Member Thompson to appoint Board Member Gideon to Treasurer. Passed 7-0

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.

Motion by Board Member Thompson to approve as presented. Seconded by Board Member Minton. Passed 7-0

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.

Motion by Board Member Minton to approve as presented. Seconded by Board Member McLaughlin. Passed 7-0

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.

Motion by Board Member Gideon to approve as presented. Seconded by Vice Chair Lucas. Passed 7-0.

8.5. Discuss and consider action to approve the Corporate Financial statements for June 2024 and July 2024.

Motion by Board Member Owens to approve as presented. Seconded by Board Member Minton. Passed 7-0.

8.6. Discuss and consider action to approve the Corporation's Minutes from their meeting on July 8, 2024.

Motion by Board Member Thompson to approve as presented. Seconded by Board Member McLaughlin. Passed 7-0

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.

Recessed to Executive Session at 8:07 pm
Convened in Executive Session at 8:16 pm
Exited Executive Session at 11:38 pm
Reconvened to Public Session at 11:42 pm

10. ACTION RELATIVE TO EXECUTIVE SESSION

No action in 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.

Motion by Secretary Clancy to direct legal to draft and send a response to Mr. Roznovak's attorney which outlines the due diligence performed by the Board to evaluate Mr. Roznovak's claim made on June 11, 2024, demand letter and offer a settlement of $121.780.19. Seconded by Board Member McLaughlin. Passed 7-0

10.2. Discuss and consider action on any other item discussed in Executive Session.

Motion by Board Member Gideon to direct legal to send Strat3 a letter outlining the Corporation's obligations under the purchase and sale agreement which does not include offsite detention for the Strat3 Property. Seconded by Board Member Minton. Passed 7-0

11. FUTURE AGENDA ITEMS

Board Member Thompson requested printouts from the City of Buda and any other outlining cities regarding their small and large incentive policies. Create an agenda item to discuss and potential action on adopting those policies. Also, add a form based on the form completed correctly by Project HP and potentially by the City of Buda.

12. ADJOURNMENT

Adjourned at 11:55 pm

13. CERTIFICATION

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Erin Clancy, Chairman	Terrance Owens, Secretary