City of Hutto

<u>Agenda</u>

Hutto Economic Development Corp. Type A and Type B Board of Directors Meeting
Monday, April 14, 2025 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. Erin Clancy, Chair
Matthew Minton, Vice Chair
Terrence Owens, Secretary
Henry Gideon, Treasurer
Brian Thompson, Board Member
Kelli McLaughlin, Board Member
Irma Gonzalez, 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 Es Vedra, LLC regarding updates on the Hooky Entertainment facility.

5.2. Discuss and consider a presentation from Staff regarding the Hutto EDC Website and marketing strategy for the Corporation (Jennifer DeRoeck).

6. ECONOMIC DIRECTOR'S REPORT

6.1. Staff will provide updates on critical projects including the Megasite, Spine Road Construction Project, Highway 79 and County Road 132 Intersection Project, Williamson County Economic Development Partnership, event recaps, and upcoming events.

7. AGENDA ITEMS

7.1. Discuss and consider action to approve the Corporation's monthly financial report for March 2025.

7.2. Discuss and consider action regarding the Corporation's Annual Comprehensive Financial Report for the period ending September 30, 2024

7.3. Discuss and consider action on Resolution R-2025-087 regarding a budget amendment for the Corporation for the fiscal year ending September 30, 2025 to move the revenues and expenses related to the Spine Road Project from the Income Statement to the Balance Sheet as per the recommendation from the Fiscal Year 2024 audit.

7.4. Discuss and consider action to approve the Minutes from the Corporation's regular meeting on March 10, 2025 and their Quarterly Joint Meeting with Hutto City Council on April 3, 2025.

7.5. Discuss and consider action regarding the creation of policies for the Corporation.

7.6. Discuss and consider action regarding the adoption of a Strategic Plan for the Corporation.

7.7. Discuss and consider action on Resolution R-2025-088 regarding an extension to the Memorandum of Understanding between the Corporation and Midway Development Group LLC.

8. EXECUTIVE SESSION

8.1. Executive Session Attendance. The Board will consider any requests from eligible parties to attend all or a portion of the following executive session. Other than the Board of Directors, to be eligible, a person attending an executive session: 1) must have interests that are not averse to the corporation and 2) their participation is necessary to deliberate on the matter to be considered. If the item is to obtain legal advice, the Board must also find the person’s presence will not waive the attorney-client privilege. The Board will now entertain any requests for consideration and action.

8.2. 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 upon and seek legal advice regarding; 1) Roznovak v. Hutto Economic Development Corporation, pending in Williamson County District Court, 2) amending the Corporation's Type A and Type B Bylaws, 3) compliance with the Texas Open Meetings Act by Board Members, 4) the release of executive session certified agendas or recordings, 5) the creation and adoption of corporate policies and procedures, and the following economic development projects: Project Maestro, the Spine Road Construction Project, the Megasite project, Project Titan, Project Flex, Project Strat3, Project Sequel, the Hutto Hospitality Incentive Agreement, the planning and development of the Cottonwood Properties and any related incentives, consideration of the acquisition of real property by the Type B corporation, and the evaluation of available corporate funds for incentives.

9. ACTION RELATIVE TO EXECUTIVE SESSION

9.1. Discuss and consider action on Resolution R-2025-089 regarding an extension to the Hutto Hospitality incentive agreement.

9.2. Discuss and consider action on Resolution R-2025-090 regarding consideration of the Stormwater Management Fee for Project Strat3 as assessed by the City of Hutto.

9.3. Discuss and consider action on Resolution R-2025-091 regarding an extension to the Purchase and Sale Agreement for Project Flex.

9.4. Discuss and consider action on Resolution R-2025-092 regarding amendments to the Corporation's Type A and Type B Bylaws.

9.5. Discussion and consider action on a request by former Board member and Mayor, Mike Snyder, to listen to executive session recordings of the Board of Directors.

9.6. Discussion and consider action to adopt Resolution R-2025-093 directing the Board's Designee to file an Ethics Complaint on behalf of the Corporation against Mayor Mike Snyder for actions taken which are averse to the Economic Development Corporations.

9.7. Consideration and possible action related to Executive Session agenda items, listed above.

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

12. CERTIFICATION

Charlotte Gonzalez

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.