City of Hutto

Minutes

Economic Development Corp. Type A and Type B

Board of Directors Meeting

Monday, May 12, 2025 at 6:30 PM

City Council Chambers

1. **CALL SESSION TO ORDER**

   Meeting called to order at 6:31pm.

2. **ROLL CALL**

   All Board Members present; Board Member Thompson arrived at 6:32pm and was present for all votes.

   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.)

   None.

5. **PRESENTATIONS**

   5.1. Discuss and consider a presentation from Es Vedra, LLC regarding updates on the Hooky Entertainment facility.

   No action.

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.
No action.

7. AGENDA ITEMS

7.1. Discuss and consider action to approve the Corporation's monthly financial report for April 2025.
Motion by Vice Chair Minton to approve as presented. Seconded by Treasurer Gideon. Passed 7-0.

7.2. Discuss and consider action regarding Resolution R-2025-121 to approve the proposed fiscal year 2026 budget of the Type A and Type B Corporations.
Motion by Board Member McLaughlin to approve with the removal of the Facade Grant Program and the Fire Suppression Grant Program. Seconded by Board Member Gonzalez. After discussion, Board Member McLaughlin rescinded her motion. Motion by Board Member McLaughlin to approve as presented. Seconded by Treasurer Gideon. Passed 6-1. (Chair Clancy opposed).

7.3. Discuss and consider action on Resolution R-2025-124 approving a third amendment to the Purchase and Option Agreement for Project Sequel.
Motion by Board Member McLaughlin to approve as presented. Seconded by Vice Chair Minton. Passed 7-0.

7.4. Discuss and consider action on Resolution R-2025-125 approving Policies of the Type A and Type B Corporations.
Motion by Treasurer Gideon to approve as presented. Seconded by Board Member McLaughlin. Passed 7-0.

7.5. Discuss and consider action on Resolution R-2025-126 to approve the amended Bylaws of the Type A and Type B Corporations.
Motion by Secretary Owens to approve as presented. Seconded by Vice Chair Minton. Passed 6-1. (Chair Clancy opposed).

7.6. Discuss and consider action on Resolution R-2025-127 to approve change order number four to the construction contract with Jordan Foster Construction for the Spine Road Construction Project.
Motion by Secretary Owens to approve as presented. Seconded by Board Member McLaughlin. Passed 7-0.

7.7. Discuss and consider action to approve the Minutes from the Corporation's regular meeting on April 14, 2025 and their Special Called Meeting on April 21, 2025.
Motion by Vice Chair Minton to approve as presented. Seconded by Board Member McLaughlin. Passed 5-0. Treasurer Gideon and Chair Clancy abstained as they were not present at the Special Called Meeting on April 21, 2025.

8. EXECUTIVE SESSION

Recessed to Executive Session at 8:18pm
Convened in Executive Session at 8:27pm
Exited Executive Session at 10:18pm

Reconvened in Public Session at 10:25pm
No action taken in Executive Session.
Treasurer Gideon and Board Member Thompson did not attend 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.
Request by Executive Director Cheney Gamboa to attend executive session: Motion to approve by Vice Chair Minton. Seconded by Treasurer Gideon. Passed 7-0.
Request by Mayor Mike Snyder to attend executive session: Motion to approve by Secretary Owens. Seconded by Board Member Gonzalez. Passed 7-0.
Request by Council Member Evan Porterfield to attend executive session: Motion to approve by Secretary Owens. Seconded by Vice Chair Minton. Passed 7-0.
Request by Mayor Pro Tem Peter Gordon to attend executive session: Motion to approve by Treasurer Gideon. Seconded by Board Member Gonzalez. Passed 7-0.

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) amendments to the Corporation's Type A and Type B Bylaws, 3) compliance with executive session confidentiality by Board Members, 4) the creation and adoption of corporate policies and procedures, 5) the proposed fiscal year 2026 budget of the corporations, and the following economic development projects: Project Maestro, the Spine Road Construction Project, the Megasite project, Project Titan, Project Sequel, Project JPD; 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. Consideration and possible action related to Executive Session agenda items, listed above.
No action.

9.2. Discuss and consider action on Resolution R-2025-128 to approve the recommendation to City Council of the application for a Chapter 312 Property Tax Abatement for Project Titan.
No action.

10. FUTURE AGENDA ITEMS

None.

11. ADJOURNMENT

Meeting adjourned at 10:26pm.

12. CERTIFICATION

Erin Clancy, Chair

~~Terrence Owens, Secretary~~
Matthew Minton, Vice Chair