City of Hutto

Minutes

›Economic Development Corp. Type A and Type B

Board of Directors Meeting

Monday, April 14, 2025 at 6:30 PM

City Council Chambers

1. **CALL SESSION TO ORDER**

   Meeting called to order at 6:33pm.

2. **ROLL CALL**

   Secretary Owens absent. All others present, Board Member Thompson arrived at 6:38pm 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.

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

   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

Agenda items 7.1, 7.2 and 7.3 were moved up ahead of item 6.

7.1. Discuss and consider action to approve the Corporation's monthly financial report for March 2025.
Motion by Board Member McLaughlin to approve the monthly financial as presented. Seconded by Vice Chair Minton. Passed 6-0.

7.2. Discuss and consider action regarding the Corporation's Annual Comprehensive Financial Report for the period ending September 30, 2024
No action.

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.
Motion by Treasurer Gideon to approve as presented. Seconded by Board Member McLaughlin. Passed 6-0.

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.
Board Member McLaughlin cited an error in the meeting dates shown on the Minutes Agenda Item shown on the proposed Minutes for March 10th; those meeting dates should reflect the February 10th and February 3rd meeting dates. Motion by Vice Chair Minton to approve with that correction. Seconded by Board Member Gonzalez. Passed 6-0.

7.5. Discuss and consider action regarding the creation of policies for the Corporation.
Item considered after Executive Session.
No action.

7.6. Discuss and consider action regarding the adoption of a Strategic Plan for the Corporation.
Motion by Board Member McLaughlin to approve as presented. Seconded by Board Member Gonzalez. Passed 6-0.

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.
Considered after Executive Session.
Motion by Board Member McLaughlin to approve as presented. Seconded by Treasurer Gideon. Passed 6-0.

8. EXECUTIVE SESSION

Recessed to Executive Session at 8:51pm
Convened in Executive Session at 9:02pm
Exited Executive Session at 11:14pm
Reconvened in Public Session at 11:19pm
No action taken in 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.
Motion by Board Member McLaughlin to approve attendance in Executive Session for the Executive Director. Seconded by Vice Chair Minton. Passed 6-0.

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) 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.
No action.

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.
Motion by Treasurer Gideon to reject the request via Resolution R-2025-090. Seconded by Board Member Thompson. Passed 6-0.

9.3. Discuss and consider action on Resolution R-2025-091 regarding an extension to the Purchase and Sale Agreement for Project Flex.
Motion by Vice Chair Minton to extend the Purchase and Sale Agreement for Project Flex to October 18, 2025. Seconded by Board Member McLaughlin. Passed 6-0.

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

No action. Board directed staff to coordinate a Special Called Meeting on April 21, 2025 to discuss and consider this item.

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.
Motion by Vice Chair Minton to approve Resolution R-2025-115 denying the request. Seconded by Board Member Gonzalez. Passed 6-0

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.
No action.

9.7. Consideration and possible action related to Executive Session agenda items, listed above.
Motion by Treasurer Gideon to authorize staff to continue negotiations for acquisitions related to the Spine Road Project as directed in executive session. Seconded by Vice Chair Minton. Passed 6-0.
Motion by Board Member McLaughlin to approve Resolution R-2025-094 regarding the Texas Open Meetings Act compliance by the Board at their meeting on March 10, 2025. Seconded by Vice Chair Minton. Passed 5-0. Treasurer Gideon abstained.

10. FUTURE AGENDA ITEMS

None.
Direction to staff and Legal Counsel to include Executive Director and Corporation's Legal Counsel in Executive Session Attendance item language moving forward.

11. ADJOURNMENT

Meeting Adjourned at 11:29pm.

12. CERTIFICATION

Erin Clancy, Chair

Terrence Owens, Secretary