City of Hutto

Minutes

Economic Development Corp. Type A and Type B

Board of Directors Meeting

Monday, March 10, 2025 at 6:30 PM

City Council Chambers

1. **CALL SESSION TO ORDER**

   Meeting called to order at 6:34pm.

2. **ROLL CALL**

   Secretary Owens absent. All other Board Members present.

   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 action regarding a presentation from Es Vedra Cinemas, LLC of an update on Project V .

   No action.

   5.2. Discuss and consider action on a presentation from Staff regarding the BizThrive program to support Business Retention and Expansion efforts. (Emily Betros)

   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, incentive software implementation, event recaps, and upcoming events.
No action.

7. AGENDA ITEMS

7.1. Discuss and consider action regarding communication of project timelines, funding, and additional details including but not limited to: the Spine Road Project, Project V, and Project NQ2. (Erin Clancy)
Chair Clancy read a statement regarding the progress and updates on the projects and applicable incentive agreements and clarification of funding for the Spine Road Project.
Motion by Chair Clancy to include current names in parentheses on agenda items for projects. Seconded by Treasurer Gideon. After discussion Chair Clancy rescinded her motion.
Motion by Chair Clancy to table this item to the next meeting. Seconded by Vice Chair Minton. Passed 6-0.

7.2. Discuss and consider action to approve the Corporation's monthly financial report for January 2025.
Motion by Board Member Thompson to approve as presented. Seconded by Treasurer Gideon. Passed 6-0.

7.3. Discuss and consider action regarding amendments to the Corporation's Type A and Type B Bylaws.
Board Member McLaughlin read a statement which contained a Motion to prohibit Executive Session attendance by anyone other than Board Members, Legal Counsel and the Executive Director and until the Bylaws can be amended a procedure be put in place that requires a written request from any other parties with one business day notice prior to the Board Meeting at which they would like to attend Executive Session and the Board would consider their request at the Board Meeting to determine authorized attendance and that any approved attendees sign a confidentiality agreement. Seconded by Vice Chair Minton.
Board Member Thompson made an amendment to the motion to exclude Council Members who also serve as Board Members from attending Executive Session, after discussion, he rescinded the Motion.
Original Motion Passed 5-1 (Clancy opposed).

7.4. Discuss and consider action regarding Corporation attendance and participation in the ICSC Tradeshow in Las Vegas, Nevada on May 18-20, 2025.
Motion by Treasurer Gideon to approve two Board Members (McLaughlin & Gonzalez) and the Executive Director to attend the tradeshow. Passed 6-0.
Chair Clancy requested a presentation to the Board after the event to provide a recap and any follow-up to be done.

7.5. Discuss and consider action regarding Board participation in the upcoming Parliamentary Procedure Webinar training course by the Texas Municipal League on March 20, 2025.

Motion by Board Member McLaughlin to approve attendance for all Board Members. Seconded by Vice Chair Minton. Passed 6-0.

7.6. Discuss and consider action to schedule a Workshop to continue the Strategic Planning process of the Board.

The Strategic Planning workshop date agreed upon was April 1, 2025 at 5:30pm.

7.7. Discuss and consider action on team-building and volunteer opportunities for Board participation.

No action.

Discussion: The Board would like to do a team-building event at Hooky Entertainment. Staff will reach out to coordinate available times after the venue opens at the end of May.

Board Members would also like to attend some Business visits with Business Retention and Expansion (BRE) staff in the coming months.

7.8. Discuss and consider action to approve the Corporation's Minutes from their regular meeting on February 10, 2025 and their Joint Special Called Meeting with Hutto City Council on February 3, 2025.

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

8. 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 upon and seek legal advice regarding; the litigation by Brandon Roznovak against the Hutto Economic Development Corporation, amendments to the Corporation's Type A and Type B Bylaws, Project V, Project HSC, Project Maestro, Spine Road Construction Project, the Megasite project, Project Titan, Project Flex, Project Strat3, Project Sequel, the planning and development of the Cottonwood Properties, consideration of the acquisition of real property by the Corporation, and the evaluation of available corporate funds for incentives, consideration of the duties of the General Counsel, seek information regarding compliance with the Texas Open Meetings Act and Executive Session recordings.

Recessed to Executive Session at 9:27pm
Convened in Executive Session at 9:30pm
Exited Executive Session at 11:39pm
Reconvened in Public Session at 11:43pm

9. ACTION RELATIVE TO EXECUTIVE SESSION

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

No action.

10. FUTURE AGENDA ITEMS

None.

11. ADJOURNMENT

Meeting adjourned at 11:43pm.

12. CERTIFICATION

Erin Clancy, Chair

Terrence Owens, Secretary