



# City of Hutto

## Minutes

### Economic Development Corp. Type A and Type B

#### Board of Directors Meeting Monday, June 9, 2025 at 6:30 PM City Council Chambers

#### 1. CALL SESSION TO ORDER

Meeting called to order at 6:30pm

#### 2. ROLL CALL

Secretary Owens and Treasurer Gideon 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.)

#### 5. PRESENTATIONS

- 5.1. Discuss and consider a presentation regarding an Incentives request from Jimmy Pierce Designs.
- 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 May 2025.

Motion by Board Member McLaughlin to approve as presented. Seconded by Vice Chair Minton. Passed 5-0.

- 7.2. Discuss and consider action to approve the Minutes from the Corporation's regular meeting on May 12, 2025.

Motion by Board Member Thompson to approve as presented. Seconded by Board Member McLaughlin. Passed 5-0.

- 7.3. Discuss and consider action regarding Resolution HEDC-R-2025-130 approving a Facade Grant Program to support the corresponding line item in the Corporation's Fiscal Year 2026 Proposed Budget.

Motion by Board Member McLaughlin to approve as presented. Seconded by Vice Chair Minton. Passed 5-0.

- 7.4. Discuss and consider action regarding Resolution HEDC-R-2025-131 approving signature authority for all officers of the Corporation for documents to include Service Extension Request, Planned Unit Development Application and any other applications or requests required to facilitate the continued planning and development of the Cottonwood Properties.

Motion by Vice Chair Minton to approve as presented. Seconded by Board Member Gonzalez. Passed 5-0.

## 8. EXECUTIVE SESSION

Recessed to Executive Session at 7:41pm  
Convened in Executive Session at 7:50pm  
Exited Executive Session at 10:03pm  
Reconvened in Public Session at 10:08pm  
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, the Corporation's Legal Counsel and the Executive Director of the Corporation, 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.

Council Member Elect Jim Morris requested attendance in Executive Session. Legal Counsel advised he was not eligible due to his "elect" status, but once sworn in as a Council Member would become eligible.

Council Member Porterfield requested attendance in Executive Session. Motion by Vice Chair Minton to approve the request. Seconded by Board Member Gonzalez. Passed 5-0.

- 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, and the following economic development projects: Project Maestro, the Spine Road Construction Project, the Megasite project, Project Titan, Project Strat3, Project Flex, Project Hutto Hospitality, 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. Discuss and consider action on Resolution R-2025-122 approving a land exchange agreement for Project Maestro.

Motion by Board Member McLaughlin to approve as presented. Seconded by Board Member Gonzalez. Passed 5-0.

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

Vice Chair Minton recalled item Project JPD from Executive Session and motioned to postpone consideration of the item until October 2025. Seconded by Board Member McLaughlin. Passed 3-2 (Board Member Thompson and Board Member Gonzalez opposed).

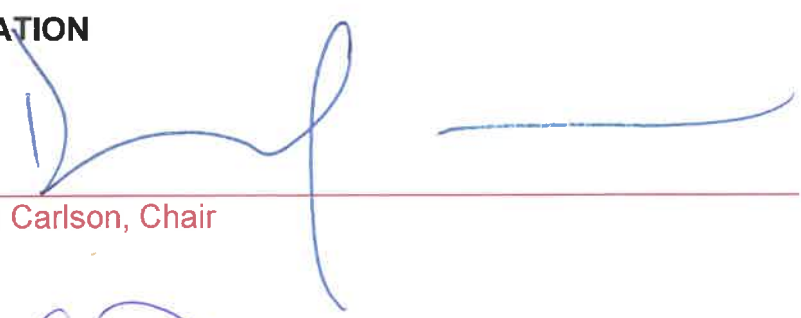
## 10. FUTURE AGENDA ITEMS

None.

## 11. ADJOURNMENT

Meeting adjourned at 10:11pm.

## 12. CERTIFICATION



---

Don Carlson, Chair



---

Caitlin Morales, Secretary

