



# City of Hutto

## Agenda – AMENDED

### Hutto Economic Development Corp. Type A and Type B Board of Directors Meeting Monday, August 11, 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](http://huttotx.gov)

#### 1. **CALL SESSION TO ORDER**

#### 2. **ROLL CALL**

- 2.1. Don Carlson, Chair  
Caitlin Morales, Secretary/Treasurer  
Jim Morris, Board Member  
Irma Gonzalez, Board Member  
Dan Thornton, Board Member  
Evan Porterfield, Board Member  
Mike Snyder, 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. **PUBLIC HEARINGS**

- 5.1. Conduct a Public Hearing for the consideration of incentives for Project Sprouts, a commercial development project near State Highway 130 and Highway 79.

#### 6. **PRESENTATIONS**

- 6.1. Discuss and consider a presentation from staff regarding an update on economic development projects, initiatives and priorities.

#### 7. **ECONOMIC DIRECTOR'S REPORT**

- 7.1. Staff will provide project updates including the Megasite, and Cottonwood Properties; community partnership updates including Williamson County Economic Development Partnership, Hutto Area Chamber, and Downtown Hutto Business Association as well as event recaps, and upcoming events.

## 8. AGENDA ITEMS

- 8.1. Discuss and consider action to approve the Corporation's monthly financial report for July 2025.
- 8.2. Discuss and consider action regarding the creation of an Economic Development Policy in accordance with proposed City of Hutto Resolution R-2025-182 to prioritize water and road infrastructure, additional grocery options including a primary grocery store, and other amenities deemed appropriate and beneficial to the Hutto community.
- 8.3. Discuss and consider action to approve the Minutes from the Corporation's regular meeting on July 14, 2025 and their Quarterly Joint Meeting with City Council on July 10, 2025.

## 9. 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 and seek legal advice regarding the following economic development projects: Project Flex, Project Sequel, Project Sprouts, Project Maestro, the Megasite project, Project Titan, Project Chicken Duo, Project Orchard, Project Harvest and Project Core; the planning and development of the Cottonwood Properties and any related incentives; and the evaluation of available corporate funds for incentives.

## 10. ACTION RELATIVE TO EXECUTIVE SESSION

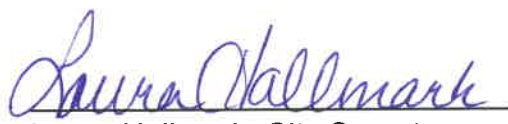
- 10.1. Discuss and consider action regarding Resolution R-HEDC-2025-139 to approve a Purchase and Sale Agreement with Midway for the master planning and development of the Cottonwood Properties.
- 10.2. Discuss and consider action regarding a proposed master lease agreement for Project Flex.
- 10.3. Consideration and possible action related to Executive Session agenda items, listed above.

## 11. FUTURE AGENDA ITEMS

## 12. ADJOURNMENT

## 13. CERTIFICATION



  
Laura Hallmark, City Secretary

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 [CitySecretary@huttotx.gov](mailto:CitySecretary@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.