



City of Hutto

Agenda

Hutto Economic Development Corp. Type A and Type B Board of Directors Meeting Wednesday, October 8, 2025 at 6:30 PM Executive Conference Room, City Hall

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least three (3) business days prior to the scheduled date 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

1. CALL SESSION TO ORDER

2. ROLL CALL

- 2.1. Don Carlson, Chair
Caitlin Morales, Secretary/Treasurer
Mike Snyder, Board Member
Irma Gonzalez, Board Member
Dan Thornton, Board Member
Evan Porterfield, Board Member
Jim Morris, 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 from the City Engineer regarding utilities and development on the Megasite and Cottonwood Properties.

6. ECONOMIC DIRECTOR'S REPORT

- 6.1. Staff will provide updates on critical projects including the Megasite, Spine Road Construction Project, Williamson County Economic Development Partnership, event recaps, and upcoming events.

7. AGENDA ITEMS

- 7.1. Discuss and consider action to approve the Corporation's monthly financial report for September 2025.

- 7.2. Discuss and consider action on Resolution R-HEDC-2025-144 to approve an amendment to the Policies of the Corporation including a Corporate Credit Card Use Policy and ACH Payment Policy.
- 7.3. Discuss and consider action on a Restaurant and Retail Incentives Policy.
- 7.4. Discuss and consider action to approve the Minutes from the Corporation's Special Called Meeting on September 2, 2025 and their Regular Meeting on September 8, 2025.
- 7.5. Discuss and consider action regarding Capital Improvement Plan (CIP) projects to be undertaken by the Hutto Economic Development Corporation.

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 and seek legal advice regarding the following economic development projects: Project Flex, Project Sequel, the Megasite project, Project Titan, Project Chicken Duo, Project Libro, Project Orchard, Project Core, Project Lake, Project NQ2, Project Football, Project Air, Project Blue Bird, Project 2007 and Project Amp; potential real estate transactions; the Peripheral Investments Bond; the loan for the Cottonwood Properties; the planning and development of the Cottonwood Properties and any related incentives; 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.
- 9.2. Discuss and consider action to approve the proposed language and process for the Request for Proposals for the planning and development of the Cottonwood Properties.

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

12. CERTIFICATION



Charlotte Gonzalez

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 City.Secretary@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.