City of Hutto

Minutes

Economic Development Corp. Type A and Type B

Board of Directors Meeting

Tuesday, October 15, 2024 at 6:30 PM

City Council Chambers

1. CALL SESSION TO ORDER

2. ROLL CALL

All Board Members present, Board Member Thompson arrived at 6:33pm and was present for all votes.

2.1. Erin Clancy, Chair
Matthew Minton, Vice Chair
Terrence Owens, Secretary
Henry Gideon, Treasurer
Shawn Lucas, Board Member
Brian Thompson, Board Member
Kelli McLaughlin, 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. ECONOMIC DIRECTOR'S REPORT

5.1. Staff will provide updates on critical projects including the Megasite, Spine Road Construction Project, Cottonwood Properties Master Planning, City staffing updates in the Economic Development Department, Board Appointments, Williamson County Economic Development Partnership, event recaps, upcoming events and proposed projects to be supported by the Corporation in 2025.

No action.

6. AGENDA ITEMS

6.1. Discuss and consider action to approve the Corporation's monthly financial report for September 2024.
Motion by Vice Chair Minton to approve as presented. Seconded by Secretary Owens. Passed 7-0.

6.2. Discuss and consider action to approve the Corporation's Minutes from their regular meeting on September 9, 2024 and their special called joint meeting with Hutto City Council on October 3, 2024.
Motion by Board Member Lucas to approve as presented. Seconded by Board Member McLaughlin. Passed 7-0.

6.3. Discuss and consider action on Resolution R-2024-225 approving an amendment to the Letter of Agreement and Notice to Proceed with Titan.
Board Member Lucas requested this item be pulled into Executive Session. No objections.
After Executive Session: Motion by Vice Chair Minton to approve as presented. Seconded by Treasurer Gideon. Passed 7-0.

6.4. Discuss and consider action on Resolution R-2024-226 approving a change order for Jordan Foster Construction related to the construction of the Spine Road Project.
Board Member Lucas requested this item be taken up after Executive Session. No objections.
After Executive Session: Motion by Vice Chair Minton to approve as presented. Seconded by Board Member McLaughlin. Passed 7-0.

6.5. Discuss and consider action on Resolution R-2024-258 approving an Economic Development Performance Agreement for Project HP.
Motion by Secretary Owens to approve as presented. Seconded by Treasurer Gideon. Passed 7-0.

7. 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 litigation pertaining to JRS Company, Inc.; Project JPD, Project HP, Project WelcomeMatt, Project Maverick, Spine Road Construction Project, the Megasite project, Project Titan, Project Flex, Project Strat3, Project Fe, Project Garden, the farm lease at the Megasite, the planning and development of the Cottonwood Properties, the MOU with Midway, the overpass Project at Highway 79 and CR 132, and the evaluation of available corporate funds for incentives.

Recessed to Executive Session at 7:01pm
Convened in Executive Session at 7:05pm
Exited Executive Session at 9:29pm
Reconvened in Public Session at 9:32pm
No action taken in Executive Session.

8. ACTION RELATIVE TO EXECUTIVE SESSION

8.1. Discuss and consider action regarding the MOU extension request from Midway for the due diligence and planning of development of the Cottonwood Properties.

Motion by Secretary Owens to approve the extension request as presented. Seconded by Vice Chair Minton. Passed 7-0.

8.2. Possible action related to items discussed in Executive Session.

No action.

9. FUTURE AGENDA ITEMS

Requested items: Incentive program, Spine Road Construction details included in monthly Board Meetings

10. ADJOURNMENT

Meeting adjourned at 9:36pm

11. CERTIFICATION

Erin Clancy, Board Chair

Terrence Owens, Board Secretary