



# City of Hutto

## Minutes

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

#### Board of Directors Meeting

Monday, August 11, 2025 at 6:30 PM

City Council Chambers

**1. CALL SESSION TO ORDER**

Meeting was called to order at 6:32pm.

**2. ROLL CALL**

All Board Members present.

- 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.)

None

**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.

Hearing opened at 6:33 PM. No comments from the public. Hearing closed at 6:34 PM.

**6. PRESENTATIONS**

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

No action.

## 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.

No Action

## 8. AGENDA ITEMS

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

Motion by Board Member Snyder to approve the corporation's monthly financial report for July 2025. Seconded by Board Member Gonzalez. Passed 7-0.

- 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.

No action.

- 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.

Motion by Board Member Snyder to approve Meeting Minutes as presented. Seconded by Secretary Morales. Passed 7-0.

## 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.

The Board recessed to Executive Session at 7:06pm

Convened in Executive Session at 7:15pm

Exited Executive Session at 10:02pm

Reconvened in Public Session at 10:10pm

No action in Executive Session

## 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.

No Action. MOU expired

- 10.2. Discuss and consider action regarding a proposed master lease agreement for Project Flex.

No action.

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

Motion by Board Member Snyder to direct staff to prepare amendment for Project Sequel as discussed in Executive Session. Seconded by Secretary Morales. Passed 7-0.

Motion by Board Member Snyder to approve the incentive agreement for Project Sprouts as presented. Seconded by Board Member Porterfield. Passed 7-0.

Motion by Board Member Snyder to direct staff to prepare a Letter of Intent for Project Core. Seconded by Board Member Porterfield. Passed 7-0.

**11. FUTURE AGENDA ITEMS**

Board Requested items:  
ACH process  
Policy for incentives for restaurants and retail

**12. ADJOURNMENT**

Meeting adjourned at 10:17pm.

**13. CERTIFICATION**

  

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Don Carlson, Chair

  

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Caitlin Morales, Secretary