



City of Hutto

Minutes

Economic Development Corp. Type A and Type B

Board of Directors Meeting

Monday, September 8, 2025 at 6:30 PM

City Council Chambers

1. CALL SESSION TO ORDER

Meeting called to order at 6:30 PM.

2. ROLL CALL

All Board Members present.

- 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.)

None.

5. PRESENTATIONS

- 5.1. Discuss and consider a presentation regarding possible incentives for Project Libro, a proposed bookstore and cafe business to be located in the City of Hutto's Historic District.

No Action.

6. PUBLIC HEARINGS

- 6.1. Conduct a Public Hearing regarding the consideration of incentives for Project Libro, a planned book store and cafe business planned to be located in the City of Hutto's Historic District.

Public Hearing opened at 6:45 PM, no one present to speak on the item. Public Hearing closed at 6:46 PM.

No Action.

7. ECONOMIC DIRECTOR'S REPORT

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

Cheney Gamboa, Director updated Board members on critical projects.

No Action

8. AGENDA ITEMS

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

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

- 8.2. Discuss and consider action on Resolution R-HEDC-2025-144 to approve Financial Policies of the Corporation including a Corporate Credit Card Use Policy and ACH Payment Policy.

Motion by Board Member Snyder to direct staff to incorporate the proposed Corporate Credit Card Use Policy and ACH Payment Policy into existing Financial Policies and bring back at the October Board Meeting for approval. Seconded by Board Member Porterfield. Passed 7-0.

- 8.3. Discuss and consider action on Resolution R-HEDC-2025-141 to approve a budget amendment for current fiscal year 2025 to reallocate funds to purchase replacement iPads for the Board of Directors members of the Corporation.

Motion by Chair Carlson to approve the reallocation of funds to purchase replacement iPads for EDC members, not to exceed \$3600.00 and require disposal of old equipment per the City of Hutto standards. Seconded by Board Member Snyder. Passed 5-2 (Porterfield and Thornton opposed).

- 8.4. Discuss and consider action on Resolution R-HEDC-2025-142 to approve a \$12,000 expenditure for the Small Business, Big Impact marketing opportunity with the Austin Business Journal.

Motion by Board Member Snyder to deny the expenditure. Seconded by Board member Porterfield. Passed 6-1 (Gonzalez opposed).

- 8.5. Discuss and consider action on Resolution R-HEDC-2025-143 to approve an end of year budget amendment for the current fiscal year (2025) to accurately reflect expenditures.

Motion by Chair Carlson to approve the end-of-year budget amendment as presented. Seconded by Board Member Morris. Passed 7-0.

- 8.6. Discuss and consider action on a Restaurant and Retail Incentives Policy.

No Action.

- 8.7. Discuss and consider action regarding a land appraisal for the Cottonwood Properties. Motion by Board Member Snyder to direct staff to go out for bid for an appraisal on the Cottonwood Properties. Seconded by Board Member Porterfield. Passed 7-0.
- 8.8. Discuss and consider action to appoint up to two Board Members to the City of Hutto Sesquicentennial Celebration Committee. Motion by Board Member Snyder to appoint Secretary Morales and Board Member Gonzalez to the Sesquicentennial Celebration Committee. Seconded by Board Member Thornton. Passed 7-0.
- 8.9. Discuss and consider action to approve the Minutes from the Corporation's regular meeting on August 11, 2025. Motion by Board Member Snyder to approve as presented with an update to item 7.1 to simply read "No action". Seconded by Board Member Porterfield. 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 Maestro, the Megasite project, Project Titan, Spine Road Project, Project Chicken Duo, Project Libro, Project Orchard, Project Harvest, Project Core, Project Lake, Project NQ2, and Project Amp; potential real estate transactions; the planning and development of the Cottonwood Properties and any related incentives; and the evaluation of available corporate funds for incentives.

Recessed to Executive Session at 8:20pm
Convened in Executive Session at 8:27pm
Exited Executive Session at 10:28pm
Reconvened Public Session at 10:32pm
No action in Executive Session

10. ACTION RELATIVE TO EXECUTIVE SESSION

- 10.1. Discuss and consider action regarding a Purchase and Option Agreement with Midway for the planning and development of the Cottonwood Properties. No Action.
- 10.2. Consideration and possible action related to Executive Session agenda items, listed above. Motion by Board Member Snyder to engage with Project Core as discussed in Executive Session. Seconded by Board Member Thornton. Passed 7-0. Motion by Board Member Snyder to direct staff to seek proposals for land planning, fee development and master development of the Cottonwood Properties. Seconded by Board Member Gonzalez. Passed 7-0.

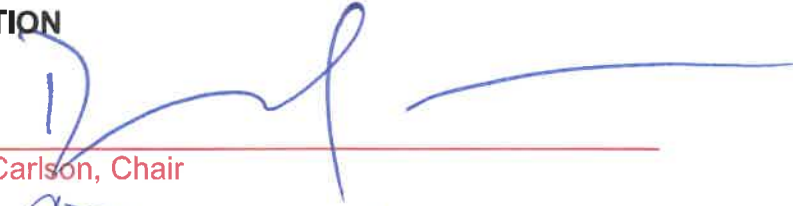
11. FUTURE AGENDA ITEMS

Board Member Gonzalez requested an item addressing other venues to promote Hutto and an item to discuss affordable housing. Board Member Snyder requested to add Project Football and Project Air to projects to be discussed in Executive Session, an item to discuss access easements on the Megasite, and an item to discuss the refunding of the Cottonwood loan.

12. ADJOURNMENT

Meeting adjourned at 10:36PM.

13. CERTIFICATION



Don Carlson, Chair



Caitlin Morales, Secretary

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