City of Hutto

Minutes

Economic Development Corp. Type A and Type B

Board of Directors Meeting

Monday, July 14, 2025 at 6:30 PM

City Council Chambers

1. **CALL SESSION TO ORDER**

   Meeting called to order at 6:30pm.

2. **ROLL CALL**

   All Board Members present.

   2.1. Don Carlson, Chair
   Caitlin Morales, Secretary/Treasurer
   Kelli McLaughlin, Board Member
   Irma Gonzalez, Board Member
   Dan Thornton, Board Member
   Evan Porterfield, 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**

   Brief recess at 6:34 PM to set up the recording for live streaming.

   5.1. Discuss and consider a presentation from Endeavor Real Estate Group regarding Project Sprouts.

   No action

   5.2. Discuss and consider a presentation from Midway regarding an update on the development of the Cottonwood Properties.

   No Action

6. **ECONOMIC DIRECTOR'S REPORT**

   Item 7.1 pulled up to follow item 5.2.

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.
No Action

7. AGENDA ITEMS

7.1. Discuss and consider action on Resolution R-HEDC-2025-132 to amend the Memorandum of Understanding with Midway to provide individual deadlines for execution of the associated development documents.
Individual deadlines for execution of the associated development documents were agreed to as follows: PSA by August 11, 2025, PUD application by October 31,2025, the Project Financing Plan by July 31, 2026.
Motion by Chair Carlson to approve the item as presented to include the dates agreed upon during discussion of the item as shown above. Seconded by Board Member McLaughlin. Passed 6-0.

7.2. Discussion and possible action regarding appointment of Board Members to the Cottonwood Development Subcommittee.
Agenda Item 7.3 was moved up to follow 7.1 ahead of item 6.
Motion by Board Member Porterfield to nominate Dan Thornton to the Cottonwood Development Subcommittee. Seconded by Chair Carlson. Board Member Thornton accepted the nomination. Passed 6-0.

7.3. Discuss and consider action to approve the Corporation's monthly financial report for June 2025.
Motion by Board Member McLaughlin to approve the corporation's Monthly financial Report for June 2025 as presented. Seconded by Board Member Gonzalez. Passed 6-0.

7.4. Discuss and consider action on Resolution R-HEDC-2025-133 to approve a budget amendment for the Fiscal Year 2025 Budget to allocate and approve funds required for the Roznovak settlement.

Motion by Board Member McLaughlin to approve Resolution R-HEDC-2025-133 as presented. Seconded by Board Member Porterfield. Passed 6-0.

7.5. Discussion and possible action regarding the current incentive agreement for Southside Market BBQ.
No Action.

7.6. Discuss and consider action on Resolution R-HEDC-2025-134 to ratify the Seventh Amended and Restated Bylaws of the Type B Corporation and the Fourth Amended and Restated Bylaws of the Type A Corporation as approved at the Special Called Meeting of the Board on July 9, 2025.
Motion by Board Member Porterfield to approve Resolution R-HEDC-2025-134 as presented. Seconded by Secretary Morales. Passed 6-0.

7.7. Discuss and consider action on Resolution R-HEDC-2025-135 to approve a shared access driveway agreement for Project Strat3 in support of the development of the Megasite.

Motion by Secretary Morales to approve Resolution R-HEDC-2025-135 as presented. Seconded by Board Member Porterfield. Passed 6-0.

7.8. Discuss and consider action on Resolution R-HEDC-2025-136 to approve a policy regarding Executive Session Protocols.
No Action

7.9. Discuss and consider action regarding affordable housing projects as allowed under chapter 501 of the Texas Local Government Code.
No Action

7.10. Discuss and consider action to approve the Minutes from the Corporation's regular meeting on June 9, 2025 and their Special Called Meeting on July 9, 2025.
Motion by Board Member Porterfield to approve as presented. Seconded by Board Member McLaughlin. Passed 6-0.

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: Roznovak v. Hutto Economic Development Corporation, pending in Williamson County District Court; ; amendments to the incentive agreement for Hooky Entertainment; possible financial incentives for Affordable Housing developments; and the following economic development projects: Project Fe; Project Strat3, Project Sprouts, Project Maestro, the Spine Road Construction Project, the Megasite project, Project Titan; the planning and development of the Cottonwood Properties and any related incentives; consideration of the acquisition of real property by the Type B corporation, and the evaluation of available corporate funds for incentives.

Recessed to Executive Session at 9:23pm
Reconvened public session at 9:27pm to take action on the requests to attend Executive Session. Council Member Morris and Mayor Snyder requested attendance in Executive Session for all items.
Motion by Chair Carlson to approve attendance for both requestors. Seconded by Board Member Porterfield. Passed 5-0-1. Board Member McLaughlin was absent for the vote.
Recessed to Executive Session at 9.28pm
Convened in Executive Session at 9:35pm
Exited Executive Session at 11:10 PM
Reconvened in Public Session at 11:15pm
No action in Executive Session.

9. ACTION RELATIVE TO EXECUTIVE SESSION

9.1. Consideration and possible action related to Executive Session agenda items, listed above.
Motion by Board Member Porterfield to direct staff as discussed in Executive Session regarding a possible land acquisition with the Independent School District. Seconded by Board Member McLaughlin. Passed 6-0.

10. FUTURE AGENDA ITEMS

None.

11. ADJOURNMENT

Meeting adjourned at 11:17pm.

12. CERTIFICATION

Don Carlson, Chair

Caitlin Morales

Caitlin Morales, Secretary