



City of Hutto

Minutes

Economic Development Corp. Type A and Type B

Board of Directors Meeting

Monday, November 10, 2025 at 6:30 PM

City Council Chambers

1. CALL SESSION TO ORDER

Meeting called to order at 6:31 PM.

2. ROLL CALL

Chair Carlson absent. All other Board Members present.

- 2.1. Don Carlson, Chair No
- Caitlin Morales, Secretary/Treasurer Yes
- Mike Snyder, Board Member Yes
- Irma Gonzalez, Board Member Yes
- Dan Thornton, Board Member Yes
- Evan Porterfield, Board Member Yes
- Jim Morris, Board Member Yes

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, Cottonwood Properties, Williamson County Economic Development Partnership, event recaps, and upcoming events.

No action.

6. AGENDA ITEMS

- 6.1. Discuss and consider action on Resolution R-HEDC-2025-146 to approve a \$30,000.00 budget amendment for consulting services for the creation of the Hutto Tax Increment Reinvestment Zone (TIRZ) 4, also known as the Hutto SH 130 TIRZ.
Item 6.9 was taken up first. Action resulted in Officer changes of: Secretary/Treasurer Morales to Vice Chair and Board Member Gonzalez to Secretary/Treasurer.
Motion by Vice Chair Morales to approve as presented. Seconded by Board Member Morris.
Passed 6-0.
- 6.2. Discuss and consider action to approve the Corporation's monthly financial report for October 2025.
Motion by Vice Chair Morales to approve as presented. Seconded by Board Member Morris.
Passed 6-0.
- 6.3. Discuss and consider engaging the Jeff Chapman Firm as Special Counsel to assist the Corporation's General Counsel with construction contract preparation for Corporation projects initiated by the City or by the Corporation, with an engagement agreement approved as to form by the Corporation's General Counsel.
Motion by Vice Chair Morales to approve as presented. Seconded by Board Member Morris.
Passed 6-0.
- 6.4. Discuss and consider action regarding media engagement by and on behalf of the Board. (Caitlin Morales)
Motion by Board Member Snyder to approve as presented with a friendly amendment by Board Member Thornton to allow the Economic Development Staff to collaborate with the City's Communications Department regarding media engagement. Seconded by Board Member Morris.
Passed 6-0.
- 6.5. Discuss and consider action regarding Capital Improvement Plan (CIP) Projects for consideration to be managed by the Hutto Economic Development Corporation (HEDC).
Motion by Board Member Snyder to approve as presented. Seconded by Board Member Thornton.
Passed 6-0.
- 6.6. Discuss and consider action regarding access and road design services for the Cottonwood Properties. (Mike Snyder)
No action.
- 6.7. Discuss and consider action regarding three Economic Development Ordinances pertaining to the City of Hutto's Historic District.
No action.
- 6.8. Discuss and consider action on Resolution R-HEDC-2025-149 to approve a letter of support to Hutto City Council recommending a policy change to expedite the permitting process for commercial and industrial projects excluding Multi-Family development and adhering to the state standard review times for all residential development including both Single-Family and Multi-Family developments and authorize the Chair to sign the letter.

Motion by Board Member Snyder to approve as presented. Seconded by Board Member Thornton.
Passed 6-0.

- 6.9. Discuss and consider action regarding Officer appointments of the Board. (Don Carlson)

Item taken up ahead of Item 6.1.

Motion by Board Member Morris to nominate Caitlyn Morales as Vice Chair. Seconded by Board Member Porterfield. Passed 6-0.

Motion by Vice Chair Morales to nominate Board Member Irma Gonzales as Secretary/Treasurer. Seconded by Board Member Morris. Passed 6-0.

- 6.10. Discuss and consider action to approve the Minutes from the Corporation's Quarterly Joint Meeting with City Council on October 2, 2025 and their Regular Meeting on October 8, 2025.

Motion by Vice Chair Morales to approve as presented. Seconded by Board Member Porterfield.

Passed 6-0.

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 the following economic development projects: Project Sequel, Project Strat3, the Megasite project, Project Orchard, Project Core, Project Lake, Project NQ2, Project Football, Project Air, Project Sprouts, Project 2007, Project Amp, Project HWB Patio, and Project Solar; 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.

Recessed to Executive Session at 8:39pm

Convened in Executive Session at 8:47pm

Exited Executive Session at 11:08pm

Reconvened in Public Session at 11:15pm

No action taken in Executive Session.

8. ACTION RELATIVE TO EXECUTIVE SESSION

- 8.1. Discuss and consider action on Resolution R-HEDC-2025-148 to approve a Request for Proposal (RFP) for Land Planning Services for the Cottonwood Properties.

No action.

- 8.2. Discuss and consider action on Resolution R-HEDC-2025-147 to approve a budget amendment for land planning services for the Cottonwood Properties.

No action.

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

Executive Session item regarding the Planning and Development of the Cottonwood Properties: Motion by Board Member Snyder to prepare contract terms for Fidelis.

Seconded by Board Member Porterfield.

Passed 6-0.

9. FUTURE AGENDA ITEMS

None. No action.

10. ADJOURNMENT

Meeting adjourned at 11:19pm.

11. CERTIFICATION



~~Don Carlson, Chair~~

Caitlin Morales, Vice Chair



Irma Gonzalez, Secretary