



# City of Hutto

## Minutes

**Hutto Economic Development Corp. Type A and Type B**

**Board of Directors Meeting**

**Wednesday, October 8, 2025 at 6:30 PM**

**Executive Conference Room, City Hall**

**1. CALL SESSION TO ORDER**

Meeting called to order at 6:32PM.

**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 from the City Engineer regarding utilities and development on the Megasite and Cottonwood Properties.

No action.

**6. ECONOMIC DIRECTOR'S REPORT**

- 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 to approve the Corporation's monthly financial report for September 2025.

Motion by Secretary Morales to approve as presented. Seconded by Board Member Morris.

Passed 7-0.

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

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

Passed 7-0.

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

No action.

- 7.4. Discuss and consider action to approve the Minutes from the Corporation's Special Called Meeting on September 2, 2025 and their Regular Meeting on September 8, 2025.

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

Passed 7-0.

- 7.5. Discuss and consider action regarding Capital Improvement Plan (CIP) projects to be undertaken by the Hutto Economic Development Corporation.

Motion by Board Member Snyder to direct the EDC Attorney, pending the approval of the City Council, to draft an agreement on the terms as discussed, with the addition that the City would pay the EDC as the checks come in not a lump sum. Seconded by Board Member Porterfield.

Passed 7-0.

## 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 the following economic development projects: Project Flex, Project Sequel, the Megasite project, Project Titan, Project Chicken Duo, Project Libro, Project Orchard, Project Core, Project Lake, Project NQ2, Project Football, Project Air, Project Blue Bird, Project 2007 and Project Amp; 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 8:08 PM.

Convened in Executive Session at 8:15PM.

Exited Executive Session at 10:19PM.

Reconvened in Regular Session at 10:22 PM.

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 Snyder to direct staff to pay the pending incentive for project NQ2 in an amount to be calculated using only the sales tax which is received from the businesses defined as within the project and not the businesses within the entire property shown in the attached property exhibit. Seconded by Board Member Porterfield.  
Passed 7-0.

Motion by Board Member Snyder to direct staff not to sell any property in Cottonwood known as the Cottonwood Property to residential uses, multifamily or single family. Seconded by Chair Carlson.  
Passed 7-0.

Motion by Board Member Snyder to approve the RFP language as presented for land planning for the Cottonwood Property. Seconded by Board Member Porterfield.  
Passed 7-0.

Motion by Chair Carlson to direct staff to cease all negotiations with Midway regarding the Cottonwood Property and inform Midway with a copy to General Counsel. Seconded by Board Member Morris.  
Passed 7-0.

- 9.2. Discuss and consider action to approve the proposed language and process for the Request for Proposals for the planning and development of the Cottonwood Properties.

No action. See item 9.1 for related action.

## 10. FUTURE AGENDA ITEMS

None.

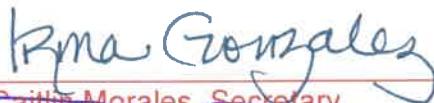
## 11. ADJOURNMENT

Meeting adjourned at 10:27PM.

## 12. CERTIFICATION



~~Don Carlson, Chair~~ Vice Chair  
Caitlin Morales



~~Caitlin Morales, Secretary~~  
Irma Gonzalez, Secretary

