



# City of Hutto

## Agenda

### **Hutto Economic Development Corp. Type A and Type B Board of Directors Meeting Monday, February 9, 2026 at 6:30 PM City Council Chambers**

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 3 business days prior to the scheduled date of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at [huttotx.gov](http://huttotx.gov)

#### **1. CALL SESSION TO ORDER**

#### **2. ROLL CALL**

- 2.1. Don Carlson, Chair  
Caitlin Morales, Vice Chair  
Irma Gonzalez, Secretary/Treasurer  
Mike Snyder, 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.)

#### **5. AGENDA ITEMS**

- 5.1. Discuss and consider action to approve the Corporation's monthly financial report for January 2026.
- 5.2. Discuss and consider action on Resolution R-HEDC-2026-007 to approve the creation and management of a LinkedIn account for the Hutto Economic Development Corporation.
- 5.3. Discuss and consider action on Resolution R-HEDC-2026-008 to authorize the Executive Director to execute the documents related to the land sale transaction for Project Strat3.
- 5.4. Discuss and consider action on Resolution R-HEDC-2026-009 to approve a budget amendment for the Brushy Creek Wastewater Interceptor Phase Four Project in the amount of \$34,998,328.00.

- 5.5. Discuss and consider action regarding the creation of a document tracking system for legal documents requiring review.
- 5.6. Discuss and consider action regarding the Corporation meeting schedule for 2026.
- 5.7. Discuss and consider action to approve the Minutes from their Regular Meeting on January 12, 2026 and their Special Called Meeting on January 15, 2026.

**6. 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), Sections 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 Air, Project Shrine; potential real estate transactions; the incentive agreement for Hutto Hospitality; the loan for the Cottonwood Properties; the planning and development of the Cottonwood Properties and any related incentives; possible litigation with Midway; Sales Tax Sharing Agreements between the City of Hutto and Williamson County Emergency Services District #3; use of eminent domain for economic development; and the evaluation of available corporate funds for incentives.

**7. ACTION RELATIVE TO EXECUTIVE SESSION**

- 7.1. Discuss and consider action on Resolution R-HEDC-2026-004 to approve an extension of the incentive period for Project Hutto Hospitality.
- 7.2. Discuss and consider action on acquisition of real property in key commercial districts within the City of Hutto.
- 7.3. Discuss and consider action regarding the Live Oak Extension project.
- 7.4. Discuss and consider action regarding the removal of the house located on Hutto Economic Development owned property at 11700 Hwy 79 in Hutto, Texas.
- 7.5. Discuss and consider action on Resolution R-HEDC-2026-010 to approve a fifth amendment to the Option and Purchase Agreement for Project Sequel.
- 7.6. Consideration and possible action related to Executive Session agenda items, listed above.

**8. FUTURE AGENDA ITEMS**

**9. ADJOURNMENT**

**10. CERTIFICATION**



*Angel Kavanaugh*

Sr. Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at [City.Secretary@huttotx.gov](mailto:City.Secretary@huttotx.gov) or call (512) 759-4033 for assistance.

The Board reserves the right to recess the open session of the meeting and reconvene in Executive Session at any time between the meeting's opening and adjournment by majority vote on any item on

the agenda for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding gifts and donations pursuant to Chapter 551.073 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in open session.

This agenda has been reviewed and approved by the Board's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the item discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

# AGENDA ITEM REPORT

## 5.1.



**To:** Hutto Economic Development Corporation Type A & Type B Board  
**Subject:** Discuss and consider action to approve the Corporation's monthly financial report for January 2026.  
**Meeting:** Monday, February 9, 2026  
**Department:** Economic Development  
**Staff Contact:**

### BACKGROUND INFORMATION:

A summary of January, 2026 financial activity is as follows:

- As of January 31st, revenues of the Corporation exceed expenses by \$1,121,645.
- Current cash balances are \$7,209,167. This amount excludes the \$1,160,643 held in escrow at Alliance Bank.
- Most activity in January was routine, with the exception of a semi-annual bond interest payment that was due February 1st.
- The next upcoming incentive payments are expected between March and April: Hutto Wine Bar, Es Vedra Cinemas, and AS-64 CR 119-HWY 79 LLP. Detailed calculations of the payments will be provided to the board prior to payment. Staff currently expects all payments to be within budgeted amounts.

### SUMMARY OF REQUEST:

Staff requests approval as presented.

### STAFF REVIEW:

Finance staff has prepared and reviewed the attached financial report.

### FISCAL NOTES:

Not applicable

### POLICY IMPLICATIONS:

Not applicable

### ATTACHMENTS:

1. January 2026 EDC Financials



Account	Name	Balance
<b>Fund: 35 - Economic Development Corporation</b>		
<b>Assets</b>		
<a href="#">35-1000</a>	Claim on Cash	0.00
<a href="#">35-1035</a>	EDC Checking - FSB	0.00
<a href="#">35-1036</a>	Wells Fargo - EDC Checking	409,419.09
<a href="#">35-1079</a>	TexPool - EDC Operating	6,799,747.92
<a href="#">35-1081</a>	Cash on Hand	0.00
<a href="#">35-1137</a>	Alliance Escrow Account	1,160,642.86
<a href="#">35-1221</a>	Sales Tax Receivable	1,211,012.63
<a href="#">35-1231</a>	Accounts Receivable	0.00
<a href="#">35-1270</a>	Loan Funds at BCL	0.00
<a href="#">35-1271</a>	Purchase Option Assets	0.00
<a href="#">35-1275</a>	Business Loans	58,794.44
<a href="#">35-1278</a>	Allowance for Doubtful Accounts-Leases	0.00
<a href="#">35-1279</a>	Allowance for Doubtful Accounts	-58,794.44
<a href="#">35-1298</a>	Megasite Arterial Rd Rec	994.68
<a href="#">35-1299</a>	Lease Receivable	0.00
<a href="#">35-1310</a>	Due From City	0.00
<a href="#">35-1422</a>	Prepaid Expenses	0.00
	<b>Total Assets:</b>	<b>9,581,817.18</b>
		<b><u>9,581,817.18</u></b>
<b>Liability</b>		
<a href="#">35-2001</a>	Accounts Payable	80.54
<a href="#">35-2005</a>	Economic Dev Agreement Payable	16,403.98
<a href="#">35-2250</a>	Due to City of Hutto	4,125.00
<a href="#">35-2251</a>	Due to City of Hutto TIRZ	16,027.02
<a href="#">35-2290</a>	Other Liabilities	50,000.00
<a href="#">35-2504</a>	Legal Fee Deposit Liability	0.00
<a href="#">35-2998</a>	Deferred Inflows - Notes Receivable	0.00
<a href="#">35-2999</a>	Deferred Inflows - Leases	0.00
	<b>Total Liability:</b>	<b>86,636.54</b>
<b>Equity</b>		
<a href="#">35-3001</a>	Fund Balance	8,373,535.72
	<b>Total Beginning Equity:</b>	<b>8,373,535.72</b>
Total Revenue		1,676,770.92
Total Expense		555,126.00
<b>Revenues Over/Under Expenses</b>		<b>1,121,644.92</b>
	<b>Total Equity and Current Surplus (Deficit):</b>	<b>9,495,180.64</b>
	<b>Total Liabilities, Equity and Current Surplus (Deficit):</b>	<b><u>9,581,817.18</u></b>



# Budget Report Account Summary

For Fiscal: 2025-2026 Period Ending: 01/31/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 35 - Economic Development Corporation</b>							
<b>Revenue</b>							
<a href="#">35-5005</a>	Sales Tax	3,618,706.00	3,618,706.00	290,387.65	1,211,012.63	-2,407,693.37	66.53 %
<a href="#">35-5041</a>	Interest Earned	175,000.00	175,000.00	23,571.17	83,758.29	-91,241.71	52.14 %
<a href="#">35-5099</a>	Other Revenue	38,080,654.00	38,080,654.00	94,000.00	382,000.00	-37,698,654.00	99.00 %
	<b>Revenue Total:</b>	<b>41,874,360.00</b>	<b>41,874,360.00</b>	<b>407,958.82</b>	<b>1,676,770.92</b>	<b>-40,197,589.08</b>	<b>96.00%</b>
<b>Expense</b>							
<a href="#">35-500-008-6204</a>	Special Events/Awards	346.50	346.50	0.00	0.00	346.50	100.00 %
<a href="#">35-500-008-6205</a>	Food/Meals	750.00	750.00	0.00	0.00	750.00	100.00 %
<a href="#">35-500-008-6208</a>	Tradeshows & Conferences	1,311.50	1,311.50	0.00	0.00	1,311.50	100.00 %
<a href="#">35-500-008-6401</a>	Attorney Svcs	125,000.00	125,000.00	0.00	15,276.77	109,723.23	87.78 %
<a href="#">35-500-008-6405</a>	Professional Svcs	10,012.00	44,012.00	0.00	12,400.00	31,612.00	71.83 %
<a href="#">35-500-008-6416</a>	Marketing Services	44,382.60	44,382.60	0.00	30,687.79	13,694.81	30.86 %
<a href="#">35-500-008-6417</a>	Business Program Administration	21,684.00	21,684.00	0.00	0.00	21,684.00	100.00 %
<a href="#">35-500-008-6441</a>	Audit Svcs	7,500.00	7,500.00	0.00	0.00	7,500.00	100.00 %
<a href="#">35-500-008-6502</a>	Training & Development	825.00	825.00	225.00	225.00	600.00	72.73 %
<a href="#">35-500-008-6504</a>	Postage	100.00	100.00	0.00	0.00	100.00	100.00 %
<a href="#">35-500-008-6505</a>	Bank & Finance Charges	350.00	350.00	200.00	230.00	120.00	34.29 %
<a href="#">35-500-008-6507</a>	Membership Dues & Subscriptions	13,360.00	13,360.00	0.00	2,500.00	10,860.00	81.29 %
<a href="#">35-500-008-6550</a>	Business Incentives	125,000.00	125,000.00	0.00	0.00	125,000.00	100.00 %
<a href="#">35-500-008-6555</a>	Small Business Incentive Program	200,000.00	200,000.00	0.00	0.00	200,000.00	100.00 %
<a href="#">35-500-008-6556</a>	Performance Grants	772,500.00	772,500.00	0.00	0.00	772,500.00	100.00 %
<a href="#">35-500-008-6558</a>	Sponsorships/Community Outreach	51,650.00	51,650.00	1,400.00	1,926.54	49,723.46	96.27 %
<a href="#">35-500-008-6801</a>	EDC Debt Principal Pmt	215,000.00	215,000.00	0.00	0.00	215,000.00	100.00 %
<a href="#">35-500-008-6802</a>	EDC Debt Interest pmt	332,480.36	332,480.36	166,240.18	166,240.18	166,240.18	50.00 %
<a href="#">35-500-008-6806</a>	Loan Principal Payment	13,403,723.00	13,403,723.00	0.00	0.00	13,403,723.00	100.00 %
<a href="#">35-500-008-6807</a>	Loan Interest Payment	0.00	0.00	82,744.52	325,639.72	-325,639.72	0.00 %
	<b>Expense Total:</b>	<b>15,325,974.96</b>	<b>15,359,974.96</b>	<b>250,809.70</b>	<b>555,126.00</b>	<b>14,804,848.96</b>	<b>96.39%</b>
	<b>Fund: 35 - Economic Development Corporation Surplus (Deficit):</b>	<b>26,548,385.04</b>	<b>26,514,385.04</b>	<b>157,149.12</b>	<b>1,121,644.92</b>	<b>-25,392,740.12</b>	<b>95.77%</b>
	<b>Report Surplus (Deficit):</b>	<b>26,548,385.04</b>	<b>26,514,385.04</b>	<b>157,149.12</b>	<b>1,121,644.92</b>	<b>-25,392,740.12</b>	<b>95.77%</b>

**Group Summary**

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance	
					Favorable (Unfavorable)	Percent Remaining
<b>Fund: 35 - Economic Development Corporation</b>						
Revenue	41,874,360.00	41,874,360.00	407,958.82	1,676,770.92	-40,197,589.08	96.00%
Expense	15,325,974.96	15,359,974.96	250,809.70	555,126.00	14,804,848.96	96.39%
<b>Fund: 35 - Economic Development Corporation Surplus (Deficit):</b>	<b>26,548,385.04</b>	<b>26,514,385.04</b>	<b>157,149.12</b>	<b>1,121,644.92</b>	<b>-25,392,740.12</b>	<b>95.77%</b>
<b>Report Surplus (Deficit):</b>	<b>26,548,385.04</b>	<b>26,514,385.04</b>	<b>157,149.12</b>	<b>1,121,644.92</b>	<b>-25,392,740.12</b>	<b>95.77%</b>

### Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
35 - Economic Development Corp	26,548,385.04	26,514,385.04	157,149.12	1,121,644.92	-25,392,740.12
<b>Report Surplus (Deficit):</b>	<b>26,548,385.04</b>	<b>26,514,385.04</b>	<b>157,149.12</b>	<b>1,121,644.92</b>	<b>-25,392,740.12</b>

# Commercial Checking Acct Public Funds

Account number: 4373524362 ■ January 1, 2026 - January 31, 2026 ■ Page 1 of 2



HUTTO ECONOMIC DEVELOPMENT CORPORATION  
 OPERATING ACCOUNT  
 500 W LIVE OAK ST  
 HUTTO TX 78634-3179

## Questions?

Call your Customer Service Officer or Client Services  
 1-800-AT WELLS (1-800-289-3557)  
 5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: [wellsfargo.com](http://wellsfargo.com)

Write: Wells Fargo Bank, N.A. (182)  
 PO Box 63020  
 San Francisco, CA 94163

## Account summary

### Commercial Checking Acct Public Funds

Account number	Beginning balance	Total credits	Total debits	Ending balance
4373524362	\$585,426.39	\$94,000.00	-\$267,607.30	\$411,819.09

## Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	01/28	94,000.00	WT Fed#03R01 Commonwealth Land /Org=Cltic Ncs Fxfc Srf# 1-20402811 Trn#260128160967 Rfb#
		\$94,000.00	Total electronic deposits/bank credits
		\$94,000.00	Total credits

## Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	01/28	82,744.52	WT Fed#02R01 Alliance Bank Cent /Ftr/Bnf=Hutto Economic Development Corp Srf# Gw00000081938661 Trn#260128161437 Rfb# 1335
	01/28	166,440.18	WT Fed#02R01 Bokf NA /Ftr/Bnf=Wealth Management Srf# Gw00000081938677 Trn#260128161563 Rfb# 1336
		\$249,184.70	Total electronic debits/bank debits

## Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
8139	780.00	01/12	8141*	10,000.00	01/22	8142	7,642.60	01/21
		\$18,422.60	Total checks paid					

\* Gap in check sequence.

\$267,607.30 Total debits



Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
12/31	585,426.39	01/21	577,003.79	01/28	411,819.09
01/12	584,646.39	01/22	567,003.79		
Average daily ledger balance		\$558,961.63			



# Bank Statement Register

EDC Checking

Period 1/1/2026 - 1/31/2026

Packet: BRPKT02941

### Bank Statement

### General Ledger

Beginning Balance	585,426.39	Account Balance	409,419.09
Plus Debits	94,000.00	Less Outstanding Debits	0.00
Less Credits	267,607.30	Plus Outstanding Credits	2,400.00
Adjustments	0.00	Adjustments	0.00
Ending Balance	411,819.09	Adjusted Account Balance	411,819.09

Statement Ending Balance	411,819.09
Bank Difference	0.00
General Ledger Difference	0.00

### CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

35-1036 Wells Fargo - EDC Checking

### Cleared Checks

Item Date	Reference	Item Type	Description	Amount
12/08/2025	<a href="#">8139</a>	Check	Tex Mix Concrete	-780.00
01/12/2026	<a href="#">8141</a>	Check	Fundamentals Group, Inc.	-10,000.00
01/12/2026	<a href="#">8142</a>	Check	Hyde Kelley LLP	-7,642.60
Total Cleared Checks (3)				-18,422.60

### Cleared Other

Item Date	Reference	Item Type	Description	Amount
01/31/2026	<a href="#">MISC0009070</a>	Miscellaneous	Option Payment - Jan 2026	94,000.00
01/31/2026	<a href="#">MISC0009071</a>	Miscellaneous	Loan Interest Payment - Jan 2026	-82,744.52
01/31/2026	<a href="#">MISC0009072</a>	Miscellaneous	Debt Service Payment - JAN 2026	-166,440.18
Total Cleared Other (3)				-155,184.70

### Outstanding Checks

Item Date	Reference	Item Type	Description	Amount
12/29/2025	<a href="#">8140</a>	Check	CenTex Appraisals, Inc	-2,400.00
Total Outstanding Checks (1)				-2,400.00



# Bank Statement Register

## Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
Check	4	-2,400.00	-18,422.60	-20,822.60
Miscellaneous	3	0.00	-155,184.70	-155,184.70
		-2,400.00	-173,607.30	-176,007.30



City of Hutto, TX

# Check Report

By Check Number

Date Range: 01/01/2026 - 01/31/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: EDC - Wells Fargo-EDC Operating - Wells Fargo</b>						
E22008	Fundamentals Group, Inc.	01/12/2026	Regular	0.00	10,000.00	8141
E22060	Hyde Kelley LLP	01/12/2026	Regular	0.00	7,642.60	8142

### Bank Code EDC - Wells Fargo Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	3	2	0.00	17,642.60
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>3</b>	<b>2</b>	<b>0.00</b>	<b>17,642.60</b>

### All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	3	2	0.00	17,642.60
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>3</b>	<b>2</b>	<b>0.00</b>	<b>17,642.60</b>

### Fund Summary

Fund	Name	Period	Amount
35	Economic Development Corporation	1/2026	17,642.60
			<b>17,642.60</b>

00008927 T27280DDA01312600194 01 000000000 0000000 003



HUTTO ECONOMIC DEVELOPMENT CORPORATION  
500 W LIVE OAK ST  
HUTTO TX 78634-3179

### Customer Service Information

-  Phone: 254.741.8000
-  Mailing Address: P.O. Box 7554 Waco, Texas 76714-7554
-  Visit Us Online: [alliancebanktexas.com](http://alliancebanktexas.com)
-  Email: [customerservice@alliancebanktexas.com](mailto:customerservice@alliancebanktexas.com)

### IMPORTANT MESSAGE(S)

If your business is still issuing paper checks please reach out to our Customer Service Department to learn how Treasury Services can pay them electronically to save time and money! For personal bills, our Bill Pay feature through Mobile Banking can do those as well.  
Need more info? [AskAlliance@AllianceBankTexas.com](mailto:AskAlliance@AllianceBankTexas.com)

### MONEY MARKET BUSI ELITE

Account Number: 7023518

Account Owner(s): HUTTO ECONOMIC DEVELOPMENT CORPORATION

#### Balance Summary

<b>Beginning Balance as of 01/01/2026</b>	<b>\$1,158,429.15</b>
+ Deposits and Credits (1)	\$2,213.71
- Withdrawals and Debits (0)	\$0.00
<b>Ending Balance as of 01/31/2026</b>	<b>\$1,160,642.86</b>
Service Charges for Period	\$0.00
Average Collected for Period	\$1,158,429
Minimum Balance for Period	\$1,158,429

#### Earnings Summary

Interest for Period Ending 01/31/2026	\$2,213.71
Interest Paid Year to Date	\$2,213.71
Annual Percentage Yield Earned (APYE)	2.27%
Average Balance for APYE	\$1,158,429.15
Number of Days for APYE	31

### DEPOSITS/CREDITS/INTEREST-PAID

Date	Description	Deposits
Jan 30	INTEREST PAID	2,213.71

### FEE RECAP

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

TexPool Participant Services  
1001 Texas Avenue, Suite 1150  
Houston, TX 77002



HUTTO EDC  
OPERATING ACCOUNT  
ATTN CHRISTINA BISHOP  
PO BOX 1016  
HUTTO TX 78634-1016

## Participant Statement

**Statement Period** 01/01/2026 - 01/31/2026

**Customer Service** 1-866-TEX-POOL  
**Location ID** 000079034  
**Investor ID** 000015672

## TexPool Update

Stay informed with the latest market perspective from our portfolio managers and strategists by visiting the Insights page of TexPool.com.

### TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$6,778,390.46	\$0.00	\$0.00	\$21,357.46	\$6,799,747.92	\$6,779,768.36
<b>Total Dollar Value</b>	<b>\$6,778,390.46</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$21,357.46</b>	<b>\$6,799,747.92</b>	

## Portfolio Value

Pool Name	Pool/Account	Market Value (01/01/2026)	Share Price (01/31/2026)	Shares Owned (01/31/2026)	Market Value (01/31/2026)
Texas Local Government Investment Pool	449/7903400001	\$6,778,390.46	\$1.00	6,799,747.920	\$6,799,747.92
<b>Total Dollar Value</b>		<b>\$6,778,390.46</b>			<b>\$6,799,747.92</b>

## Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/7903400001	\$21,357.46	\$21,357.46
<b>Total</b>		<b>\$21,357.46</b>	<b>\$21,357.46</b>

## Transaction Detail

### Texas Local Government Investment Pool

Participant: HUTTO EDC

Pool/Account: 449/7903400001

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
01/01/2026	01/01/2026	BEGINNING BALANCE	\$6,778,390.46	\$1.00		6,778,390.460
01/30/2026	01/30/2026	MONTHLY POSTING	\$21,357.46	\$1.00	21,357.460	6,799,747.920
<b>Account Value as of 01/31/2026</b>			<b>\$6,799,747.92</b>	<b>\$1.00</b>		<b>6,799,747.920</b>

TexPool Participant Services  
 1001 Texas Avenue, Suite 1150  
 Houston, TX 77002



HUTTO EDC  
 OPERATING ACCOUNT  
 ATTN CHRISTINA BISHOP  
 PO BOX 1016  
 HUTTO TX 78634-1016

# Participant Statement

**Statement Period** 12/01/2025 - 12/31/2025

**Customer Service** 1-866-TEX-POOL  
**Location ID** 000079034  
**Investor ID** 000015672

## TexPool Update

Stay informed with the latest market perspective from our portfolio managers and strategists by visiting the Insights page of TexPool.com.

### TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$5,260,822.91	\$1,500,000.00	\$0.00	\$17,567.55	\$6,778,390.46	\$5,406,550.90
<b>Total Dollar Value</b>	<b>\$5,260,822.91</b>	<b>\$1,500,000.00</b>	<b>\$0.00</b>	<b>\$17,567.55</b>	<b>\$6,778,390.46</b>	

## Portfolio Value

Pool Name	Pool/Account	Market Value (12/01/2025)	Share Price (12/31/2025)	Shares Owned (12/31/2025)	Market Value (12/31/2025)
Texas Local Government Investment Pool	449/7903400001	\$5,260,822.91	\$1.00	6,778,390.460	\$6,778,390.46
<b>Total Dollar Value</b>		<b>\$5,260,822.91</b>			<b>\$6,778,390.46</b>

## Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/7903400001	\$17,567.55	\$153,354.11
<b>Total</b>		<b>\$17,567.55</b>	<b>\$153,354.11</b>

# Transaction Detail

Texas Local Government Investment Pool

Participant: HUTTO EDC

Pool/Account: 449/7903400001

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
12/01/2025	12/01/2025	BEGINNING BALANCE	\$5,260,822.91	\$1.00		5,260,822.910
12/29/2025	12/29/2025	TRANSFER DEPOSIT	\$1,500,000.00	\$1.00	1,500,000.000	6,760,822.910
12/31/2025	12/31/2025	MONTHLY POSTING	\$17,567.55	\$1.00	17,567.550	6,778,390.460
<b>Account Value as of 12/31/2025</b>			<b>\$6,778,390.46</b>	<b>\$1.00</b>		<b>6,778,390.460</b>

**Hutto Economic Development Corporation**  
**Sales Tax Revenue Tracking - FY 2025-26**

	2015-16	2016-17	2017-18	2018-2019	2019-2020	FY 2020-2021	FY 2021-2022	FY 2022-2023	FY 2023-2024 (a)	FY 2024-2025 (a)	FY 2025-2026 (a)
Month	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
October	63,287	69,268	92,357	118,635	126,739	153,613	216,926	232,419	253,911	278,312	284,854
November	79,986	87,633	89,840	89,335	122,677	177,030	211,701	239,827	288,350	321,756	327,911
December	65,702	68,998	113,670	125,495	157,104	200,904	172,779	280,168	271,039	293,851	307,860
January	62,918	79,728	86,496	103,405	124,832	158,361	190,809	224,784	281,161	266,613	290,388
February	81,489	94,191	85,407	114,474	116,493	131,667	181,806	261,876	318,291	408,895	
March	60,032	85,606	129,988	116,086	156,272	229,146	265,537	318,020	240,224	258,180	
April	61,823	81,501	104,502	116,428	158,841	192,706	234,078	261,378	250,421	406,061	
May	89,017	109,160	99,704	123,021	167,310	192,815	232,144	263,482	305,281	345,220	
June	68,789	80,100	94,996	142,221	186,000	221,228	266,784	295,849	280,515	305,098	
July	66,076	89,793	104,049	119,433	163,039	214,882	239,765	280,594	282,767	300,526	
August	88,382	105,052	99,547	118,969	157,195	198,752	240,898	253,911	304,953	322,488	
September	72,702	96,255	117,155	140,667	169,266	271,765	269,546	288,350	311,729	325,903	
TIRZ Sales Tax	-	-	-	-	-	-	-	-	-	(16,027)	
	Refunded for Incentive Agreement									(249)	
<b>Total</b>	<b>860,203</b>	<b>1,047,285</b>	<b>1,217,712</b>	<b>1,428,170</b>	<b>1,805,769</b>	<b>2,342,870</b>	<b>2,722,774</b>	<b>3,200,657</b>	<b>3,388,642</b>	<b>3,816,873</b>	<b>1,211,013</b>

(a) Changed to cash basis method of accounting for sales tax receipts in FY 2024

City of Hutto  
 Summary of EDC/City Receivable  
 January 31, 2026

<b>Sales Tax Due by City to EDC - December 2025</b>	307,859.83	<b><u>Due to City for Expense Reimbursement</u></b>	
<b>Sales Tax Due by City to EDC - January 2026</b>	290,387.65	EDC Membership	2,500.00
<b>Due to City for Expense Reimbursement</b>	<u>(4,125.00)</u>	Hutto Area Chamber of Commerce gala table	1,400.00
<b>Amount due to EDC to Settle Interfunds</b>	<b>594,122.48</b>	TEDC Sales Tax Training	225.00
			<u><u>4,125.00</u></u>

Hutto EDC								
Summary of Active Incentives								
January 2026								
Party	Year	Expiration	Estimated End Date	Last payment date	Next Projected Payment Date	Payments to Date	Estimated Payments/ Costs Remaining	Type of Rebate
AEND	2018	December 31, 2028	2028	February 2022	January 2026	150,000.00	25,000.00	Grant
Ovivo	2021	After the grant is exhausted or 10 years after construction actually begins (whichever is earlier)	2033	December 2022	April 2026	75,000.00	205,000.00	Grant
K-Tonic	2021	2031 or when remaining \$10,000 grant is expended	2031	March 2022	Unknown	120,000.00	10,000.00	Grant
Es Vedra Cinemas	2023	10 years after effective date	2035	June 2025	June 2026	500,000.00	3,500,000.00	Grant
Es Vedra Cinemas (a)	2023	10 years after effective date	2035	N/A	March 2026	-	1,350,000.00	Sales Taxes (EDC/COH)
AS-64 CR 119-HWY 79 LLP	2023	15 years after agreement execution	2038	June 2025	March 2026	700,000.00	3,300,000.00	Grant
AS-64 CR 119-HWY 79 LLP (a)	2023	15 years after agreement execution	2038	November 2025	March 2026	404,404.55	4,595,595.45	Sales Taxes (EDC/COH)
Hutto Hospitality	2023	10 years after receipt of Certificate of Occupancy	2035	September 2023	N/A	300,000.00	-	Loan/Grant
Hutto Wine Bar	2023	Earliest of 4 years after the effective date, 380 payments NTE, or termination in accordance with other provisions of the agreement	2028	April 2025	February 2026	20,000.00	10,000.00	Grant
Hutto Wine Bar (a)	2024	Earliest of 4 years after the effective date, 380 payments NTE, or termination in accordance with other provisions of the agreement	2028	April 2025	April 2026	1,746.34	15,253.66	Sales Taxes (EDC/COH)
Happy Panini	2024	5 years following Happy Panini's receipt of Certificate of Occupancy	2029	December 2024	N/A	30,000.00	-	Grant
Cerco Development	2025	3-years after Sprouts obtains CO	2031	N/A	2028	-	875,000	Grant
(a) Total amount paid to date and estimated remaining payments include the contributions from the City of Hutto								

# AGENDA ITEM REPORT

## 5.2.



**To:** Hutto Economic Development Corporation Type A & Type B Board  
**Subject:** Discuss and consider action on Resolution R-HEDC-2026-007 to approve the creation and management of a LinkedIn account for the Hutto Economic Development Corporation.  
**Meeting:** Monday, February 9, 2026  
**Department:** Economic Development  
**Staff Contact:** Cheney Gamboa

### BACKGROUND INFORMATION:

Staff would like to create and manage a LinkedIn account for the Hutto Economic Development Corporation (HEDC). This platform allows the HEDC to engage with and promote Hutto to an aligned audience. Many Economic Development Organizations leverage LinkedIn, and it is a more business-centered platform, making it a better fit for the HEDC than other social media platforms. Current staff has the bandwidth and expertise to create and manage an effective ongoing engagement and communications strategy and feels this is an opportunity for the HEDC to share, celebrate, inform and engage to help build and support awareness of Hutto and the variety of projects, initiatives and programs occurring as well as increase exposure to support additional attraction efforts.

### SUMMARY OF REQUEST:

Approve as presented.

### STAFF REVIEW:

### FISCAL NOTES:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

1. Proposed HEDC LinkedIn Plan-FINAL\_2.9.26
2. HEDC Resolution to approve LinkedIn Account\_R-HEDC-2026-007

## **Proposed HEDC LinkedIn Plan**

### **Vision and Purpose:**

The vision of the Hutto Economic Development Corporation LinkedIn account is to provide direct communication to our current and future business community by:

Promoting Economic Growth: We envision Hutto as a hub of innovation, supporting local businesses and attracting new investments that create jobs and opportunities for our residents.

Showcasing Hutto's Advantages: Our LinkedIn page will serve as a platform to highlight the unique advantages of Hutto, such as its strategic location, quality of life, skilled workforce, strong growth, desirable demographics, and supportive business environment.

Fostering Collaboration: We will facilitate networking and collaboration among local businesses, organizations, and entrepreneurs, driving economic progress through partnerships.

Informing and Educating: Our page will be an essential source of information about economic development initiatives, resources, success stories, and opportunities in Hutto.

Stakeholder Engagement: We envision an active and engaged community of followers who are passionate about Hutto's success and share their insights, ideas, and experiences.

### **Content Strategy:**

Success Stories: Celebrating stories of businesses that have thrived in Hutto, showcasing their journey and achievements and highlighting new businesses that choose to invest in Hutto

Economic Updates: Regular updates on economic trends, opportunities, and growth in Hutto.

Community Spotlights: Highlighting the contributions of local organizations and community members in driving economic development.

Networking and Events: Sharing key takeaways from local events, seminars, and conferences to provide valuable insights and collaboration while also building trust and confidence in the Economic Development team and Corporation.

### **Why now:**

Hutto's rapid growth extends beyond its population to encompass an increasing community of employers and employees. Establishing a dedicated LinkedIn account for our Economic Development Corporation is beneficial, as it will serve as a professional platform to keep our target audience well-informed about the dynamic business landscape. This proactive approach will foster engagement, strengthen a sense of community, promote open communication, and facilitate collaborative efforts within our thriving business ecosystem. The HEDC does not have a social media account so there is not a designated means for communicating and promoting Hutto through the lens of economic development by directly and consistently supporting the Corporation's efforts through a continuous conversation around these efforts.

### **Current communications channels:**

City of Hutto LinkedIn – primarily used to promote City of Hutto initiatives, and department and staff accomplishments.

City of Hutto Facebook – primarily used to communicate to the residents of Hutto.

**Goals and objectives:**

Develop a strong LinkedIn presence to highlight economic development initiatives, programs, projects, and priorities, interact with essential stakeholders, and promote economic development in Hutto. This will be achieved by enhancing our brand visibility, fostering connections with local businesses and investors, and advocating for economic development projects.

**Target audiences**

- Employers/Businesses
- Entrepreneurs
- Small Business Owners
- Workforce Partners
- Educations Partners
- Developers
- Site Selectors
- Brokers
- Community Leaders

**Resources and staff time required and available:**

Monthly staff meetings to build a content pipeline with engagement 1-2 times per week.

**Effective launch and consistent support:**

- LinkedIn link included in:
  - email signatures
  - marketing materials
  - initial contact blast to make everyone aware

**HUTTO ECONOMIC DEVELOPMENT CORPORATION, TYPE A AND B  
RESOLUTION NO. R-HEDC-2026-007**

**A RESOLUTION OF THE HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE A AND B BOARD OF DIRECTORS APPROVING THE CREATION AND MANAGEMENT OF A LINKEDIN ACCOUNT FOR THE CORPORATION; GRANTING AUTHORITY TO ACCESS THE ACCOUNT; PROVIDING FOR REPEAL, SEVERABILITY, OPEN MEETINGS COMPLIANCE, AND PROVIDING AN EFFECTIVE DATE AND RELATED MATTERS.**

**WHEREAS**, the Hutto Economic Development Corporation, Type B (the “Corporation”) is an economic development corporation operating pursuant to the applicable provisions of the Texas Local Government Code, Title 12, Subtitle C1, as amended (the “Act”) and the Texas Non-Profit Corporation Act, as codified in the Texas Business Organizations Code, as amended; and

**WHEREAS**, the Board of Directors for the Corporation (the “Board”) finds that the mission of the Corporation includes promoting economic development, attracting businesses, creating jobs, and investing in the economic wellbeing within the City of Hutto; and

**WHEREAS**, the Board finds that effective communication with businesses, developers, and other workforce and economic partners is essential in carrying out the Corporation’s statutory purpose; and

**WHEREAS**, the Board finds that LinkedIn is a widely used professional networking platform commonly utilized by economic development corporations, municipalities, and other professional entities to make business-related announcements; and

**WHEREAS**, the Board finds that establishing an official LinkedIn presence will allow the Corporation to disseminate accurate, timely, and consistent information regarding economic development programs, strategic initiatives, and funding opportunities; and

**WHEREAS**, the Board desires to authorize the creation and maintenance of an official LinkedIn account.

**NOW, THEREFORE, BE IT RESOLVED** by the Hutto Economic Development Corporation, Type A and B Board of Directors that:

1. The facts and recitations set forth above are hereby found to be true and correct and are adopted herein for all purposes.
2. The Board hereby authorizes the creation of an official LinkedIn account in the name of the Corporation for the purposes of professional communication, economic development outreach, and other beneficial uses.

3. The Board hereby authorizes the Executive Director to establish and maintain the LinkedIn account on behalf of the Corporation or otherwise cause for such account to be established and maintained.

4. Content published through the Linked account shall be limited to matters relating to economic development and the operation and mission of the Corporation.

5. This Resolution shall be and is hereby cumulative of all other resolutions of the Corporation and this Resolution shall not operate to repeal or affect any such other resolutions except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Resolution, in which event such conflicting provisions, if any, in such other resolution or resolutions are hereby repealed.

6. Should any portion or part of this Resolution be held for any reason invalid or unenforceable by a court of competent jurisdiction, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

7. The Board hereby declares that written notice of the date, hour and place of the meeting at which this Resolution was adopted, was posted and that such meeting was open to the public as required by law at all times when this Resolution and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

8. This resolution shall become effective immediately upon passage and adoption by the Corporation.

**PASSED AND APPROVED** by the Board of Directors of the Hutto Economic Development Corporation, Type A and B on this the 9th day of February, 2026.

APPROVED

\_\_\_\_\_  
Don Carlson, Chairperson

ATTEST:

\_\_\_\_\_  
Irma Gonzalez, Secretary

# AGENDA ITEM REPORT

## 5.3.



**To:** Hutto Economic Development Corporation Type A & Type B Board  
**Subject:** Discuss and consider action on Resolution R-HEDC-2026-008 to authorize the Executive Director to execute the documents related to the land sale transaction for Project Strat3.  
**Meeting:** Monday, February 9, 2026  
**Department:** Economic Development  
**Staff Contact:** Cheney Gamboa

### BACKGROUND INFORMATION:

The Executive Director has been given signature authority for similar agreements, most recently for the closing of the Loan Renewal with Alliance Bank. In a continued effort to support efficiency, the upcoming closing of the land sale for Project Strat3 presents a similar opportunity to provide flexibility of scheduling and coordination to complete the closing in a timely manner as is in the best interest of the Corporation.

### SUMMARY OF REQUEST:

Approve as presented.

### STAFF REVIEW:

### FISCAL NOTES:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

1. HEDC Resolution to approve Exec Dir sig auth for Strat3 closing\_R-HEDC-2026-008

**HUTTO ECONOMIC DEVELOPMENT CORPORATION, TYPE B**  
**RESOLUTION NO. R-HEDC-2026-008**

**A RESOLUTION OF THE HUTTO ECONOMIC DEVELOPMENT CORPORATION, TYPE B BOARD OF DIRECTORS AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE DOCUMENTS ON BEHALF OF THE CORPORATION RELATED TO THE LAND SALE FOR PROJECT STRAT3; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY AND PROVIDING FOR REPEAL, SEVERABILITY, OPEN MEETINGS COMPLIANCE, AND PROVIDING AN EFFECTIVE DATE AND RELATED MATTERS.**

**WHEREAS**, the Hutto Economic Development Corporation, Type B (the “Corporation”) is an economic development corporation operating pursuant to the applicable provisions of the Texas Local Government Code, Title 12, Subtitle C1, as amended (the “Act”) and the Texas Non-Profit Corporation Act, as codified in the Texas Business Organizations Code, as amended; and

**WHEREAS**, Riverside Resources Investments III, LTD (“Riverside”) is a party interested in purchasing real property located at the Megasite from the Corporation in order to further develop the property for further economic use; and

**WHEREAS**, the Board of Directors of the Corporation (the “Board”) desires to sell real property located at the Megasite in order to promote economic development for the City of Hutto; and

**WHEREAS**, the Board finds that the parties entered into a Purchase and Sale Agreement for the purchase of land within the Megasite by Riverside; and

**WHEREAS**, the Board finds that all conditions precedent are completed and the parties are preparing to close on the sale; and

**WHEREAS**, the Board desires to authorize the Executive Director to execute documents on behalf of the corporation necessary to close on the property and finalize the sale.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Hutto Economic Development Corporation, Type B that:

1. The statements set forth in and by reference in the recitals of this Resolution are true and correct, and the Corporation hereby incorporates such recitals as a part of this Resolution.
2. The Board hereby authorizes the Executive Director to execute documents on behalf of the Corporation that are necessary to complete the land sale and which have been approved by General Counsel for the Corporation.

3. This Resolution shall be and is hereby cumulative of all other resolutions of the Corporation and this Resolution shall not operate to repeal or affect any such other resolutions except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Resolution, in which event such conflicting provisions, if any, in such other resolution or resolutions are hereby repealed.

4. Should any portion or part of this Resolution be held for any reason invalid or unenforceable by a court of competent jurisdiction, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

5. The Board hereby declares that written notice of the date, hour and place of the meeting at which this Resolution was adopted, was posted and that such meeting was open to the public as required by law at all times when this Resolution and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

6. This resolution shall become effective immediately upon passage and adoption by the Corporation.

PASSED AND ADOPTED by the Corporation on this 9th day of February, 2026.

APPROVED

\_\_\_\_\_  
Don Carlson, Chairman

ATTEST:

\_\_\_\_\_  
Irma Gonzalez, Secretary

# AGENDA ITEM REPORT

## 5.4.



**To:** Hutto Economic Development Corporation Type A & Type B Board  
**Subject:** Discuss and consider action on Resolution R-HEDC-2026-009 to approve a budget amendment for the Brushy Creek Wastewater Interceptor Phase Four Project in the amount of \$34,998,328.00.  
**Meeting:** Monday, February 9, 2026  
**Department:** Economic Development  
**Staff Contact:**

### BACKGROUND INFORMATION:

At their Joint Special Called Meeting on November 24, 2025, the Hutto City Council assigned and the Hutto Economic Development Corporation (HEDC) accepted the Brushy Creek Wastewater Interceptor Phase 4 Project. The funding agreement has been approved by both bodies and this item is the corresponding budget amendment based on the approved contract for the project and the funding requirement. The City Council is the approving body for all expenditures of the HEDC. As such, this budget amendment is planned to go to City Council for consideration at their meeting on February 19, 2026.

### SUMMARY OF REQUEST:

Approve as presented.

### STAFF REVIEW:

### FISCAL NOTES:

This amendment increases revenues and expenditures by the same amount, and has no effect on fund balance.

### POLICY IMPLICATIONS:

### ATTACHMENTS:

1. Exhibit A - Proposed Budget Amendment Brushy Creek 2-9-26
2. HEDC Resolution to approve budget amendment for BC WW Ph4\_R-HEDC-2026-009

**EXHIBIT A**  
**Proposed Budget Amendment**  
**2/9/2026**

Department / Description	Account Code	Current Budget	Proposed Budget Amendment	Revised Budget	Notes
<b>Revenues</b>					
<b>Contribution from City</b>	<b>35-5925</b>	\$ -	\$ 34,998,328	\$ 34,998,328	To increase revenues per the funding agreement with the City of Hutto for the Brushy Creek Interceptor Wastewater Phase 4 project
<b>Expenditures</b>					
<b>Capital Outlay</b>	<b>35-500-008-6650</b>	\$ 500,000	\$ 34,998,328	\$ 35,498,328	To increase the capital outlay account for expenditures associated with the Brushy Creek Interceptor Wastewater Phase 4 project per the funding agreement with the City of Hutto

**HUTTO ECONOMIC DEVELOPMENT CORPORATION, TYPE A RESOLUTION NO.  
R-HEDC-2026-009**

**A RESOLUTION OF THE HUTTO ECONOMIC DEVELOPMENT CORPORATION, TYPE A, BUDGET AMENDMENT FOR THE BRUSHY CREEK CAPITAL IMPROVEMENT PROJECT AND AUTHORIZING RELATED ACTIONS; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, pursuant to Texas Local Government Code Chapters 501 and 504, the City of Hutto created the Hutto Economic Development Corporation, Type A (the “Corporation”); and

**WHEREAS**, the Board of Directors of the Corporation (the “Board”) accepted delegation of the Brushy Creek Capital Improvement Project (“Brushy Creek CIP”); and

**WHEREAS**, the Board finds that it desires to move forward with the Brushy Creek CIP; and

**WHEREAS**, the Board finds that both the Corporation and the City of Hutto have approved the funding agreements for the Brushy Creek CIP; and

**WHEREAS**, the Board finds that the attached proposed budget amendment would allocate funding for the Brushy Creek CIP; and

**WHEREAS**, the Board desires to approve the budget amendment attached hereto as Exhibit A.

**NOW, THEREFORE, BE IT RESOLVED** by the Hutto Economic Development Corporation, Type A Board of Directors that:

1. The findings and recitals set forth above are hereby determined to be true and correct and are incorporated into this Resolution as if fully stated herein.
2. Approves a budget amendment attached hereto as Exhibit A and incorporated herein by reference is hereby approved for the Brushy Creek CIP.
3. Clarifies that approval of this budget amendment does not constitute approval of a Brushy Creek CIP.
4. This Resolution shall be and is hereby cumulative of all other resolutions of the Corporation, and this Resolution shall not operate to amend, change, supplement or repeal any such other resolutions or action of the Board insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Resolution, in which event such conflicting provisions, if any, in such other resolutions are hereby repealed.
5. Should any portion or part of this Resolution be held for any reason invalid or unenforceable by a court of competent jurisdiction, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

6. The Board hereby declares that written notice of the date, hour and place of the meeting at which this Resolution was adopted, was posted and that such meeting was open to the public as required by law at all times when this Resolution and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

7. This Resolution shall become effective and be in full force and effect from and after the date of passage and adoption by the Corporation and shall be binding on the Corporation. The budget changes will be final and binding after approval by City Council.

**PASSED AND APPROVED** by the Board of Directors of the Hutto Economic Development Corporation, Type A on the 9th day of February 2026.

APPROVED

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Don Carlson, Chairperson

ATTEST:

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Irma Gonzalez, Secretary

# AGENDA ITEM REPORT

## 5.5.



**To:** Hutto Economic Development Corporation Type A & Type B Board  
**Subject:** Discuss and consider action regarding the creation of a document tracking system for legal documents requiring review.  
**Meeting:** Monday, February 9, 2026  
**Department:** Economic Development  
**Staff Contact:** Cheney Gamboa

### BACKGROUND INFORMATION:

In an effort to promote efficiency and support effective communications between staff, Legal Counsel and Board Members, staff is proposing the creation and use of a document tracking spreadsheet, likely an Excel workbook, to aid in tracking the various documents that require legal review. This tracker would include information such as the document type and title, dates of when it was initially sent, the requested return date, final deadline, and any additional send and receive dates to show progression of the review process. A notes column would also be included to provide additional details and context to aid in complete information pertaining to the document. Due to the confidential nature of many of these documents, this would not be a publicly available file, but would be for internal use and aid in efficient responses to inquiries from relevant parties to the contracts and documents.

### SUMMARY OF REQUEST:

Approve as presented.

### STAFF REVIEW:

### FISCAL NOTES:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

1. HEDC Document Tracker 2026

Project Name		
Matter	Task	Assigned
		<b>POINT O</b>
		<b>NO. PROJECTS ASSIGNED</b>
George	ALL	Oversees
Audrey		Regular/s





# AGENDA ITEM REPORT

## 5.6.



**To:** Hutto Economic Development Corporation Type A & Type B Board  
**Subject:** Discuss and consider action regarding the Corporation meeting schedule for 2026.  
**Meeting:** Monday, February 9, 2026  
**Department:** Economic Development  
**Staff Contact:**

### BACKGROUND INFORMATION:

Staff has reviewed the calendar for the remainder of 2026 and found that the October 12, 2026 meeting occurs on a holiday, staff would like direction on rescheduling that meeting. Additionally, there is an upcoming Boards and Commissions Strategic Planning workshop scheduled for Saturday February 28, 2026, since the HEDC Board is currently undergoing a revision of their Strategic Plan and has directed that the revised plan be brought back at their March 9, 2026 meeting, staff is seeking direction on participation in the City scheduled event. In evaluation of current high-priority projects, staff is proposing a special called meeting the week of February 23-27, 2026 for the purpose of considering a Purchase and Sale Agreement for retail development on the Cottonwood Properties.

### SUMMARY OF REQUEST:

Reschedule the October 12, 2026 meeting to October 19, 2026.  
Opt out of participation in the Boards and Commissions Strategic Planning session on February 28, 2026.  
Approve a special called meeting for the consideration of the Purchase and Sale agreement for the retail development on the Cottonwood Properties for a feasible date based on quorum availability and finalization of the PSA document prior to the March 9, 2026 Board Meeting, preferably the week of February 24-27, 2026.  
Approval of a special called meeting in April 2026 for planning of the FY27 Budget following completion and adoption of the Corporation's Strategic Plan.

### STAFF REVIEW:

### FISCAL NOTES:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

None

# AGENDA ITEM REPORT

## 5.6.

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# AGENDA ITEM REPORT

## 5.7.



**To:** Hutto Economic Development Corporation Type A & Type B Board  
**Subject:** Discuss and consider action to approve the Minutes from their Regular Meeting on January 12, 2026 and their Special Called Meeting on January 15, 2026.  
**Meeting:** Monday, February 9, 2026  
**Department:** Economic Development  
**Staff Contact:**

### BACKGROUND INFORMATION:

### SUMMARY OF REQUEST:

### STAFF REVIEW:

### FISCAL NOTES:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

1. HEDC 1.12.26 Meeting Minutes-for sig
2. HEDC Special Called 1.15.26 Meeting Minutes-for sig



# City of Hutto

## Minutes

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

#### Board of Directors Meeting

Monday, January 12, 2026 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, Vice Chair
- Irma Gonzalez, Secretary/Treasurer
- Mike Snyder, 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. ECONOMIC DIRECTOR'S REPORT

- 5.1. Staff will provide updates on critical projects including the Megasite, Williamson County Economic Development Partnership, event recaps, and upcoming events.

No action.

#### 6. AGENDA ITEMS

- 6.1. Discuss and consider action regarding an update on Senior Housing Development, Trails At Carmel Creek (Irma Gonzalez).

No action.

- 6.2. Discuss and consider action on Resolution R-HEDC-2026-001 to approve a Right of Entry for due diligence inspection related to the residence located on Corporation-owned property at the Hutto Megasite.  
Motion by Board Member Snyder to approve as presented. Seconded by Board Member Porterfield. Passed 7-0.
- 6.3. Discuss and consider action to approve the Corporation's monthly financial report for December 2025.  
Further discussion in Executive Session. Recalled after Executive Session. Motion by Board Member Snyder to approve as presented. Seconded by Board Member Porterfield. Passed 7-0.
- 6.4. Discuss and consider action to approve the Minutes from their Regular Meeting on December 8, 2025.  
Motion by Vice Chair Morales to approve as presented. Seconded by Board Member Morris. Passed 7-0.

## 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), Sections 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 Football, Project Air, Project Shrine; and Project Solar; potential real estate transactions; the incentive agreement for Hutto Hospitality; the loan for the Cottonwood Properties; the planning and development of the Cottonwood Properties and any related incentives; Professional Services Agreement with the City of Hutto; possible litigation with Midway; Sales Tax Sharing Agreements between the City of Hutto and Williamson County Emergency Services District #3; use of eminent domain for economic development; and the evaluation of available corporate funds for incentives.

Items 8.1 and 8.2 were pulled into Executive Session.  
Recessed to Executive Session at 6:47pm  
Convened in Executive Session at 6:51pm  
Exited Executive Session at 9:44pm  
Reconvened in Public Session at 9:50pm

## 8. ACTION RELATIVE TO EXECUTIVE SESSION

- 8.1. Discuss and consider action on Resolution R-HEDC-2026-002 approving a budget amendment for the Fiscal Year 2026 Budget in support of TIRZ 5 funding for professional services to engage TXP Consultants. (\$40K)  
No action.
- 8.2. Discuss and consider action on Resolution R-2026-003 to approve a budget amendment for the Fiscal Year 2026 Budget, for the design costs for the Pecan Street improvement project.  
Motion by Board Member Snyder to approve as presented with revision to include parking on Main and West streets from Hwy 79 to Pecan Street. Seconded by Board Member Porterfield. Passed 7-0.
- 8.3. Discuss and consider action on Resolution R-HEDC-2026-004 to approve an extension of the incentive period for Project Hutto Hospitality.  
No action.

- 8.4. Discuss and consider action on Resolution R-HEDC-2025-005 to approve a budget amendment for the Fiscal Year 2026 Budget in support of expenses associated with the Brushy Creek Wastewater Interceptor Phase Four Capital Improvement Project.  
No action.
- 8.5. Discuss and consider action on acquisition of real property in key commercial districts within the City of Hutto.  
No action.
- 8.6. Discuss and consider action related to Executive Session agenda items listed above.  
Motion by Board Member Snyder to direct staff to issue the Notice to Close for Project Strat3. Seconded by Board Member Porterfield. Passed 7-0.

Motion by Board Member Snyder to direct staff to pursue Project Air based on the terms discussed in Executive Session. Seconded by Board Member Porterfield. Passed 7-0.

Motion by Board Member Snyder to approve the loan with Alliance Bank based on the terms discussed in Executive Session. Seconded by Chair Carlson. Passed 7-0.

Motion by Board Member Snyder to direct staff to draft a division of responsibilities between the HEDC Legal and City Legal Counsels regarding improvement projects. Passed 7-0.

**9. FUTURE AGENDA ITEMS**

No action.

**10. ADJOURNMENT**

Meeting adjourned at 9:57pm.

**11. CERTIFICATION**

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Don Carlson, Chair

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Irma Gonzalez, Secretary



# City of Hutto

## Minutes

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

#### Board of Directors Meeting

Thursday, January 15, 2026 at 6:30 PM

City Council Chambers

#### 1. CALL SESSION TO ORDER

Meeting called to order at 6:33pm.

#### 2. ROLL CALL

Chair Carlson and Board Member Thornton absent, all other Board Members present.

- 2.1. Don Carlson, Chair
- Caitlin Morales, Vice Chair
- Irma Gonzalez, Secretary/Treasurer
- Mike Snyder, Board Member
- Dan Thornton, Board Member
- Evan Porterfield, Board Member
- Jim Morris, Board Member

#### 3. AGENDA ITEMS

- 3.1. Discuss and consider action on Resolution R-HEDC-2026-006 to award the construction contract for the Brushy Creek Wastewater Interceptor Phase Four Project to McKee Utility Contractors, LLC.  
Motion by Vice Chair Morales to approve as presented with the identified edits addressed and corrected, including spelling and grammar errors throughout, dates for construction in Exhibit B updated and matching to language in contract, and satisfaction of section 9.4 regarding notice of outstanding right of way acquisition. Seconded by Board Member Morris. Passed 5-0.
- 3.2. Discussion and possible action on the updates to the Corporation's Strategic Plan.  
Motion by Board Member Porterfield to make recommended revisions and bring back to the Board at their meeting on March 9, 2026. Seconded by Board Member Morris. Passed 5-0.
- 3.3. Discussion and possible action on the Success Matrix performance metrics for the Corporation.  
Motion by Board Member Snyder to direct staff to prepare and publish public agenda items following the same protocol as is done for City Council agendas and meetings and directing staff to bring back recommended KPIs. Seconded by Board Member Porterfield. Passed 5-0.

#### 4. FUTURE AGENDA ITEMS

None.

#### 5. ADJOURNMENT

Meeting adjourned at 10:11pm.

**6. CERTIFICATION**

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Don Carlson, Chair

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Irma Gonzalez, Secretary