



City of Hutto

Minutes

Economic Development Corp. Type A and Type B

Board of Directors Meeting

Monday, February 9, 2026 at 6:30 PM

City Council Chambers

1. CALL SESSION TO ORDER

Meeting called to order at 6:31pm.

2. ROLL CALL

Board Member Thornton absent, all others 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. AGENDA ITEMS

Prior to taking up agenda items, Chair Carlson addressed the Board and Public to announce his resignation from the Board to take effect prior to entering Executive Session.

- 5.1. Discuss and consider action to approve the Corporation's monthly financial report for January 2026.

Motion by Board member Porterfield to approve as presented. Seconded by Board Member Morris. Passed 6-0.

- 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.
Motion by Secretary Gonzalez to approve as presented. Seconded by Board Member Morris. Passed 6-0.
- 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.
Motion by Chair Carlson to approve as presented. Seconded by Board Member Porterfield. Passed 6-0.
- 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.
Motion by Chair Carlson to approve as presented. Seconded by Board Member Morris. Passed 6-0.
- 5.5. Discuss and consider action regarding the creation of a document tracking system for legal documents requiring review.
Motion by Board Member Porterfield to approve as presented. Seconded by Secretary Gonzalez. Passed 6-0.
- 5.6. Discuss and consider action regarding the Corporation meeting schedule for 2026.
Motion by Board Member Snyder to add the Boards and Commissions Strategic Planning workshop to the meeting schedule and to reschedule the October 12, 2026 Board Meeting to October 19, 2026 due to the holiday. Seconded by Board Member Morris. Passed 6-0.
- 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.
Motion by Board Member Snyder to approve as presented. Seconded by Board Member Porterfield. Passed 6-0.

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.

**Recessed to Executive Session at 7:05pm
 Convened in Executive Session at 7:14pm
 Exited Executive Session at 9:17pm
 Reconvened in Public Session at 9:24pm
 No action taken in Executive Session.**

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.
Motion by Board Member Morris to direct Legal Counsel to issue the Notice of Default as discussed in Executive Session. Seconded by Board Member Porterfield. Passed 5-0
- 7.2. Discuss and consider action on acquisition of real property in key commercial districts within the City of Hutto.
Motion by Board Member Snyder to direct staff to pursue the properties as discussed in Executive Session. Seconded by Board Member Porterfield. Passed 5-0.
- 7.3. Discuss and consider action regarding the Live Oak Extension project.
Motion by Vice Chair Morales to approve a letter of support to the TIRZ 1 Board regarding the acquisition of the design plans for the Live Oak Extension project as discussed in Executive Session. Seconded by Board Member Morris. Passed 5-0.
- 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.
Motion by Board Member Snyder to proceed with the house removal as discussed in Executive Session. Seconded by Secretary Gonzalez. Passed 5-0.
- 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.
Motion by Board Member Snyder to approve as presented. Seconded by Board Member Morris. Passed 5-0.
- 7.6. Consideration and possible action related to Executive Session agenda items, listed above.
No action.

8. FUTURE AGENDA ITEMS

None.

9. ADJOURNMENT

Meeting adjourned at 9:30pm.

10. CERTIFICATION



Caitlin Morales, Vice Chair



Irma Gonzalez, Secretary