



# City of Hutto

## Agenda

### Hutto Economic Development Corp. Type A and Type B Board of Directors Meeting Monday, April 13, 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. 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. PRESENTATIONS**

- 5.1. Discuss and consider a presentation regarding a proposed Tax Increment Reinvestment Zone for the development known as Gateway.
- 5.2. Discussion and possible action regarding the potential site selection for the future Hutto Justice Center (David Amsler)
- 5.3. Discuss and consider a presentation regarding the Strategic Plan for the Corporation. (David Amsler)
- 5.4. Discuss and consider a presentation regarding a request for incentives for AlphaGraphics location in Hutto.

## **6. AGENDA ITEMS**

- 6.1. Discuss and consider action to approve the Corporation's monthly financial report for March 2026.
- 6.2. Discuss and consider action on Resolution R-HEDC-2026-021 to approve a change order to the contract with Capital Excavation Company for the schedule related to the construction timeline for the CR137/FM1660 Project.
- 6.3. Discussion regarding an update on the status of the senior housing community known as The Trails at Carmel Creek.
- 6.4. Discuss and consider action to approve the Minutes from their Quarterly Joint Meeting with City Council on April 2, 2026, and their Regular Meeting on March 9, 2026.
- 6.5. Discuss and consider Resolution R-HEDC-2026-022 approving a budget amendment for the corporation related to the allocation of sales tax incentives.

## **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 Core, Project Lake, the Megasite project, Project Blue Hub, Project Heartbeat, Project Historic Beauty, Project Orchard, Project Shrine, Project Dynamite, Project West, Project Satellite, Project Strat3; Pricing for Cottonwood Properties; potential real estate transactions; the incentive agreement for Hutto Hospitality; a possible incentive for AlphaGraphics; 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; infrastructure projects impacting Corporation owned property, easements and other use rights on Corporation owned property; agreements for Project Brushy Creek WW and Project CR137/FM1660, and the evaluation of available corporate funds for incentives.

## **8. ACTION RELATIVE TO EXECUTIVE SESSION**

- 8.1. Discuss and consider action regarding the location of a Justice Center facility for the City of Hutto to be located on the Cottonwood Properties.
- 8.2. Discuss and consider action on Resolution R-HEDC-2026-023 on a purchase and sale agreement Fidelis.
- 8.3. Discuss and consider action on Resolution R-HEDC-2026-024 to approve a Joint Procurement Manual pertaining to the CIP Projects assigned to the HEDC.
- 8.4. Discuss and consider action on Resolution R-HEDC-2026-025 to approve a construction contract form document for the Corporation.
- 8.5. Consideration and possible action related to Executive Session agenda items, listed above.

## **9. FUTURE AGENDA ITEMS**

## **10. ADJOURNMENT**

## **11. 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.