



# 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.

# AGENDA ITEM REPORT

## 5.2.



**To:** Hutto Economic Development Corporation Type A & Type B Board  
**Subject:** Discussion and possible action regarding the potential site selection for the future Hutto Justice Center (David Amsler)  
**Meeting:** Monday, April 13, 2026  
**Department:** Economic Development  
**Staff Contact:** David Amsler

### BACKGROUND INFORMATION:

The Justice Center was originally slated for Parcels 11 and 12 during early site planning. As the project evolved, an alternative location was presented to City Council for consideration. In hindsight, while discussions were still conceptual, staff recognized that this shift should have been brought forward to the Hutto Economic Development Corporation (EDC) for awareness and input earlier in the process.

Since that time, design and planning have advanced to a stage where a final site selection is necessary to maintain project momentum and support future development alignment. As such, this item is being brought forward to the EDC to provide visibility and to allow consideration of the proposed locations prior to a final determination.

Supporting exhibits and test fits are included in the attached presentation materials.

### SUMMARY OF REQUEST:

Staff and consultants evaluated multiple potential sites for the future Justice Center. Key considerations included access, infrastructure readiness, long-term expansion capability, and impacts to surrounding development.

#### Site 15 – Preferred

- Largest site with the greatest flexibility for long-term expansion
- Longest frontage on an existing roadway, allowing for two access points without additional road construction
- Located furthest from US 79 and railroad crossings, reducing risk of traffic delays impacting operations
- Comparable access to utilities as other sites
- Consideration: may represent a more marketable tract for private development

#### Site 16 – Good Option

- Site configuration supports future expansion.

# AGENDA ITEM REPORT

## 5.2.



- Requires partial construction of a planned north/south roadway to provide a second access point during Phase 1.
- Immediate access limited to one point from Mager Lane until roadway improvements occur.

### Site 11 & 12 – Not Recommended

- Bisected by existing Mager Lane, requiring full roadway realignment prior to development.
- Irregular shape limits efficient layout and future expansion.
- Furthest from residential areas, which is favorable for noise considerations.
- Closest to US 79 and railroad crossings, increasing likelihood of traffic-related delays
- Located in a more commercially viable area with stronger long-term potential for retail or other sales tax-generating uses, making it less ideal for a municipal facility from an economic development perspective.

As illustrated in the site test fits and phased layouts within the attached exhibits, Parcels 11 and 12 are not viable without significant upfront infrastructure changes, while Parcels 15 and 16 provide more feasible paths forward for phased development.

#### STAFF REVIEW:

Staff does not have a strong preference between the viable sites but does recognize the operational and timing advantages associated with minimizing required infrastructure improvements prior to construction.

From that perspective, sites that allow immediate access and do not require roadway realignment or significant pre-construction infrastructure present a more efficient path forward and reduce potential project delays.

In addition, staff recognizes that Parcels 11 and 12 represent a more commercially advantageous location within the corridor. Preserving these sites for future private development may better support long-term sales-tax generation and align with the City's economic development goals.

#### FISCAL NOTES:

None at this time.

#### POLICY IMPLICATIONS:

#### ATTACHMENTS:

1. Hutto Justice Center Site Exhibits

# AGENDA ITEM REPORT

## 5.2.

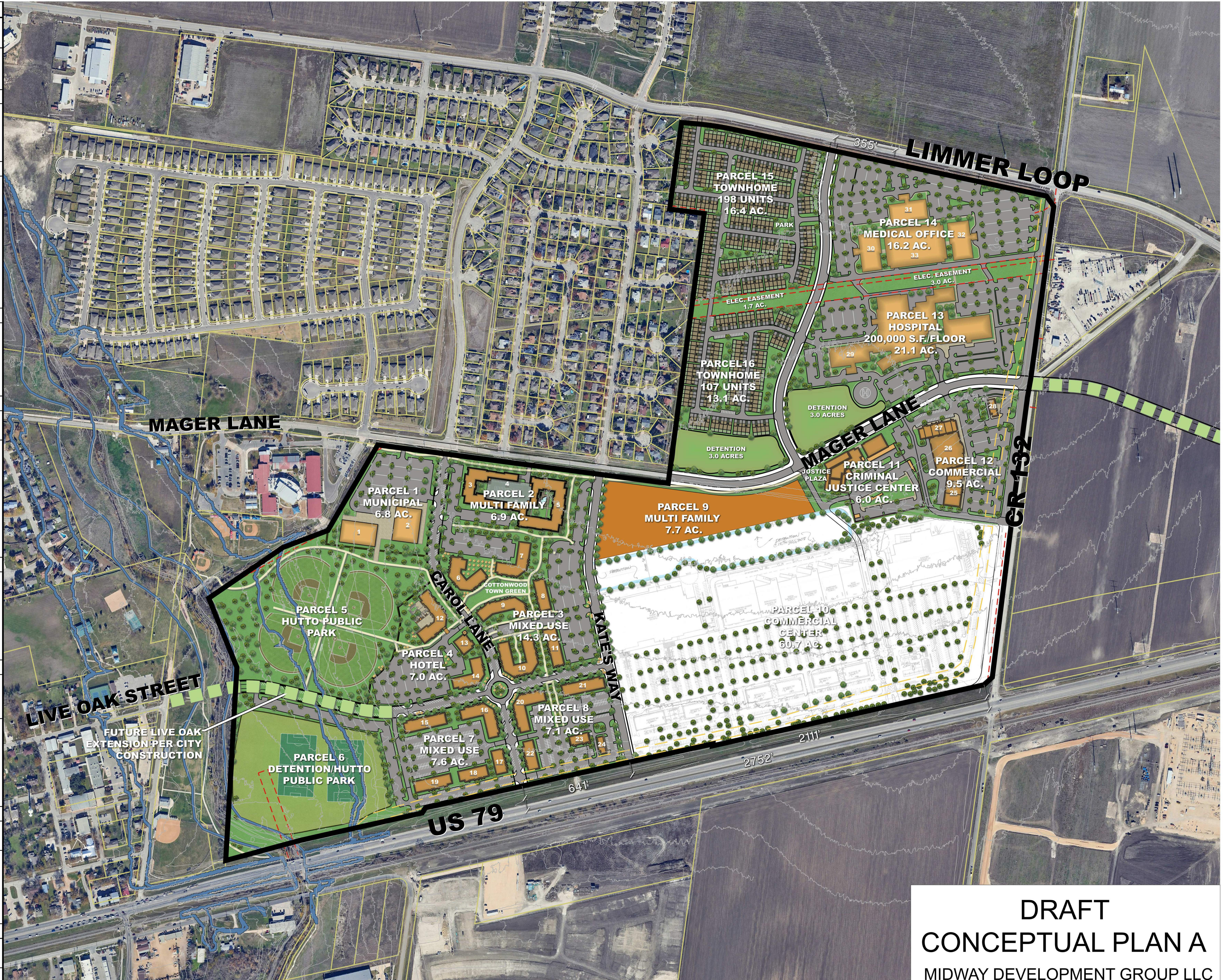
---



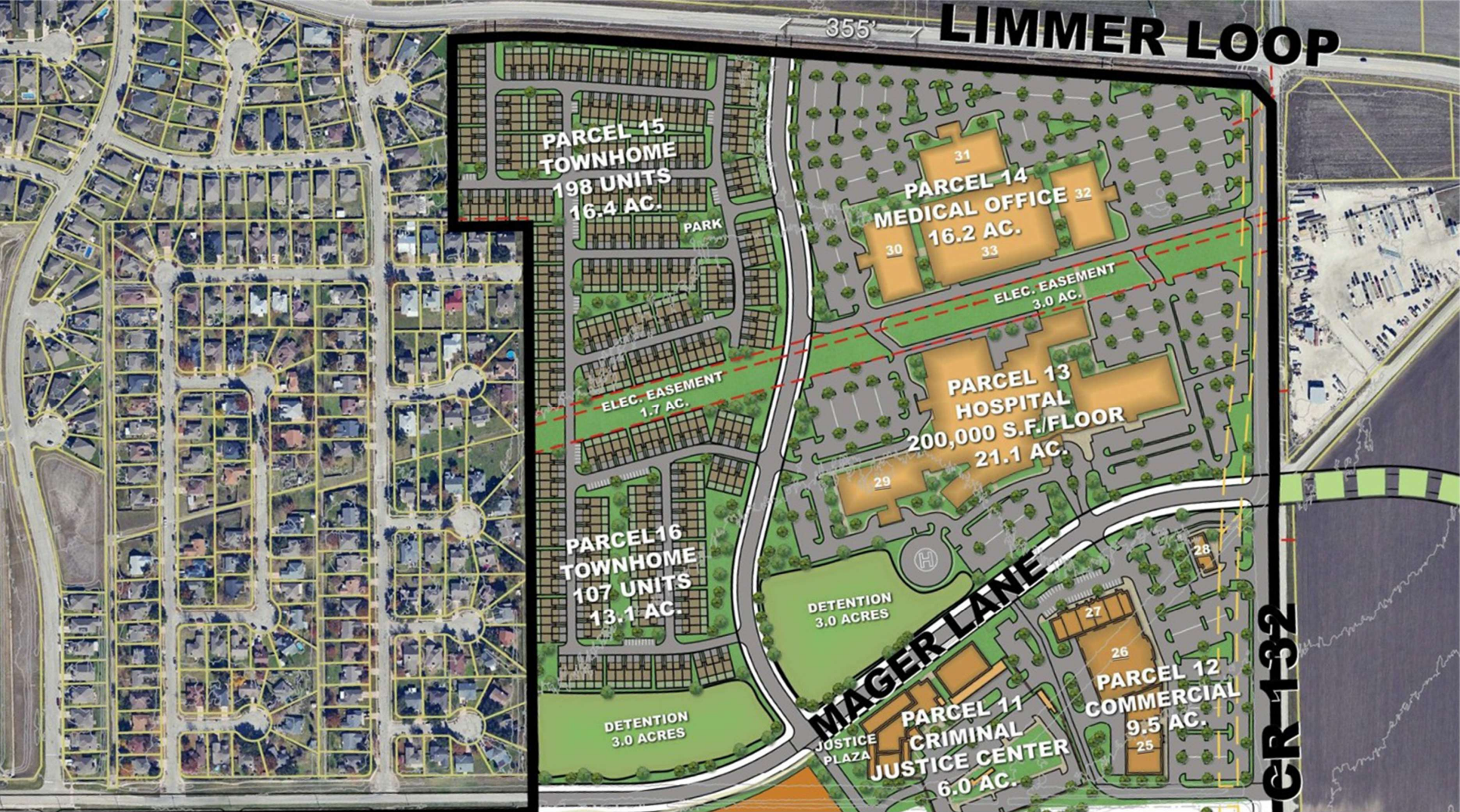
# Hutto Justice Center

Site Exhibits | April 2, 2026

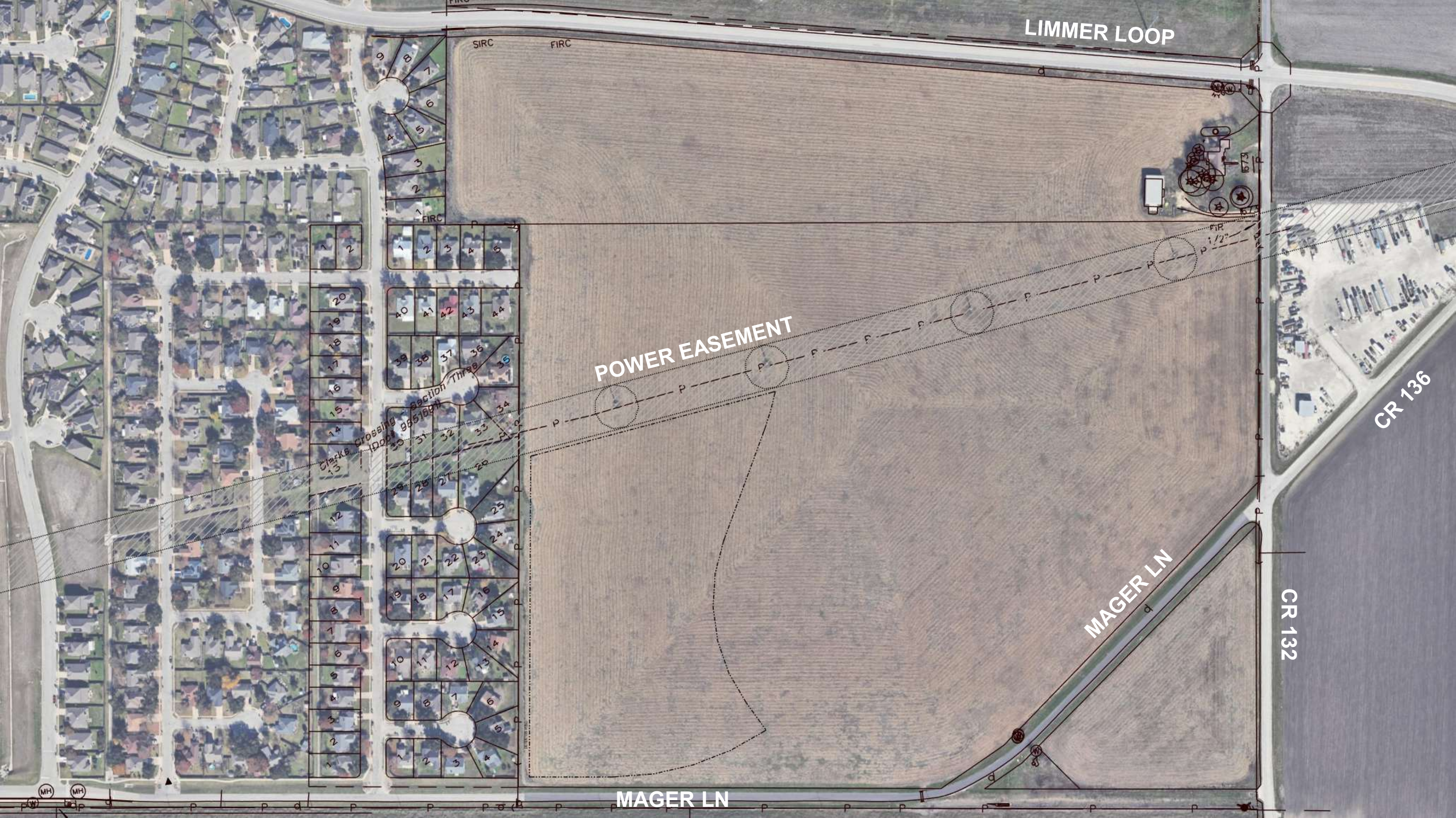
Land Use Summary									
Parcel	Building	Land Use	Bldg. Area S.F.	Units	Acres	Parking Ratio	Parking Req'd	Parking Provided	
1	1	Rec Center	27,000			1:250	108		
	2	Library	30,000			1:250	120		
			57,000		6.8		228	315	
2	3	Multi Family(4 Story)		100		2/unit	200		
	4	Garage (4 Level)						400	
	5	Multi Family(4 Story)		170		2/unit	340	141	
				270	6.9		540	541	
3	6	Mixed Use(1 Story)	26,000			1:300	87		
	7	Mixed Use(1 Story)	22,000			1:300	73		
	8	Mixed Use(2 Story)	27,000			1:300	90		
	9	Retail(1 Story)	18,000			1:250	72		
		Restaurant(1 Story)	5,000			1:100	50		
	10	Mixed Use(2 Story)	63,000			1:300	210		
		Restaurant	3,000			1:100	30		
	11	Mixed Use(2 Story)	34,000			1:300	113		
			198,000		14.3		725	727	
4	12	Hotel (4 Story/200 Rm)	110,000			1/rm+5	205		
	13	Restaurant	8,000			1:100	80		
	14	Retail(1 Story)	17,000			1:250	68		
		Restaurant(1 Story)	3,000			1:100	30		
			138,000		7.0		383	386	
5		Hutto Public Park			19.0				
6		Hutto Public Park/Detention			17.7				
7	15	Mixed Use(2 Story)	36,000			1:300	120		
	16	Mixed Use(2 Story)	46,000			1:300	153		
	17	Mixed Use(2 Story)	20,000			1:300	67		
	18	Retail(1 Story)	10,000			1:250	40		
		Restaurant	2,000			1:100	20		
	19	Retail(1 Story)	12,000			1:250	48		
		Restaurant	3,000			1:100	30		
			129,000		7.6		478	480	
8	20	Mixed Use(2 Story)	46,000			1:300	153		
	21	Mixed Use(2 Story)	32,000			1:300	107		
	22	Mixed Use(2 Story)	25,000			1:300	83		
	23	Retail(1 Story)	7,000			1:250	28		
	24	Restaurant	4,000			1:100	40		
			114,000		7.1		411	416	
9		Multi Family			7.7				
10		Commercial Center			60.7				
11		Criminal Justice Center			6.0				
12	25	Retail(1 Story)	23,000			1:250	92		
	26	Retail(1 Story)	35,500			1:250	142		
	27	Retail(1 Story)	13,000			1:250	52		
		Restaurant	3,500			1:100	35		
	28	Restaurant	4,000			1:100	40		
			79,000		9.5		361	373	
13	29	Hospital(3 Story)	600,000		21.1			669	
14	30	Office(3 Story)	84,000			1:300	280		
	31	Office(3 Story)	84,000			1:300	280		
	32	Office(3 Story)	84,000			1:300	280	891	
	33	Garage (4 Level)						400	
			252,000		16.2		840	1291	
15/16		Townhome		305	29.5	2/unit	610	665	



**DRAFT**  
**CONCEPTUAL PLAN A**  
 MIDWAY DEVELOPMENT GROUP LLC



**SITE PLAN – FUTURE DEVELOPMENT**



**EXISTING SITE**





# JUSTICE CENTER MASTER PLAN TEST FITS



**PARCEL 16 | SITE PLAN – PHASE 1A**



**PARCEL 16 | SITE PLAN – PHASE 1B**



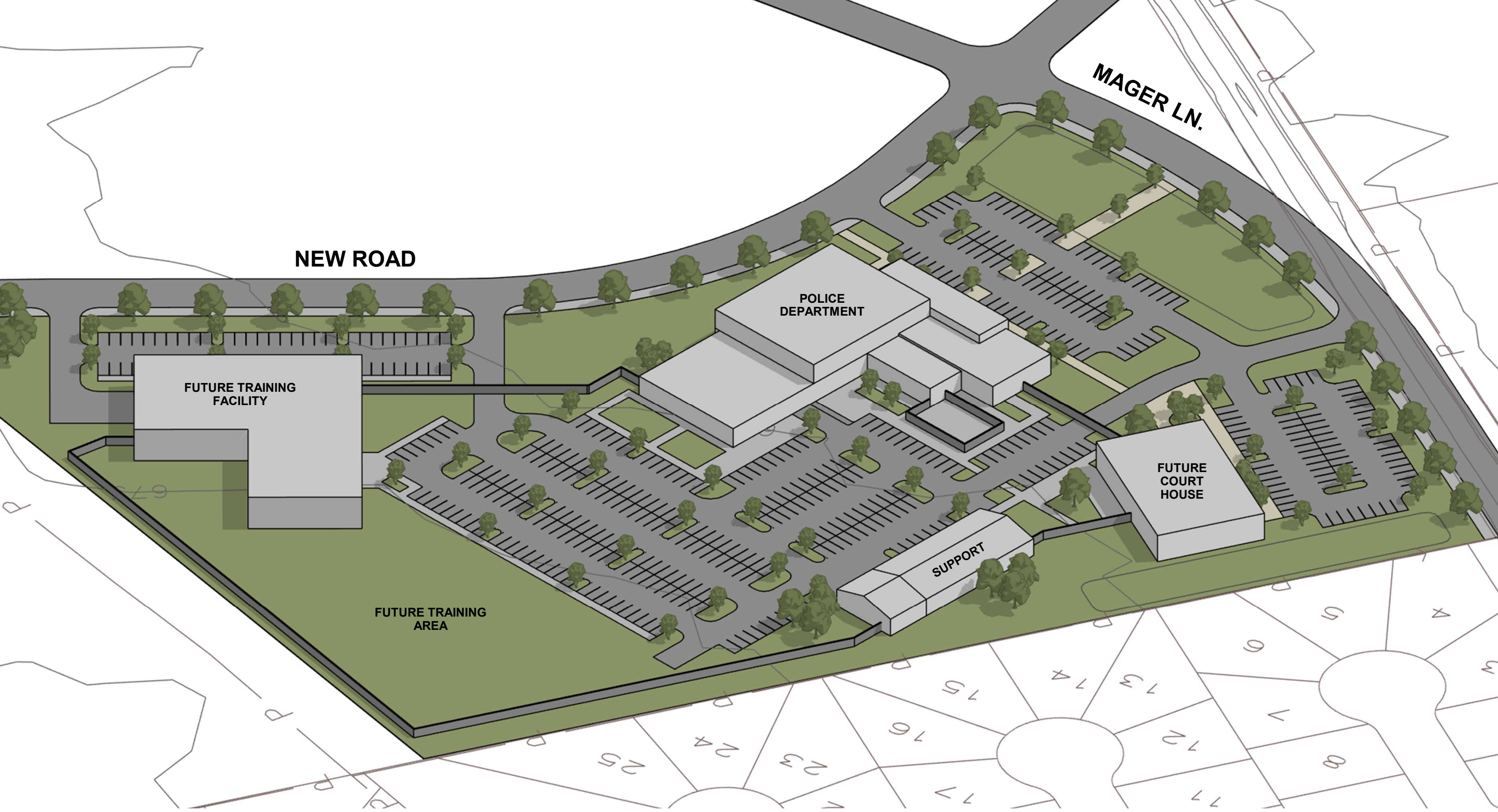
**PARCEL 16 | SITE PLAN – PHASE 2**



**PARCEL 16 | SITE PLAN – PHASE 2 W/ COURTHOUSE**



**SOUTHEAST AERIAL - PHASE 2 W/ COURTHOUSE**



**NORTHWEST AERIAL - PHASE 2 W/ COURTHOUSE**



HUTTO ECONOMIC DEVELOPMENT CORPORATION

# STRATEGIC PLAN

2026-2028



# OUR MISSION

To build a better Hutto by attracting and retaining **strong businesses**, supporting high-value projects that create **quality jobs**, **reduce the tax burden**, and **enhance our community's quality of life.**



# A MESSAGE FROM THE BOARD

The Hutto Economic Development Corporation Board of Directors presents this Strategic Plan with a unified commitment to a focused approach, accountability, and long-term value for the community. As a Type B corporation, we recognize that economic growth and quality of life are inseparable. Our priorities center on preparing key sites and infrastructure, attracting and supporting businesses that strengthen the tax base, and building a resilient local economy that can adapt as conditions change.

Infrastructure readiness remains essential to Hutto's future. The completion of Krueger Boulevard demonstrates how strategic investments open the door to new opportunity. By providing critical access to the 1,400 acre Megasite, this corridor positions Hutto to attract employers, create quality jobs, and expand the city's economic base. This Strategic Plan builds on that success by committing to continued investment in infrastructure that will shape Hutto's economic future and elevate the community's quality of life.

We are equally committed to strengthening the heart of the community through continued Downtown revitalization. A vibrant and active downtown supports local businesses, attracts

visitors, and reinforces Hutto's identity as a welcoming and distinctive place to live and invest.

Our business recruitment efforts will focus on uses that align with community demand and contribute to long-term fiscal health, including retail, dining, entertainment, and destination experiences that generate sustained sales tax revenue. Alongside these efforts, we will pursue employers in approved incentive sectors that create skilled jobs and strengthen Hutto's economic foundation. This approach is complemented by a commitment to championing existing businesses by advocating to remove barriers to sustained success and ensuring Hutto remains a dynamic place to grow.

A strong local economy gives residents and businesses confidence that Hutto can weather change and continue to thrive. By using data to guide decisions and maintaining a healthy mix of industries and revenue sources, we're working to protect the community's long-term prosperity.

As a Board, we hold ourselves accountable to measurable progress, responsible stewardship of public resources, and ongoing collaboration with city leadership, local businesses, community partners, and residents. This strategic plan reflects our collective vision and our commitment to delivering results.





## **CHENEY GAMBOA, DIRECTOR OF ECONOMIC DEVELOPMENT**

Hutto's momentum is real, and this strategic plan is our commitment to turning that momentum into measurable progress. Every action we take must strengthen the city's economic foundation, support the businesses that invest here, and create opportunities that benefit residents today and in the future.

The work ahead is both practical and deeply meaningful. Preparing key sites, advancing infrastructure, and positioning the Megasite for high-quality employers are not just technical tasks; they are investments in the kind of community we want Hutto to be.

Supporting existing businesses remains central to our mission. Their success is a reflection of Hutto's strength, and we will stay engaged, remove barriers where we can, and help create an environment where success is encouraged and growth feels inevitable. Downtown revitalization will continue to be a priority as we strengthen the heart of our community and create a place that reflects Hutto's character, ambition, and entrepreneurial spirit.

We will use data to guide decisions, track performance, and adapt as conditions change, all in service of clear outcomes: stronger revenue, quality jobs, and a development environment that is consistent, transparent, and aligned with long-term community benefit. This plan sets our direction, but our follow-through will define our impact, and I'm grateful for the trust placed in our team as we work to deliver results that move Hutto forward.

### **CONTACT CHENEY:**

**CHENEY.GAMBOA@HUTTOTX.GOV**  
**(512) 318-0566**

### **CONTACT THE TEAM:**

#### **JENNIFER DEROECK**

**MARKETING SPECIALIST**  
**JENNIFER.DEROECK@HUTTOTX.GOV**

#### **EMILY BETROS**

**BUSINESS RESOURCE SPECIALIST**  
**EMILY.BETROS@HUTTOTX.GOV**



# THE PLAN

**This Strategic Plan provides clear direction for how the Hutto Economic Development Corporation sets priorities, evaluates opportunities, and measures progress. It is intended to guide decision-making and bring focus and discipline to economic development efforts.**



## WHAT THIS PLAN IS

This plan serves as a practical decision-making framework for business attraction, infrastructure readiness, use of incentives, and program alignment. It establishes priorities and desired outcomes, and provides a basis for tracking progress and reporting results to the Board and community.

## WHAT THIS PLAN IS NOT

This plan serves as a high-level framework to guide future decision-making. It identifies goals and opportunities for Hutto, while recognizing that individual projects or developments will depend on future approvals, market conditions, partnerships, and City processes.

## PLANNING HORIZON

This plan is a commitment to guide HEDC efforts over a two-to-three-year period, and is intended to serve as a fixed framework for decision-making and resource allocation.

## ROLES & RESPONSIBILITIES

The HEDC Board sets the strategic direction and defines success. The Executive Director leads the execution and reports progress. The City of Hutto remains a key partner and retains its respective authorities and responsibilities.



# STRATEGIC PILLARS + OBJECTIVES

## 1. INFRASTRUCTURE READINESS & STRATEGIC DEVELOPMENT

Hutto's ability to attract high-value projects depends on infrastructure readiness and the timely delivery of major capital improvement projects. The HEDC will focus on positioning priority sites for development and supporting efficient project delivery in coordination with strong private partners.

### 1A Position priority sites for near- and mid-term development.

Ensure priority retail, mixed-use, and employment sites are infrastructure-ready and competitively positioned to attract investment.

### 1B Support strategic acceleration of critical infrastructure projects

Support the timely completion of major capital improvement projects by enabling flexibility and coordination with strong private partners to advance economic development outcomes.

## 2. BUSINESS ATTRACTION & RECRUITMENT

The EDC will pursue disciplined business attraction strategies that strengthen Hutto's tax base and long-term fiscal health while aligning with documented community demand. Emphasis will be placed on recruiting uses that contribute to sustained sales tax growth and destination appeal.

### 2A Focus recruitment on retail and destination businesses that generate sales tax

Prioritize dining, entertainment, family-oriented uses, and anchor retail that contribute to sustained sales tax growth and reinforce Hutto as a regional destination.

### 2B Use incentives strategically to support long-term economic return

Leverage incentives and partnerships that support clustering, co-tenancy, and long-term performance rather than one-time wins.

### 2C Compete for the right projects through clarity, preparation and disciplined approach

Clearly communicate expectations, site location specifics, and incentive guidelines so developers can quickly determine whether Hutto is the right fit.

## 3. BUSINESS RETENTION & EXPANSION

Retaining and expanding existing businesses is essential to maintaining a competitive local economy. The HEDC will focus on removing barriers to growth and ensuring Hutto remains an attractive place to grow.

### 3A Identify existing internal policies and procedures that impact business success

Engage with existing businesses and community partners to create or change internal policies and procedures to improve the overall business environment.

### 3B Support business expansion through targeted coordination

Coordinate with relevant partners as needed to address common external constraints impacting business growth, such as workforce availability and site limitations.

## 4. ECONOMIC RESILIENCE

A balanced and resilient economy that supports long-term fiscal stability and reduces exposure to market volatility. The HEDC will use data and performance monitoring to guide decisions and adjust strategies as conditions change.

### 4A Use economic data to guide decisions

Monitor economic trends and performance indicators to inform recruitment priorities, incentive use, and strategic adjustments.

### 4B Maintain a balanced mix of industries and revenue sources

Pursue economic diversification that limits overreliance on any single industry or revenue stream while supporting sound economic performance.

### 4C Regularly review and adjust HEDC programs

Evaluate HEDC program and initiative outcomes to ensure alignment with Board priorities, community demand, and measurable results.

# KEY PERFORMANCE INDICATORS (KPI FRAMEWORK)

STRATEGIC PILLAR	PRIMARY FOCUS	KEY PERFORMANCE INDICATORS
<b>Pillar 1:</b> Infrastructure Readiness & Strategic Development	Speed and project readiness	<ul style="list-style-type: none"> <li>◇ Priority economic development CIP projects delivered on or ahead of schedule</li> <li>◇ Sales tax growth attributable to new or expanded businesses</li> </ul>
<b>Pillar 2:</b> Business Attraction & Recruitment	Sales tax growth and discipline	<ul style="list-style-type: none"> <li>◇ Recruited projects aligned with Board-defined priority categories</li> <li>◇ <b>Year-over-year sales tax revenue growth</b></li> </ul>
<b>Pillar 3:</b> Business Retention & Expansion	Reinvestment and predictability	<ul style="list-style-type: none"> <li>◇ Recurring development or process barriers identified and resolved</li> <li>◇ <b>Ratio of commercial and sales tax revenue to residential property tax revenue</b></li> </ul>
<b>Pillar 4:</b> Economic Resilience	Balance and risk management	<ul style="list-style-type: none"> <li>◇ Distribution of tax revenue across major industry categories related to HEDC projects</li> <li>◇ Annual review and adjustment of programs based on performance</li> <li>◇ Year-over-year residential property tax revenue vs. commercial tax revenue</li> </ul>



**HUTTO ECONOMIC DEVELOPMENT CORPORATION BOARD MEMBERS**

Vacant, Board Chair

Caitlin Morales, Vice Chair

Irma Gonzalez, Secretary/Treasurer

Jim Morris, Board Member

Evan Porterfield, Board Member

Mike Snyder, Board Member



*Adopted by the hutto economic development corporation*

# AGENDA ITEM REPORT

## 6.1.



**To:** Hutto Economic Development Corporation Type A & Type B Board  
**Subject:** Discuss and consider action to approve the Corporation's monthly financial report for March 2026.  
**Meeting:** Monday, April 13, 2026  
**Department:** Economic Development  
**Staff Contact:** Christina Bishop

### BACKGROUND INFORMATION:

A summary of the March 2026 financial report is as follows:

- As of March 31st, revenues of the Corporation exceed expenses by \$778,081
- Current cash balances are \$7,167,941. This amount excludes the \$1,164,868 held in escrow at Alliance Bank.
- The most significant financial event that occurred in February was final grant payment to Hutto Wine Bar. Their second annual sales tax reimbursement is presented for payment to the Corporation's signers at this March meeting.

### SUMMARY OF REQUEST:

Staff requests approval as presented

### STAFF REVIEW:

Finance staff has prepared, reviewed, and requests approval as presented.

### FISCAL NOTES:

No fiscal impact

### POLICY IMPLICATIONS:

N/A

### ATTACHMENTS:

1. March 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	528,673.75
<a href="#">35-1079</a>	TexPool - EDC Operating	6,639,267.21
<a href="#">35-1081</a>	Cash on Hand	0.00
<a href="#">35-1137</a>	Alliance Escrow Account	1,164,867.93
<a href="#">35-1221</a>	Sales Tax Receivable	884,628.08
<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	780.00
<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>9,218,216.97</b>
		<b><u>9,218,216.97</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	116.12
<a href="#">35-2251</a>	Due to City of Hutto TIRZ	0.00
<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>66,600.64</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		2,426,902.07
Total Expense		1,648,821.46
<b>Revenues Over/Under Expenses</b>		<b>778,080.61</b>
	<b>Total Equity and Current Surplus (Deficit):</b>	<b>9,151,616.33</b>
	<b>Total Liabilities, Equity and Current Surplus (Deficit):</b>	<b><u>9,218,216.97</u></b>



# Budget Report Account Summary

For Fiscal: 2025-2026 Period Ending: 03/31/2026

		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	271,862.93	1,823,399.42	-1,795,306.58	49.61 %
<a href="#">35-5041</a>	Interest Earned	175,000.00	175,000.00	22,865.44	127,502.65	-47,497.35	27.14 %
<a href="#">35-5099</a>	Other Revenue	38,080,654.00	38,080,654.00	94,000.00	476,000.00	-37,604,654.00	98.75 %
<a href="#">35-5925</a>	Contribution from City	0.00	46,256,436.00	0.00	0.00	-46,256,436.00	100.00 %
	<b>Revenue Total:</b>	<b>41,874,360.00</b>	<b>88,130,796.00</b>	<b>388,728.37</b>	<b>2,426,902.07</b>	<b>-85,703,893.93</b>	<b>97.25%</b>
<b>Expense</b>							
<a href="#">35-500-008-6204</a>	Special Events/Awards	346.50	346.50	0.00	57.00	289.50	83.55 %
<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	10.80	1,300.70	99.18 %
<a href="#">35-500-008-6401</a>	Attorney Svcs	125,000.00	125,000.00	0.00	34,620.19	90,379.81	72.30 %
<a href="#">35-500-008-6405</a>	Professional Svcs	10,012.00	44,012.00	12.00	12,412.00	31,600.00	71.80 %
<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	15,750.00	5,934.00	27.37 %
<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	0.00	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	968.00	78.14	1,045.39	-77.39	-7.99 %
<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	10,000.00	10,000.00	190,000.00	95.00 %
<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	0.00	1,926.54	49,723.46	96.27 %
<a href="#">35-500-008-6650</a>	Capital Outlay	0.00	46,256,436.00	0.00	0.00	46,256,436.00	100.00 %
<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	0.00	166,240.18	166,240.18	50.00 %
<a href="#">35-500-008-6806</a>	Loan Principal Payment	13,403,723.00	4,813,066.00	0.00	1,005,000.00	3,808,066.00	79.12 %
<a href="#">35-500-008-6807</a>	Loan Interest Payment	0.00	526,939.00	0.00	368,346.57	158,592.43	30.10 %
	<b>Expense Total:</b>	<b>15,325,974.96</b>	<b>53,553,310.96</b>	<b>10,090.14</b>	<b>1,648,821.46</b>	<b>51,904,489.50</b>	<b>96.92%</b>
	<b>Fund: 35 - Economic Development Corporation Surplus (Deficit):</b>	<b>26,548,385.04</b>	<b>34,577,485.04</b>	<b>378,638.23</b>	<b>778,080.61</b>	<b>-33,799,404.43</b>	<b>97.75%</b>
	<b>Report Surplus (Deficit):</b>	<b>26,548,385.04</b>	<b>34,577,485.04</b>	<b>378,638.23</b>	<b>778,080.61</b>	<b>-33,799,404.43</b>	<b>97.75%</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	88,130,796.00	388,728.37	2,426,902.07	-85,703,893.93	97.25%
Expense	15,325,974.96	53,553,310.96	10,090.14	1,648,821.46	51,904,489.50	96.92%
<b>Fund: 35 - Economic Development Corporation Surplus (Deficit):</b>	<b>26,548,385.04</b>	<b>34,577,485.04</b>	<b>378,638.23</b>	<b>778,080.61</b>	<b>-33,799,404.43</b>	<b>97.75%</b>
<b>Report Surplus (Deficit):</b>	<b>26,548,385.04</b>	<b>34,577,485.04</b>	<b>378,638.23</b>	<b>778,080.61</b>	<b>-33,799,404.43</b>	<b>97.75%</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	34,577,485.04	378,638.23	778,080.61	-33,799,404.43
<b>Report Surplus (Deficit):</b>	<b>26,548,385.04</b>	<b>34,577,485.04</b>	<b>378,638.23</b>	<b>778,080.61</b>	<b>-33,799,404.43</b>

# Commercial Checking Acct Public Funds

Account number: 4373524362 ■ March 1, 2026 - March 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	\$113,875.34	\$434,774.86	-\$19,976.45	\$528,673.75

## Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	03/23	340,456.06	WT Seq451461 City of Hutto, Operatin /Org=City of Hutto Srf# Gb00000083196988 Trn#260323451461 Rfb# 1358
	03/24	318.80	Over The Counter Deposit
	03/27	94,000.00	WT Fed#03R01 Commonwealth Land /Org=Clitic Ncs Fxfc Srf# 2026032700551775 Trn#260327182202 Rfb#
		\$434,774.86	Total electronic deposits/bank credits
		\$434,774.86	Total credits

## Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	03/11	78.14	Client Analysis Svc Chrg 260310 Svc Chge 0226 000004373524362
		\$78.14	Total electronic debits/bank debits

## Checks paid

Number	Amount	Date	Number	Amount	Date
8145	10,000.00	03/13	8146	9,898.31	03/10
		\$19,898.31	Total checks paid		
		\$19,976.45	Total debits		



Daily ledger balance summary

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
02/28	113,875.34	03/13	93,898.89	03/24	434,673.75
03/10	103,977.03	03/23	434,354.95	03/27	528,673.75
03/11	103,898.89				
Average daily ledger balance		\$214,754.41			



# Bank Statement Register

EDC Checking

Period 3/1/2026 - 3/31/2026

Packet: BRPKT03011

Bank Statement		General Ledger	
Beginning Balance	113,875.34	Account Balance	528,673.75
Plus Debits	434,774.86	Less Outstanding Debits	0.00
Less Credits	19,976.45	Plus Outstanding Credits	0.00
Adjustments	0.00	Adjustments	0.00
Ending Balance	528,673.75	Adjusted Account Balance	528,673.75

Statement Ending Balance	528,673.75
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
03/09/2026	<a href="#">8145</a>	Check	Hutto Wine Bar	-10,000.00
03/09/2026	<a href="#">8146</a>	Check	Hyde Kelley LLP	-9,898.31
			Total Cleared Checks (2)	-19,898.31

Cleared Other

Item Date	Reference	Item Type	Description	Amount
03/23/2026	<a href="#">MISC0009692</a>	Miscellaneous	Barnsco's Refund Check	318.80
03/31/2026	<a href="#">MISC0009693</a>	Miscellaneous	Contribution from the City - Mar 2026	340,456.06
03/31/2026	<a href="#">MISC0009694</a>	Miscellaneous	Option Payment - Mar 2026	94,000.00
03/31/2026	<a href="#">MISC0009695</a>	Miscellaneous	Client Analysis Service	-78.14
			Total Cleared Other (4)	434,696.72



City of Hutto, TX

# Bank Statement Register

## Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
Check	2	0.00	-19,898.31	-19,898.31
Miscellaneous	4	0.00	434,696.72	434,696.72
		0.00	414,798.41	414,798.41



City of Hutto, TX

# Check Report

By Check Number

Date Range: 03/01/2026 - 03/31/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: EDC - Wells Fargo-EDC Operating - Wells Fargo</b>						
E22370	Hutto Wine Bar	03/09/2026	Regular	0.00	10,000.00	8145
E22060	Hyde Kelley LLP	03/09/2026	Regular	0.00	9,898.31	8146

### Bank Code EDC - Wells Fargo Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	4	2	0.00	19,898.31
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>4</b>	<b>2</b>	<b>0.00</b>	<b>19,898.31</b>

### All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	4	2	0.00	19,898.31
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>4</b>	<b>2</b>	<b>0.00</b>	<b>19,898.31</b>

### Fund Summary

Fund	Name	Period	Amount
35	Economic Development Corporation	3/2026	19,898.31
			<b>19,898.31</b>

00009001 T27280DDA03312623582 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 03/01/2026</b>	<b>\$1,162,646.16</b>
+ Deposits and Credits (1)	\$2,221.77
- Withdrawals and Debits (0)	\$0.00
<b>Ending Balance as of 03/31/2026</b>	<b>\$1,164,867.93</b>
Service Charges for Period	\$0.00
Average Collected for Period	\$1,162,646
Minimum Balance for Period	\$1,162,646

#### Earnings Summary

Interest for Period Ending 03/31/2026	\$2,221.77
Interest Paid Year to Date	\$6,438.78
Annual Percentage Yield Earned (APYE)	2.27%
Average Balance for APYE	\$1,162,646.16
Number of Days for APYE	31

### DEPOSITS/CREDITS/INTEREST-PAID

Date	Description	Deposits
Mar 31	INTEREST PAID	2,221.77

### 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 03/01/2026 - 03/31/2026**

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	\$6,618,623.54	\$0.00	\$0.00	\$20,643.67	\$6,639,267.21	\$6,619,289.46
<b>Total Dollar Value</b>	<b>\$6,618,623.54</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$20,643.67</b>	<b>\$6,639,267.21</b>	

## Portfolio Value

Pool Name	Pool/Account	Market Value (03/01/2026)	Share Price (03/31/2026)	Shares Owned (03/31/2026)	Market Value (03/31/2026)
Texas Local Government Investment Pool	449/7903400001	\$6,618,623.54	\$1.00	6,639,267.210	\$6,639,267.21
<b>Total Dollar Value</b>		<b>\$6,618,623.54</b>			<b>\$6,639,267.21</b>

## Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/7903400001	\$20,643.67	\$60,876.75
<b>Total</b>		<b>\$20,643.67</b>	<b>\$60,876.75</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
03/01/2026	03/01/2026	BEGINNING BALANCE	\$6,618,623.54	\$1.00		6,618,623.540
03/31/2026	03/31/2026	MONTHLY POSTING	\$20,643.67	\$1.00	20,643.670	6,639,267.210
<b>Account Value as of 03/31/2026</b>			<b>\$6,639,267.21</b>	<b>\$1.00</b>		<b>6,639,267.210</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 02/01/2026 - 02/28/2026**

**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.

<b>TexPool Summary</b>						
Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$6,799,747.92	\$0.00	\$200,000.00	\$18,875.62	\$6,618,623.54	\$6,686,810.46
<b>Total Dollar Value</b>	<b>\$6,799,747.92</b>	<b>\$0.00</b>	<b>\$200,000.00</b>	<b>\$18,875.62</b>	<b>\$6,618,623.54</b>	

## Portfolio Value

Pool Name	Pool/Account	Market Value (02/01/2026)	Share Price (02/28/2026)	Shares Owned (02/28/2026)	Market Value (02/28/2026)
Texas Local Government Investment Pool	449/7903400001	\$6,799,747.92	\$1.00	6,618,623.540	\$6,618,623.54
<b>Total Dollar Value</b>		<b>\$6,799,747.92</b>			<b>\$6,618,623.54</b>

## Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/7903400001	\$18,875.62	\$40,233.08
<b>Total</b>		<b>\$18,875.62</b>	<b>\$40,233.08</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
02/01/2026	02/01/2026	BEGINNING BALANCE	\$6,799,747.92	\$1.00		6,799,747.920
02/13/2026	02/13/2026	WITHDRAWAL	\$200,000.00-	\$1.00	200,000.000-	6,599,747.920
02/27/2026	02/27/2026	MONTHLY POSTING	\$18,875.62	\$1.00	18,875.620	6,618,623.540
<b>Account Value as of 02/28/2026</b>			<b>\$6,618,623.54</b>	<b>\$1.00</b>		<b>6,618,623.540</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	340,524
March	60,032	85,606	129,988	116,086	156,272	229,146	265,537	318,020	240,224	258,180	271,863
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>1,823,399</b>

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

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

		<b><u>Due to City for Expense Reimbursement</u></b>	
		Professional Service	12.00
		Professional Service	104.12
Sales Tax Due by City to EDC - March 2026	271,862.93		
Due to City for Expense Reimbursement	<u>(116.12)</u>		
<b>Amount due to EDC to Settle Interfunds</b>	<b>271,746.81</b>		
			<u><u>\$ 116.12</u></u>

Hutto EDC								
Summary of Active Incentives								
March 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	30,000.00	-	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

## 6.2.



**To:** Hutto Economic Development Corporation Type A & Type B Board  
**Subject:** 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.  
**Meeting:** Monday, April 13, 2026  
**Department:** Economic Development  
**Staff Contact:**

### BACKGROUND INFORMATION:

This item was added in anticipation that an approved change order would be ready for consideration at the meeting. As of the publication of the packet, an approved change order has not yet been received. This item may be postponed to the May meeting if the change order is not received by the start of the meeting.

### SUMMARY OF REQUEST:

### STAFF REVIEW:

### FISCAL NOTES:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

None

# AGENDA ITEM REPORT

## 6.3.



**To:** Hutto Economic Development Corporation Type A & Type B Board  
**Subject:** Discussion regarding an update on the status of the senior housing community known as The Trails at Carmel Creek.  
**Meeting:** Monday, April 13, 2026  
**Department:** Economic Development  
**Staff Contact:**

### BACKGROUND INFORMATION:

Item requested by Secretary Gonzalez.

The property management company for this senior living community had approached the City in 2025 regarding their intent to pursue a process by which their property could be removed from the property tax rolls to address the undesirable financial performance of the development. They met with staff to discuss their intent and their desire to collaborate on alternative solutions. The HEDC Board considered the request and declined financial support as it does not align with eligible projects for EDCs to support based on the information provided. An additional update was provided to the HEDC Board at their January 12, 2026 meeting (Item 6.1) based on an email received from the property management group that indicated they had changed course and were no longer pursuing the property tax relief and would instead be raising the rent at the property.

### SUMMARY OF REQUEST:

### STAFF REVIEW:

### FISCAL NOTES:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

None

# AGENDA ITEM REPORT

## 6.4.



**To:** Hutto Economic Development Corporation Type A & Type B Board  
**Subject:** 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.  
**Meeting:** Monday, April 13, 2026  
**Department:** Economic Development  
**Staff Contact:**

### BACKGROUND INFORMATION:

### SUMMARY OF REQUEST:

### STAFF REVIEW:

### FISCAL NOTES:

### POLICY IMPLICATIONS:

### ATTACHMENTS:

1. Hutto EDC Board Meeting Minutes March 9, 2026 - DRAFT
2. 4.2.2026 Joint HEDC - CC Meeting DRAFT MINUTES



# City of Hutto

## Agenda Minutes

### Hutto Economic Development Corp. Type A and Type B Board of Directors Meeting Monday, March 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

*Meeting called to order at 6:30 PM*

#### 2. ROLL CALL

2.1. *Board member Thornton was absent; All other Board members present*

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. PRESENTATIONS

5.1. Receive and discuss a presentation on the Strategic Plan for the Corporation.

*Executive Director of Strategic Operations, David Amsler, presented a Draft of the Hutto Economic Development Corporation Strategic Plan for 2026. After some discussion, there was consensus amongst the Board that the KPI's needed to be refined. Separate Pillars will be discussed at future, regularly scheduled meetings.*

## **6. AGENDA ITEMS**

- 6.1. Discuss and consider action on Resolution R-HEDC-2026-019 approving a budget amendment of the Corporation for principal and interest payments on the Alliance Bank loan payment.

*Motion by Board member Snyder, second by Board member Porterfield to approve R-HEDC-2026-019 as presented. Motion passed 5,0.*

- 6.2. Discuss and consider action on Resolution R-HEDC-2026-020 to approve a budget amendment for the current Fiscal Year 2026 Budget in support of the CR137/FM1660 Project.

*Motion by Board member Snyder, second by Secretary Gonzalez to approve R-HEDC-2026-020 as presented. Motion passed 5,0.*

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

*Motion by Vice Chair Morales, second by Secretary Gonzalez to approve the HEDC February 2026 Financial Report. Motion passed 5,0.*

- 6.4. Discuss and consider action on Resolution R-HEDC-2026-012 to approve funding of the City of Hutto's Facade Grant Incentive Program using the approved funds in the current Fiscal Year 2026 Budget in the Facade Improvement Grant line item.

*Motion by Board member Porterfield, second by Secretary Gozalez to approve R-HEDC-2026-012 as presented. Motion passed 5,0.*

- 6.5. Discuss and consider action regarding Resolution R-HEDC-2026-013 to approve the Pecan Street design as a project to be wholly managed by the Hutto Economic Development Corporation (HEDC).

*Motion by Board member Snyder, second by Board member Porterfield to approve R-HEDC-2026-013 with a change to reduce Pecan St scope to go only from West to 1660 North and then to have Pecan St, West St, and Main St. to have angled parking on each side to resemble East St. Motion passed 5,0.*

- 6.6. Discuss and consider action on Resolution R-HEDC-2026-014 to approve the ratification of the Professional Services Agreement between the Corporation and the City of Hutto.

*Motion by Vice Chair Morales, second by Board member Morris to approve R-HEDC-2026-014 as presented. Motion passed 5,0.*

- 6.7. Discuss and consider action on Resolution R-HEDC-2026-015 to approve a Strategic Plan for the Corporation.

*No Action*

- 6.8. Discuss and consider action to approve the Minutes from their Quarterly Joint Meeting with City Council on January 8, 2026, their Regular Meeting on February 9, 2026 and their Special Called Meeting on February 23, 2026.

*Motion by Board member Porterfield, second by Secretary Gonzalez to approve the minutes as presented. Motion passed 5,0.*

- 6.9. Discuss and consider action on Resolution R-HEDC-2026-016 to conditionally approve the construction contract for the CR137/FM 1660 Project and award to Capital Excavation, LLC, pending the approval of the corresponding Funding Agreement by the Corporation and City Council.

*Item moved into Executive Session.*

- 6.10. Discuss and consider action on Resolution R-HEDC-2026-017 to approve a funding agreement with the City of Hutto for the construction of the CR137/FM1660 Project.

*Item moved into Executive Session.*

- 6.11. Discuss and consider action on Resolution R-HEDC-2026-018 to approve a Procedure Manual in support of the Capital Improvement Projects assigned to the Hutto Economic Development Corporation (HEDC) from the City of Hutto.

*Motion by Board member Snyder, second by Board member Porterfield to approve R-HEDC-2026-018 as presented. Motion passed 5,0.*

**7. EXECUTIVE SESSION – Convened into Executive Session at 8:17 PM**

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 Core, Project Lake, Project Sequel, Project the Megasite project, Project Heartbeat, Project Shrine, Project Orchard, Project Dynamite, Project West, Project Strat3 ; 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; infrastructure projects impacting Corporation owned property, and the evaluation of available corporate funds for incentives.

*No action was taken during Executive Session.*

**8. ACTION RELATIVE TO EXECUTIVE SESSION – Reconvened at 11:06 PM**

- 8.1. Discuss and consider action on Resolution R-HEDC-2026-021 to engage Hyde Kelley, LLP as litigation counsel for the Type A and Type B Economic Development Corporations in Midway Development Group, LLC v. Hutto Economic Development Corporation, et. al, and authorizing the Chair of the Corporations to execute the engagement agreement.

*Motion by Board member Morris, second by Vice chair Morales to approve R-HEDC-2026-021 as presented. Motion passed 5,0.*

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

*Based on the construction conversation that took place during Executive Session, Vice Chair Morales appointed Board member Snyder, Board member Porterfield, and Board member Morris to a contract subcommittee and instructed them to bring back a contract form for use for the HEDC construction projects. All Board members accepted.*

*Motion by Board member Porterfield, second by Board member Snyder to authorize, offer, and negotiate on the properties identified and amount as discussed in executive session. Motion passed 5,0.*

*Revisiting item 6.9 – Motion by Board member Morris, second by Board member Porterfield to conditionally approve the construction contract for the CR 137/FM 1660 project award to Capital Excavation Company, pending the approval of the corresponding Funding Agreement by the Corporation and Council with the additions and corrections to R-HEDC-2026-016 by the Director of Economic Development. Motion passed 5,0.*

*Revisiting item 6.10 – Motion by Board member Snyder, second by Board member Porterfield to approve R-HEDC-2026-017. Motion passed 5,0.*

## **9. FUTURE AGENDA ITEMS**

*Secretary Gonzalez requested a Senior Living update. Vice Chair Morales requested an Advocate Actions for Downtown Businesses item.*

## **10. ADJOURNMENT**

*Adjourned at 11:13 PM*

## **11. CERTIFICATION**

---

Caitlin Morales, Vice-Chair

---

Irma Gonzalez, Secretary

DRAFT



# City of Hutto

## Agenda

### City Council Joint Meeting with Hutto Economic Development Corporation

Thursday, April 2, 2026 at 6:00 PM

Executive Conference Room, City Hall – 500 W. Live Oak Street

1. **CALL SESSION TO ORDER** – City Council – 6:00 PM, HEDC – 6:00 PM

2. **ROLL CALL**

2.1. City Council present:

Mayor Mike Snyder

Councilmember Peter Gordon

Mayor Pro Tem Dan Thornton (6:02 PM)

Councilmember Evan Porterfield

Councilmember Aaron King

Councilmember Charles Warner

Councilmember Jim Morris

2.2. HEDC present:

Caitlin Morales, Vice Chair

Evan Porterfield, Board Member

Irma Gonzalez, Secretary/Treasurer

Dan Thornton, Board Member (6:02 PM)

Mike Snyder, Board Member

Jim Morris, Board Member

3. **OTHER BUSINESS**

3.1. Discussion on the Role and Use of the Economic Development Corporation (EDC) in Supporting City Projects

*George Hyde, legal counsel for HEDC, outlined the opportunities the process presents.*

*Council discussion regarding the process helps projects that benefit development without the burden on taxpayers; the use of funds in a Tax Increment Reinvestment Zone location; the ability to enforce contracts more than the City is able – for example, liquidated damages; refining the policy and process as it goes along.*

3.2. Discussion and possible action related to Work Session topics

*There was no action for this item.*

4. **ADJOURNMENT** – City Council – 6:49 PM, HEDC – 6:49 PM

\_\_\_\_\_  
Mike Snyder, Mayor

**ATTEST:**

\_\_\_\_\_  
Laura Hallmark, City Secretary

\_\_\_\_\_  
Irma Gonzalez  
HEDC Board Secretary/Treasurer

\_\_\_\_\_  
Caitlin Morales  
HEDC Board Vice Chair

DRAFT

# AGENDA ITEM REPORT

## 6.5.



**To:** Hutto Economic Development Corporation Type A & Type B Board  
**Subject:** Discuss and consider Resolution R-HEDC-2026-022 approving a budget amendment for the corporation related to the allocation of sales tax incentives.  
**Meeting:** Monday, April 13, 2026  
**Department:** Finance  
**Staff Contact:** Christina Bishop

### BACKGROUND INFORMATION:

During the financial presentation at the March meeting, the board and finance staff discussed bringing back an amendment to segregate the gross sales tax revenues from the payments for incentive agreements. Currently, the sales tax incentive payments are combined with the gross receipts in one line item, which makes it more difficult to monitor budget-to-actuals for sales tax collections.

This amendment will place the budgeted sales tax incentive payments into its own line item. The amount of budgeted sales tax incentive payments for this fiscal year is \$230,250.

Because this is reclassifying budget amendment, this amendment has no effect on fund balance.

### SUMMARY OF REQUEST:

Staff requests approval as presented. If approved, this will be placed on the consent agenda at the May 7th City Council meeting.

### STAFF REVIEW:

Staff has reviewed and requests approval as presented.

### FISCAL NOTES:

This proposed amendment has no effect on fund balance.

### POLICY IMPLICATIONS:

N/A

### ATTACHMENTS:

1. Exhibit A - Proposed Budget Amendment 4-13-26
2. 2026.04.13 Resolution No. R-HEDC-2026-0022 Budget Amendment

# AGENDA ITEM REPORT

## 6.5.

---



**EXHIBIT A**  
**Proposed Budget Amendment**  
**4/13/2026**

Department / Description	Account Code	Current Budget	Proposed Budget Amendment	Revised Budget	Notes
<b>Revenues</b>					
Sales Tax (Gross Receipts)	35-5005	\$ 3,618,706	\$ 230,250	\$ 3,848,956	To adjust sales tax revenue account to break out incentive agreements from gross sales tax receipts
Sales Tax Rebates	35-5007	\$ -	\$ (230,250)	\$ (230,250)	

**HUTTO ECONOMIC DEVELOPMENT CORPORATION, TYPE A  
RESOLUTION NO. R-HEDC-2026-022**

**A RESOLUTION OF THE HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B, APPROVING A BUDGET AMENDMENT TO THE FISCAL YEAR 2026-2027 ANNUAL BUDGET TO MODIFY THE ALLOCATION OF SALES TAX INCENTIVES; PROVIDING FOR REPEAL, SEVERABILITY, OPEN MEETINGS COMPLIANCE, AN EFFECTIVE DATE, AND PROVIDING FOR RELATED MATTERS**

**WHEREAS**, pursuant to Texas Local Government Code Chapters 501 and 505, the City of Hutto (“City”) created the Hutto Economic Development Corporation, Type B (the “Corporation”); and

**WHEREAS**, the Board of Directors (“Board”) for the Corporation finds that the Corporation offers certain sales tax reimbursement incentives and other sales tax derived incentives in order to promote economic development within the City and in compliance with applicable law; and

**WHEREAS**, the Board finds the Corporation previously established a 2026/2027 Fiscal Year Annual Budget; and

**WHEREAS**, the Board desires to amend the 2026/2027 Fiscal Year Annual Budget in order to reflect anticipated changes to sales tax incentives.

**NOW, THEREFORE, BE IT RESOLVED** by the Hutto Economic Development Corporation, Type A 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 approves an amendment to the Fiscal Year 2026-2027 Annual budget as shown in Exhibit A.

3. 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.

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 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. Any budget changes not previously approved by City Council 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 13<sup>th</sup> day of April, 2026.

APPROVED

---

Caitlin Morales, Vice Chairperson

ATTEST:

---

Irma Gonzalez, Secretary

**EXHIBIT A**

HUTTO ECONOMIC DEVELOPMENT CORPORATION, TYPE B  
RESOLUTION NO. R-HEDC-2026-023

A RESOLUTION OF THE HUTTO ECONOMIC DEVELOPMENT CORPORATION, TYPE B BOARD OF DIRECTORS APPROVING THE PURCHASE AND SALE AGREEMENT MADE BETWEEN THE HUTTO ECONOMIC DEVELOPMENT CORPORATION, TYPE B AND FRP ACQUISITIONS LLC; AUTHORIZING THE BOARD CHAIR TO EXECUTE THE AGREEMENT; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Hutto Economic Development Corporation, Type B (the “Corporation”) is an economic development corporation operating pursuant to the Development Corporation Act, as codified in the Local Government Code, as amended 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 Corporation’s Bylaws authorize the Corporation the power to sell real estate; and

**WHEREAS**, the Board finds that the Corporation owns approximately 254 acres of land near the intersection of US Highway 79 and County Road 132 (the “Property”) that it desires to be converted into multi-use development to bring jobs and generate sales tax for the City of Hutto; and

**WHEREAS**, the Board finds that the property has multiple potential uses which would support the economic development of the City of Hutto; and

**WHEREAS**, the Board finds that FRP Acquisitions LLP (“Fidelis”) intends to develop the Property in a manner which will significantly promote businesses within the City; and

**WHEREAS**, the Boards find that it is in the best interests of the Corporation to approve the Purchase and Sale Agreement between the Corporation and Fidelis.

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 as if recited herein.
2. The Board hereby approves the Purchase and Sale Agreement made between the Corporation and FRP Acquisition LLP in the form substantially similar to that attached as Exhibit A and as amended and approved by the Corporation’s General Counsel.
3. The Board hereby authorizes the Executive Director to execute the Purchase and Sale Agreement, as modified and approved by the Corporation’s General Counsel, on behalf of the Corporation and to take such steps and execute such documents as necessary, and approved by the General Counsel, to effectuate the purpose of this Resolution and complete the sale.

4. 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.

5. If any section, subsection, sentence, clause, or phrase of this Resolution shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this resolution.

6. The Board hereby finds and declares that written notice of the date, hour, place and subject 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 during which 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.

PASSED AND ADOPTED by the Boards of Directors of the Corporation on this the 13th day of April, 2026.

APPROVED

\_\_\_\_\_  
Caitlin Morales, Vice Chair  
Hutto Economic Development Corporation

ATTEST:

\_\_\_\_\_  
Irma Gonzalez, Secretary  
Hutto Economic Development Corporation

**EXHIBIT A**  
**PURCHASE AND SALE AGREEMENT**