



# 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~~  
Caitlin Morales, Vice chair

  
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Irma Gonzalez, Secretary