



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

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

