



# City of Hutto

## Agenda

### **Hutto Economic Development Corp. Type A and Type B Board of Directors Meeting Monday, May 11, 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 request for incentives for AlphaGraphics location in Hutto.
- 5.2. Discuss and consider a presentation regarding the Strategic Plan for the Corporation. (David Amsler)
- 5.3. Discuss and consider action on a presentation on the proposed Fiscal Year 2027 Budget of the Corporation.

#### **6. PUBLIC HEARINGS**

- 6.1. Pursuant to Texas Local Government Code Section 505.159, conduct a Public Hearing for the consideration of Incentives in support of Project Blue Hub.

## **7. AGENDA ITEMS**

- 7.1. Discuss and consider action to approve the Corporation's monthly financial report for April 2026.
- 7.2. Discuss and consider action on Resolution R-HEDC-2026-015 to approve the Strategic Plan for the Corporation.
- 7.3. Discuss and consider action on Resolution R-HEDC-2026-030 to approve a contract and budget amendment of \$40,000 to pay Tax Increment Reinvestment Zone (TIRZ) consultant TXP to execute the necessary steps to update and complete the Final Project and Financing Plans for TIRZ2 and TIRZ3.
- 7.4. Discuss and consider action to approve the Minutes from their Regular Meeting on April 13, 2026 and Special Called Meeting on May 6, 2026.
- 7.5. Discuss and consider action to reschedule the July 13, 2026 regular Board meeting.

## **8. 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 West, Project Heartbeat, Project Orchard, Project Shrine, Project Dynamite, Project Satellite; Pricing for Cottonwood Properties; the design contract for the Pecan Street Improvement Project; potential real estate transactions; removal of a house located on the Megasite; 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; alcohol zoning for the City of Hutto; the proposed Infrastructure Improvement Program; agreements for Project Brushy Creek WW and Project CR137/FM1660, and the evaluation of available corporate funds for incentives.

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

- 9.1. Discuss and consider action on Resolution R-HEDC-2026-023 on a purchase and sale agreement Fidelis.
- 9.2. Discuss and consider action on Resolution R-HEDC-2026-024 to approve an Infrastructure Improvement Program for the Corporation.
- 9.3. Discuss and consider action on Resolution R-HEDC-2026-025 to approve a construction contract form document for the Corporation.
- 9.4. Discuss and consider action on Resolution R-HEDC-2026-031 to approve the selection of Halff Associates, Inc. as the most qualified firm responsive to the Request for Qualifications for the design of the Pecan Street Improvement Project and authorize City Staff to engage in contract negotiations and execute the agreement within the scope of specified authority.
- 9.5. Discuss and consider action on Resolution R-HEDC-2026-032 to approve an Economic Development Performance Agreement for an incentive in support of Project Blue Hub.
- 9.6. Discuss and consider action to engage additional Legal Services in support of speciality projects and initiatives of the Corporation.
- 9.7. Consideration and possible action related to Executive Session agenda items, listed above.
- 9.8. Placeholder on removal of the house that is located on the Megasite property

10. FUTURE AGENDA ITEMS
11. ADJOURNMENT
12. 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.