



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

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 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: Discuss and consider a presentation regarding the Strategic Plan for the Corporation. (David Amsler)
Meeting: Monday, May 11, 2026
Department: Economic Development
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. EDC Strategic Plan 2026 Draft



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 HEDC will pursue disciplined business attraction strategies that strengthen Hutto's tax base, support long-term fiscal sustainability, and align with identified community and economic priorities. Emphasis will be placed on recruiting destination retail, healthcare, major employers, and other uses that generate sustained economic activity and community benefit.

2A Focus recruitment on Board-priority business categories that generate long-term economic value

Prioritize destination retail, grocery anchors, healthcare services, entertainment, family-oriented uses, major employers, and other targeted industries that contribute to sustained sales tax growth, employment opportunities, and regional destination appeal.

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.

2D Monitor recruitment pipeline and agreement performance

Track executed agreements, projected economic impacts, and actual project performance to evaluate outcomes, improve decision-making, and guide future recruitment and incentive strategies.

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
Pillar 1: Infrastructure Readiness & Strategic Development	Speed and project readiness	<ul style="list-style-type: none"> ◇ Achieve Board-adopted milestone targets for priority economic development infrastructure projects
Pillar 2: Business Attraction & Recruitment	Sales tax growth and discipline	<ul style="list-style-type: none"> ◇ Achieve annual taxable sales growth of approximately 4-6% annually, adjusted periodically based on market conditions and infrastructure readiness ◇ Recruit or secure commitments from at least two Board-priority target categories during the planning period ◇ Recruit at least one major employment or destination project during the planning period ◇ Achieve at least 80% performance attainment for incentive-supported projects based on approved agreement metrics
Pillar 3: Business Retention & Expansion	Reinvestment and predictability	<ul style="list-style-type: none"> ◇ Recurring development or process barriers identified and resolved ◇ Ratio of commercial and sales tax revenue to residential property tax revenue
Pillar 4: Economic Resilience	Balance and risk management	<ul style="list-style-type: none"> ◇ Distribution of tax revenue across major industry categories related to HEDC projects ◇ Annual review and adjustment of programs based on performance ◇ Year-over-year residential property tax revenue vs. commercial tax revenue



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

Dan Thornton, Board Member



Adopted by the Hutto Economic Development Corporation

AGENDA ITEM REPORT

7.1.



To: Hutto Economic Development Corporation Type A & Type B Board
Subject: Discuss and consider action to approve the Corporation's monthly financial report for April 2026.
Meeting: Monday, May 11, 2026
Department: Economic Development
Staff Contact:

BACKGROUND INFORMATION:

Financial highlights for April 2026 include:

- The corporation sold 52.544 acres of land in April for \$6,866,448. Of that amount, \$683,614 went towards the outstanding principal on the Alliance Bank loan and \$30,395 went towards costs associated with the sale (title insurance, various recording fees). The remainder of cash from the sale, \$6,152,439, was deposited into the Wells Fargo account and is an addition to fund balance. Those funds were transferred to the corporation's Texpool account in early May to maximize interest earnings.
- The budget amendment to allocate sales tax rebates from gross sales tax receipts was approved at the May 7th Council meeting. The revised budget will be reflected in the May financials. The City has collected 53% of budgeted gross sales tax dollars through April, about 5% short of expectations. However, May's sales tax receipt was strong, closing the gap between budget and actuals to 3% short.
- The corporation's current fund balance is \$15,648,893.

SUMMARY OF REQUEST:

Staff requests approval as presented.

STAFF REVIEW:

The financial report was prepared by accounting staff and reviewed by the assistant finance director.

FISCAL NOTES:

No fiscal impact

POLICY IMPLICATIONS:

Not applicable.

ATTACHMENTS:

AGENDA ITEM REPORT

7.1.



-
1. April 2026 EDC Financials



Account	Name	Balance
Fund: 35 - Economic Development Corporation		
Assets		
35-1000	Claim on Cash	0.00
35-1035	EDC Checking - FSB	0.00
35-1036	Wells Fargo - EDC Checking	6,763,374.91
35-1079	TexPool - EDC Operating	6,659,231.81
35-1081	Cash on Hand	0.00
35-1137	Alliance Escrow Account	1,167,022.14
35-1221	Sales Tax Receivable	1,130,444.42
35-1231	Accounts Receivable	0.00
35-1270	Loan Funds at BCL	0.00
35-1271	Purchase Option Assets	0.00
35-1275	Business Loans	58,794.44
35-1278	Allowance for Doubtful Accounts-Leases	0.00
35-1279	Allowance for Doubtful Accounts	-58,794.44
35-1298	Megasite Arterial Rd Rec	780.00
35-1299	Lease Receivable	0.00
35-1310	Due From City	3,107.99
35-1422	Prepaid Expenses	0.00
	Total Assets:	15,723,961.27
		<u>15,723,961.27</u>
Liability		
35-2001	Accounts Payable	80.54
35-2005	Economic Dev Agreement Payable	16,403.98
35-2250	Due to City of Hutto	8,583.91
35-2251	Due to City of Hutto TIRZ	0.00
35-2290	Other Liabilities	50,000.00
35-2504	Legal Fee Deposit Liability	0.00
35-2998	Deferred Inflows - Notes Receivable	0.00
35-2999	Deferred Inflows - Leases	0.00
	Total Liability:	75,068.43
Equity		
35-3001	Fund Balance	8,373,535.72
	Total Beginning Equity:	8,373,535.72
Total Revenue		9,626,211.81
Total Expense		2,350,854.69
Revenues Over/Under Expenses		7,275,357.12
	Total Equity and Current Surplus (Deficit):	15,648,892.84
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>15,723,961.27</u>



Budget Report Account Summary

For Fiscal: 2025-2026 Period Ending: 04/30/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 35 - Economic Development Corporation							
Revenue							
35-5005	Sales Tax	3,618,706.00	3,618,706.00	245,816.34	2,069,215.76	-1,549,490.24	42.82 %
35-5007	Sales Tax Rebates	0.00	0.00	-518.00	-518.00	-518.00	0.00 %
35-5041	Interest Earned	175,000.00	175,000.00	22,118.81	149,621.46	-25,378.54	14.50 %
35-5099	Other Revenue	38,080,654.00	38,080,654.00	6,931,892.59	7,407,892.59	-30,672,761.41	80.55 %
35-5925	Contribution from City	0.00	46,256,436.00	0.00	0.00	-46,256,436.00	100.00 %
	Revenue Total:	41,874,360.00	88,130,796.00	7,199,309.74	9,626,211.81	-78,504,584.19	89.08%
Expense							
35-500-008-6204	Special Events/Awards	346.50	346.50	0.00	57.00	289.50	83.55 %
35-500-008-6205	Food/Meals	750.00	750.00	673.22	673.22	76.78	10.24 %
35-500-008-6208	Tradeshows & Conferences	1,311.50	1,311.50	0.00	10.80	1,300.70	99.18 %
35-500-008-6401	Attorney Svcs	125,000.00	125,000.00	0.00	41,992.42	83,007.58	66.41 %
35-500-008-6405	Professional Svcs	10,012.00	44,012.00	0.00	12,412.00	31,600.00	71.80 %
35-500-008-6416	Marketing Services	44,382.60	44,382.60	2,659.57	33,347.36	11,035.24	24.86 %
35-500-008-6417	Business Program Administration	21,684.00	21,684.00	0.00	15,750.00	5,934.00	27.37 %
35-500-008-6441	Audit Svcs	7,500.00	7,500.00	7,500.00	7,500.00	0.00	0.00 %
35-500-008-6502	Training & Development	825.00	825.00	0.00	225.00	600.00	72.73 %
35-500-008-6504	Postage	100.00	100.00	0.00	0.00	100.00	100.00 %
35-500-008-6505	Bank & Finance Charges	350.00	968.00	79.02	1,124.41	-156.41	-16.16 %
35-500-008-6507	Membership Dues & Subscriptions	13,360.00	13,360.00	135.00	2,635.00	10,725.00	80.28 %
35-500-008-6550	Business Incentives	125,000.00	125,000.00	0.00	0.00	125,000.00	100.00 %
35-500-008-6555	Small Business Incentive Program	200,000.00	200,000.00	0.00	10,000.00	190,000.00	95.00 %
35-500-008-6556	Performance Grants	772,500.00	772,500.00	0.00	0.00	772,500.00	100.00 %
35-500-008-6558	Sponsorships/Community Outreach	51,650.00	51,650.00	0.00	1,926.54	49,723.46	96.27 %
35-500-008-6650	Capital Outlay	0.00	46,256,436.00	0.00	0.00	46,256,436.00	100.00 %
35-500-008-6801	EDC Debt Principal Pmt	215,000.00	215,000.00	0.00	0.00	215,000.00	100.00 %
35-500-008-6802	EDC Debt Interest pmt	332,480.36	332,480.36	0.00	166,240.18	166,240.18	50.00 %
35-500-008-6806	Loan Principal Payment	13,403,723.00	4,813,066.00	683,614.19	1,688,614.19	3,124,451.81	64.92 %
35-500-008-6807	Loan Interest Payment	0.00	526,939.00	0.00	368,346.57	158,592.43	30.10 %
	Expense Total:	15,325,974.96	53,553,310.96	694,661.00	2,350,854.69	51,202,456.27	95.61%
Fund: 35 - Economic Development Corporation Surplus (Deficit):		26,548,385.04	34,577,485.04	6,504,648.74	7,275,357.12	-27,302,127.92	78.96%
Report Surplus (Deficit):		26,548,385.04	34,577,485.04	6,504,648.74	7,275,357.12	-27,302,127.92	78.96%

Group Summary

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance	
					Favorable (Unfavorable)	Percent Remaining
Fund: 35 - Economic Development Corporation						
Revenue	41,874,360.00	88,130,796.00	7,199,309.74	9,626,211.81	-78,504,584.19	89.08%
Expense	15,325,974.96	53,553,310.96	694,661.00	2,350,854.69	51,202,456.27	95.61%
Fund: 35 - Economic Development Corporation Surplus (Deficit):	26,548,385.04	34,577,485.04	6,504,648.74	7,275,357.12	-27,302,127.92	78.96%
Report Surplus (Deficit):	26,548,385.04	34,577,485.04	6,504,648.74	7,275,357.12	-27,302,127.92	78.96%

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	6,504,648.74	7,275,357.12	-27,302,127.92
Report Surplus (Deficit):	26,548,385.04	34,577,485.04	6,504,648.74	7,275,357.12	-27,302,127.92

Commercial Checking Acct Public Funds

Account number: 4373524362 ■ April 1, 2026 - April 30, 2026 ■ Page 1 of 2



HUTTO ECONOMIC DEVELOPMENT CORPORATION
 OPERATING ACCOUNT
 500 W LIVE OAK ST
 HUTTO TX 78634-3179

Questions?

Call Global Payments & Liquidity Service
 1-800-AT WELLS (1-800-289-3557)

Online: 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	\$528,673.75	\$6,248,278.40	-\$9,951.25	\$6,767,000.90

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	04/14	6,152,439.40	WT Fed#02L03 Jpmorgan Chase Ban /Org=Heritage Title CO of Austin, Inc. Srf# 6307200104Jo Trn#260414183142 Rfb# Ats of 26/04/14
	04/16	1,839.00	WT Fed#02N03 Jpmorgan Chase Ban /Org=Heritage Title CO of Austin, Inc. Srf# 9925400106Jo Trn#260416208304 Rfb# Ats of 26/04/16
	04/23	94,000.00	WT Fed#03R01 Commonwealth Land /Org=Clitic Ncs Fxfc Srf# 2026042300430707 Trn#260423091906 Rfb#
		\$6,248,278.40	Total electronic deposits/bank credits
		\$6,248,278.40	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	04/13	79.02	Client Analysis Svc Chrg 260410 Svc Chge 0326 000004373524362
		\$79.02	Total electronic debits/bank debits

Checks paid

Number	Amount	Date	Number	Amount	Date
8148	7,372.23	04/15	8149	2,500.00	04/30
		\$9,872.23	Total checks paid		
		\$9,951.25	Total debits		



Daily ledger balance summary

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
03/31	528,673.75	04/15	6,673,661.90	04/23	6,769,500.90
04/13	528,594.73	04/16	6,675,500.90	04/30	6,767,000.90
04/14	6,681,034.13				
	Average daily ledger balance		\$4,036,979.64		



Bank Statement Register

EDC Checking

Period 4/1/2026 - 4/30/2026

Packet: BRPKT03031

Bank Statement

General Ledger

Beginning Balance	528,673.75	Account Balance	6,763,374.91
Plus Debits	6,248,278.40	Less Outstanding Debits	0.00
Less Credits	9,951.25	Plus Outstanding Credits	3,625.99
Adjustments	0.00	Adjustments	0.00
Ending Balance	6,767,000.90	Adjusted Account Balance	6,767,000.90

Statement Ending Balance	6,767,000.90
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
04/13/2026	8148	Check	Hyde Kelley LLP	-7,372.23
04/13/2026	8149	Check	The Retail Coach LLC	-2,500.00
Total Cleared Checks (2)				-9,872.23

Cleared Other

Item Date	Reference	Item Type	Description	Amount
04/30/2026	MISC0009878	Miscellaneous	EDC ACTIVITIES - APRIL 2026	94,000.00
04/30/2026	MISC0009880	Miscellaneous	Hippo Partners Land Sale	6,152,439.40
04/30/2026	MISC0009881	Miscellaneous	Hippo Partners Land Sale	1,839.00
04/30/2026	MISC0009882	Miscellaneous	EDC ACTIVITIES - APRIL 2026	-79.02
Total Cleared Other (4)				6,248,199.38

Outstanding Checks

Item Date	Reference	Item Type	Description	Amount
04/13/2026	8147	Check	Hutto Wine Bar	-3,625.99
Total Outstanding Checks (1)				-3,625.99



City of Hutto, TX

Bank Statement Register

Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
Check	3	-3,625.99	-9,872.23	-13,498.22
Miscellaneous	4	0.00	6,248,199.38	6,248,199.38
		-3,625.99	6,238,327.15	6,234,701.16



City of Hutto, TX

Check Report

By Check Number

Date Range: 04/01/2026 - 04/30/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: EDC - Wells Fargo-EDC Operating - Wells Fargo						
E22370	Hutto Wine Bar	04/13/2026	Regular	0.00	3,625.99	8147
E22060	Hyde Kelley LLP	04/13/2026	Regular	0.00	7,372.23	8148
E21974	The Retail Coach LLC	04/13/2026	Regular	0.00	2,500.00	8149

Bank Code EDC - Wells Fargo Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	5	3	0.00	13,498.22
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
	5	3	0.00	13,498.22

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	5	3	0.00	13,498.22
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
	5	3	0.00	13,498.22

Fund Summary

Fund	Name	Period	Amount
35	Economic Development Corporation	4/2026	13,498.22
			13,498.22

00009038 T27280DDA04302623530 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
-  Email: 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

MONEY MARKET BUSI ELITE

Account Number: 7023518

Account Owner(s): HUTTO ECONOMIC DEVELOPMENT CORPORATION

Balance Summary

Beginning Balance as of 04/01/2026	\$1,164,867.93
+ Deposits and Credits (1)	\$2,154.21
- Withdrawals and Debits (0)	\$0.00
Ending Balance as of 04/30/2026	\$1,167,022.14
Service Charges for Period	\$0.00
Average Collected for Period	\$1,164,867
Minimum Balance for Period	\$1,164,867

Earnings Summary

Interest for Period Ending 04/30/2026	\$2,154.21
Interest Paid Year to Date	\$8,592.99
Annual Percentage Yield Earned (APYE)	2.27%
Average Balance for APYE	\$1,164,867.93
Number of Days for APYE	30

DEPOSITS/CREDITS/INTEREST-PAID

Date	Description	Deposits
Apr 30	INTEREST PAID	2,154.21

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 04/01/2026 - 04/30/2026

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	\$6,639,267.21	\$0.00	\$0.00	\$19,964.60	\$6,659,231.81	\$6,639,932.70
Total Dollar Value	\$6,639,267.21	\$0.00	\$0.00	\$19,964.60	\$6,659,231.81	

Portfolio Value

Pool Name	Pool/Account	Market Value (04/01/2026)	Share Price (04/30/2026)	Shares Owned (04/30/2026)	Market Value (04/30/2026)
Texas Local Government Investment Pool	449/7903400001	\$6,639,267.21	\$1.00	6,659,231.810	\$6,659,231.81
Total Dollar Value		\$6,639,267.21			\$6,659,231.81

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/7903400001	\$19,964.60	\$80,841.35
Total		\$19,964.60	\$80,841.35

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
04/01/2026	04/01/2026	BEGINNING BALANCE	\$6,639,267.21	\$1.00		6,639,267.210
04/30/2026	04/30/2026	MONTHLY POSTING	\$19,964.60	\$1.00	19,964.600	6,659,231.810
Account Value as of 04/30/2026			\$6,659,231.81	\$1.00		6,659,231.810

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
Total Dollar Value	\$6,618,623.54	\$0.00	\$0.00	\$20,643.67	\$6,639,267.21	

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
Total Dollar Value		\$6,618,623.54			\$6,639,267.21

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
Total		\$20,643.67	\$60,876.75

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
Account Value as of 03/31/2026			\$6,639,267.21	\$1.00		6,639,267.210

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	245,816
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)	
Total	860,203	1,047,285	1,217,712	1,428,170	1,805,769	2,342,870	2,722,774	3,200,657	3,388,642	3,816,873	2,069,215

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

Hutto EDC								
Summary of Active Incentives								
April 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	May 2026	500,000.00	3,500,000.00	Grant
Es Vedra Cinemas (a)	2023	10 years after effective date	2035	N/A	May 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	June 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	June 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	N/A	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 2027	5,372.33	11,627.67	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

7.2.



To: Hutto Economic Development Corporation Type A & Type B Board
Subject: Discuss and consider action on Resolution R-HEDC-2026-015 to approve the Strategic Plan for the Corporation.
Meeting: Monday, May 11, 2026
Department: Economic Development
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 2026.03.09 Resolution NO. R-HEDC-2026-015 Strategic Plan

**HUTTO ECONOMIC DEVELOPMENT CORPORATION, TYPE A AND B
RESOLUTION NO. R-HEDC-2026-015**

A RESOLUTION OF THE HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE A AND B, APPROVING AND APPROVING AND RATIFYING THE STRATEGIC PLAN; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the Board of Directors for the Corporation (the “Board”) recognizes the need for a clear and focused Strategic Plan to guide economic development priorities, decision-making, project evaluation, and resource allocation; and

WHEREAS, the Board finds that the Strategic Plan outlines goals, objectives, initiatives, and performance measures that support business retention, recruitment, infrastructure readiness, workforce development, downtown vitality, and long-term economic growth; and

WHEREAS, the Board has reviewed the Strategic Plan, finds it to be in the best interest of the Corporation and the community, and wishes to formally approve and ratify the document.

NOW, THEREFORE, BE IT RESOLVED by the Hutto Economic Development Corporation, Type A and B Board of Directors that:

1. The findings and recitals set forth above are hereby determined to be true and correct and are incorporated into this Resolution as if fully stated herein.
2. Approves and ratifies the Strategic Plan as presented in Exhibit A.
3. Authorizes the Executive Director to administer the Program, accept applications, coordinate reviews, and process reimbursements according to Program guidelines.
4. 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.
5. 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.

6. 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.

7. This Resolution shall become effective immediately upon passage.

PASSED AND APPROVED by the Board of Directors of the Hutto Economic Development Corporation, Type A and B on the 11th day of May, 2026.

APPROVED

Caitlin Morales, Vice Chairperson

ATTEST:

Irma Gonzales, Secretary

EXHIBIT A
STRATEGIC PLAN

AGENDA ITEM REPORT

7.3.



To: Hutto Economic Development Corporation Type A & Type B Board
Subject: 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.
Meeting: Monday, May 11, 2026
Department: Economic Development
Staff Contact:

BACKGROUND INFORMATION:

This proposed amendment is to engage with TXP, Inc, to provide consulting services to complete the final project and financing plans for TIRZ 2 and TIRZ 3. This \$40,000 amendment will reduce budgeted ending fund balance to \$34,537,485.

SUMMARY OF REQUEST:

Staff requests approval as presented.

STAFF REVIEW:

Finance staff has reviewed and confirmed that there is adequate fund balance for this proposed amendment.

FISCAL NOTES:

N/A

POLICY IMPLICATIONS:

N/A

ATTACHMENTS:

1. Exhibit A - Proposed Budget Amendment 5-8-26
2. TXP Hutto TIRZ 2 and 3 Contract 042226

EXHIBIT A
Proposed Budget Amendment
5/11/2026

Department / Description	Account Code	Current Budget	Proposed Budget Amendment	Revised Budget	Notes
<u>Expenses</u>					
Professional Services	35-500-008-6405	\$ 44,012	\$ 40,000	\$ 84,012	Increase professional services for finalization of TIRZ 2 and 3 Project and Financing Plans



April 22, 2026

Ms. Cheney Gamboa
Director of Economic Development
Hutto Economic Development Corporation
500 W Live Oak Street
Hutto, Texas 78634

Ms. Gamboa,

Thank you for the opportunity to provide consulting services to the City of Hutto and the Hutto Economic Development Corporation (collectively, the "Client") related to creating and/or updating the Final Project and Finance Plans for two existing Tax Increment Reinvestment Zones (TIRZs).

This agreement summarizes our discussions regarding the scope, schedule, and fee for this work and shall serve as the Contract between the Client and TXP, Inc. ("TXP").

CONTRACT SCOPE OF SERVICES

The Scope of Services for this assignment is described in detail in the attached Scope of Work, which is incorporated herein by reference.

CONTRACT PROFESSIONAL FEE & PAYMENT SCHEDULE

The professional fee for the services described herein shall be a fixed fee of \$20,000 per TIRZ, for a total contract amount of \$40,000. This fee includes all normal and customary costs of doing business.

TXP shall invoice the Client for services rendered, and payment shall be due within thirty (30) days following receipt of each invoice.

If this document accurately summarizes the terms of our contract, please sign below on this and the attached copy. Retain one copy for your records and return one to me.

Best regards,

Travis D. James
Vice President

Ms. Cheney Gamboa Economic Development Director

Signature

Date



Scope of Work

The Client has requested that TXP assist with creating/updating the Final Project and Finance Plans for TIRZ #2 and TIRZ #3. The following outlines the proposed approach for completing this work. These steps may be refined in consultation with the Client as the project progresses.

Step 1: Review existing documents & plans

At the outset of the project, TXP will review all existing TIRZ documents, including adopted project and finance plans, prior amendments, expenditures to date, development assumptions, and financing structures. TXP will focus on evaluating revenue projections and project cost assumptions, with particular attention to identifying eligible TIRZ projects that have been completed versus those that remain outstanding.

Step 2: Update Growth and Development Assumptions for each TIRZ

TXP will evaluate anticipated real estate development within each TIRZ that is reasonably expected to occur prior to TIRZ termination. Based on this assessment, TXP will prepare updated taxable value growth and tax revenue projections reflecting the projected development pipeline.

Step 3: Update TIRZ Final Project and Finance Plan

TXP will update the Final Project and Finance Plans to reflect revised growth assumptions, revenue projections, and infrastructure needs. The updated plans will include:

- An annual budget detailing projected revenues and expenditures; and
- A realistic implementation schedule that phases infrastructure investments over the remaining life of each TIRZ.

Step 4: TIRZ Board and City of Hutto Approve the Updated Project and Finance Plan

Consistent with applicable state law, the TIRZ Board(s) and the City of Hutto must approve the updated Final Project and Finance Plans. TXP will attend the required public meetings to present the updated plans and respond to questions from board members, elected officials, and staff.



CONTRACT PROVISIONS

AUTHORIZATION TO PROCEED

Signing this form shall be construed as authorization by CLIENT for Contractor (TXP, Inc.) to proceed with the work defined above in the Scope of Services, unless otherwise provided for in a separate written agreement executed by CLIENT and TXP.

OUTSIDE SERVICES

When technical or professional services are furnished by an outside source, when approved by CLIENT, an additional amount shall be added to the cost of these services for Contractor's administrative costs, as negotiated.

ARBITRATION

All claims, disputes, and other matters in question arising out of, or relating to, this Authorization or the breach thereof may be decided by arbitration in accordance with the rules of the American Arbitration Association currently in force. Either CLIENT or TXP may initiate a request for such arbitration, but consent of the other party to such procedure shall be mandatory. No arbitration arising out of, or relating to this Authorization may include, by consolidation, joinder, or in any other manner, any additional party not a party to this Authorization.

LEGAL EXPENSES

In the event legal action is brought by CLIENT or TXP against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the losing party shall pay the prevailing party such reasonable amounts for fees, costs and expenses as may be set by the court.

LIMITATION OF LIABILITY

TXP reserves the right to make changes, corrections and/or improvements at any time and without notice. In addition, TXP disclaims any and all liability for damages incurred directly or indirectly as a result of errors, omissions, or discrepancies. TXP disclaims any liability due to errors, omissions or discrepancies made by third parties whose material TXP relied on in good faith to produce the report.

Any statements involving matters of opinion or estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that such opinions or estimates will be realized. The information and expressions of opinion contained herein are subject to change without notice, and shall not, under any circumstances, create any implications that there has been no change or updates.



PAYMENT TO CONTRACTOR

Invoices will be submitted by TXP for all work performed under the terms of this agreement, together with appropriate supporting documentation as may be required by the CLIENT. TXP will be paid (within 30 days) upon approval of the invoice.

ADDITIONAL SERVICES

Services in addition to those specified in Scope will be provided by TXP if authorized in writing by CLIENT. Additional services will be paid for by CLIENT, as negotiated.

SALES TAX

In accordance with the State Sales Tax Codes, certain surveying services are taxable. Applicable sales tax is not included in the above proposed fee. Sales tax at an applicable rate will be indicated on invoice statements.

INTELLECTUAL PROPERTY OWNERSHIP

TXP retains sole ownership of the proprietary methodologies, models, and equations used to fulfill the contract. CLIENT shall not have or obtain any rights in such proprietary methodologies, models, or equations except pursuant to a separate written agreement executed by CLIENT and TXP. It is at TXP's sole discretion to provide this information and documentation to CLIENT.

SEVERABILITY

If any of the provisions of this Authorization shall be held invalid or unenforceable, this Authorization shall be construed as if not containing those provisions and the rights and obligations of CLIENT and TXP under this Authorization shall be construed and enforced accordingly.

STATUTORY VERIFICATIONS

A. Contractor represents and warrants that at the time of this Agreement, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Contractor: (i) engages in business with Iran, Sudan, or any foreign terrorist organization pursuant to Subchapter F of Chapter 2252 of the Texas Government Code; or (ii) is a company listed by the Texas Comptroller pursuant to Sections 2270.0201 or 2252.153 of the Texas Government Code. The term "foreign terrorist organization" has the meaning assigned to such term pursuant to Section 2252.151 of the Texas Government Code.

B. By signing and entering into this Agreement, Contractor verifies that:

- i. pursuant to Chapter 2271 and Chapter 2276 of the Texas Government Code, it does not boycott Israel or boycott energy companies and will not boycott Israel or boycott energy



companies during the term of this Agreement. “Boycott Israel” has the meaning assigned by Section 808.001, Texas Government Code. “Boycott energy companies” has the meaning assigned by Section 809.001, Texas Government Code; and

ii. pursuant to Chapter 2274 of the Texas Government Code, that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate during the term of this Agreement against a firearm entity or firearm trade association. “Discriminate against a firearm entity or firearm trade association” has the meaning assigned by Section 2274.001(3), Texas Government Code.

CONTRACTING INFORMATION

Contractor, pursuant to the Government Code Section 552.372, shall:

A. preserve all Contracting Information related to the Agreement as provided by the records retention requirements applicable to the Owner for the duration of this Agreement;

B. promptly provide to the Owner any Contracting Information related to the Agreement that is in the custody or possession of the Contractor on request of the Owner; and

C. on final completion of the Agreement, provide at no cost to Owner all Contracting Information related to the Agreement that is in the custody or possession of the Contractor or preserve the Contracting Information related to this Agreement as provided by the records retention requirements of the Owner.

D. Contracting Information means the following:

i. information in a voucher or contract/agreement relating to the receipt or expenditure of public funds by a governmental body;

ii. solicitation or bid documents relating to a contract/agreement with a governmental body; communications sent between a governmental body and a vendor, contractor, potential vendor, or potential contractor during the solicitation, evaluation, or negotiation of a contract/agreement;

iii. documents, including bid tabulations, showing the criteria by which, a governmental body evaluates each vendor, contractor, potential vendor, or potential contractor responding to a solicitation and, if applicable, an explanation of why the vendor or contractor was selected; and



iv. communications and other information sent between a governmental body and a vendor or contractor related to the performance of a final contract/agreement with the governmental body or work performed on behalf of the governmental body.

AGENDA ITEM REPORT

7.4.



To: Hutto Economic Development Corporation Type A & Type B Board
Subject: Discuss and consider action to approve the Minutes from their Regular Meeting on April 13, 2026 and Special Called Meeting on May 6, 2026.
Meeting: Monday, May 11, 2026
Department: Economic Development
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. HEDC 4.13.26 Meeting Minutes-for sig
2. HEDC Special Called 5.6.26 Meeting Minutes-for sig



City of Hutto

Minutes

› Economic Development Corp. Type A and Type B

Board of Directors Meeting

Monday, April 13, 2026 at 6:30 PM

City Council Chambers

1. CALL SESSION TO ORDER

Meeting called to order at 6:31pm.

2. ROLL CALL

Board Member Thornton absent, Board Member Snyder arrived at 6:52pm and was present for all votes, all other Board Members present.

- 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.)

Brandon DeLeon

5. PRESENTATIONS

- 5.1. Discuss and consider a presentation regarding a proposed Tax Increment Reinvestment Zone for the development known as Gateway.

No action.

- 5.2. Discussion and possible action regarding the potential site selection for the future Hutto Justice Center (David Amsler)
Motion by Board Member Snyder to approve the Justice Center location on Parcel 15 as shown in the concept plan attached in the agenda item documents. Seconded by Board Member Morris. Passed 5-0.
- 5.3. Discuss and consider a presentation regarding the Strategic Plan for the Corporation. (David Amsler)
No action.
- 5.4. Discuss and consider a presentation regarding a request for incentives for AlphaGraphics location in Hutto.
Postponed to May meeting per applicant request.

6. AGENDA ITEMS

- 6.1. Discuss and consider action to approve the Corporation's monthly financial report for March 2026.
Motion by Board Member Porterfield to approve as presented. Seconded by Secretary Gonzalez. Passed 5-0.
- 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.
No action.
- 6.3. Discussion regarding an update on the status of the senior housing community known as The Trails at Carmel Creek.
No action.
- 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.
Motion by Board Member Porterfield to approve as presented. Seconded by Secretary Gonzalez. Passed 5-0.
- 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.
Motion by Board Member Porterfield to approve as presented. Seconded by Board Member Morris. Passed 5-0.

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), 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.

Recessed to Executive Session at 8:04pm
Convened in Executive Session at 8:19pm
Exited Executive Session at 11:35pm
Reconvened in Public Session at 11:40pm
No action taken in Executive Session

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.
No action. Related action taken under item 5.2.
- 8.2. Discuss and consider action on Resolution R-HEDC-2026-023 on a purchase and sale agreement Fidelis.
No action.
- 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.
Postponed to the pending special called meeting.
- 8.4. Discuss and consider action on Resolution R-HEDC-2026-025 to approve a construction contract form document for the Corporation.
Postponed to the pending special called meeting.
- 8.5. Consideration and possible action related to Executive Session agenda items, listed above.
Motion by Vice Chair Morales to direct Board Member Snyder to communicate the real estate proposal to the Hutto Chamber as discussed in Executive Session. Seconded by Board Member Porterfield. Passed 5-0.
- Motion by Vice Chair Morales to pursue the property as discussed in Executive Session under Project Heartbeat. Seconded by Board Member Porterfield. Passed 5-0.**
- Motion by Vice Chair Morales to schedule a Special Called Meeting to discuss the Purchase and Sale Agreement (PSA) with Fidelis, the proposed Procurement Manual and corresponding form construction contract for infrastructure projects and the Temporary Construction Easement (TCE) with Oncor. Seconded by Board Member Morris. Passed 5-0.**

9. FUTURE AGENDA ITEMS

None.

10. ADJOURNMENT

Meeting adjourned at 11:45pm.

11. CERTIFICATION

Caitlin Morales, Vice Chair

Irma Gonzalez, Secretary



City of Hutto

Minutes

Special Called Hutto Economic Development Corporation Board Meeting

Wednesday, May 6, 2026 at 5:30 PM
City Council Chambers

1. CALL SESSION TO ORDER

Meeting called to order at 5:30pm.

2. ROLL CALL

Vice Chair Morales and Board Member Thornton absent. All others present, quorum of 4.

- 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.)

None.

5. 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, the planning and development of the Cottonwood Properties and any related incentives, the Purchase and Sale Agreement with Fidelis; the proposed Infrastructure Improvement Program; and the Temporary Construction Easement for Oncor at the Megasite.

Recessed to Executive Session at 5:35pm
Convened in Executive Session at 5:37pm
Exited Executive Session at 6:15pm

Reconvened in Public Session at 6:17pm
No action taken in Executive Session

6. ACTION RELATIVE TO EXECUTIVE SESSION

- 6.1. Discuss and consider action on Resolution R-HEDC-2026-023 on a purchase and sale agreement with Fidelis.
Motion by Board member Mike Snyder to approve resolution R-HEDC-2026-023 and to direct staff to communicate to Fidelis, all parties that have been communicated with regarding prospective recruitment. Seconded by Board Member Porterfield. Passed 4-0.

- 6.2. Discuss and consider action on Resolution R-HEDC-2026-033 to approve a Temporary Construction Easement (TCE) for Oncor located on Corporation owned property known as the Hutto Megasite.
Item moved up to follow Public Comment.
Motion by Board member Snyder to approve as presented. Seconded by Board Member Porterfield. Passed 4-0.

7. FUTURE AGENDA ITEMS

None.

8. ADJOURNMENT

Motion by Board Member Porterfield to adjourn at 6:19pm. Seconded by Board Member Morris. No vote required for adjournment.

9. CERTIFICATION

Caitlin Morales, Vice Chair

Irma Gonzalez, Secretary/Treasurer

AGENDA ITEM REPORT

7.5.



To: Hutto Economic Development Corporation Type A & Type B Board
Subject: Discuss and consider action to reschedule the July 13, 2026 regular Board meeting.
Meeting: Monday, May 11, 2026
Department: Economic Development
Staff Contact:

BACKGROUND INFORMATION:

The Executive Director will be out of office at the time of the regular July meeting and is requesting it be rescheduled to either the prior (July 6) or following (July 20) Monday.

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

None

AGENDA ITEM REPORT

9.4.



To: Hutto Economic Development Corporation Type A & Type B Board
Subject: 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.
Meeting: Monday, May 11, 2026
Department: Economic Development
Staff Contact:

BACKGROUND INFORMATION:

Staff has evaluated the responsive bids for the Request for Qualifications for the design of the Pecan Street Improvement Project. The unanimous top scoring responsive bid was from Halff Associates, Inc. Staff is requesting that the HEDC Board approve negotiations of a design contract for the project with Halff Associates, Inc. per terms discussed in Executive Session and approved to form by HEDC Legal Counsel in support of an expedited process to progress the project.

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

None