



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