



City of Hutto

Minutes

Economic Development Corp. Type A and Type B

Board of Directors Meeting Monday, May 11, 2026 at 6:30 PM City Council Chambers

1. **CALL SESSION TO ORDER**

Meeting called to order at 6:30 PM

2. **ROLL CALL**

Board Member Thornton absent, all others 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.)

None.

5. **PRESENTATIONS**

- 5.1. Discuss and consider a presentation regarding a request for incentives for AlphaGraphics location in Hutto.

No Action- Applicant not present

- 5.2. Discuss and consider a presentation regarding the Strategic Plan for the Corporation. (David Amsler)

No Action

- 5.3. Discuss and consider action on a presentation on the proposed Fiscal Year 2027 Budget of the Corporation.

No Action

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.

Public Hearing opened at 7:54 PM, Public Hearing closed at 7:55 PM. No speakers on this item.

No Action

7. AGENDA ITEMS

- 7.1. Discuss and consider action to approve the Corporation's monthly financial report for April 2026.

Motion by Board member Porterfield to approve as presented. Seconded by Board Member Morris.

Passed 5-0.

- 7.2. Discuss and consider action on Resolution R-HEDC-2026-015 to approve the Strategic Plan for the Corporation.

No action

- 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.

Motion by Board Member Snyder to approve as presented. Seconded by Board Member Porterfield.

Passed 5-0.

- 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.

Motion by Board Member Snyder to approve as presented. Seconded by Board Member Porterfield.

Passed 5-0.

- 7.5. Discuss and consider action to reschedule the July 13, 2026 regular Board meeting.

Motion by Board Member Snyder to move the July 13, 2026 meeting to July 6, 2026. Seconded by Board Member Porterfield.

Passed 5-0.

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.

Recessed to Executive Session at 8:02pm

Convened in Executive Session at 8:09pm

Exited Executive Session at 11:00pm

Reconvened in Public Session at 11:05pm

No action taken in Executive Session.

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.

No Action

9.2. Discuss and consider action on Resolution R-HEDC-2026-024 to approve an Infrastructure Improvement Program for the Corporation.

Motion by Board Member Morris to approve as presented and recommend for City Council approval, directing legal and staff to coordinate with the City regarding City operational requirements. Seconded by Board Member Porterfield.

Passed 5-0.

9.3. Discuss and consider action on Resolution R-HEDC-2026-025 to approve a construction contract form document for the Corporation.

No Action

9.4. Discuss and consider action on Resolution R-HEDC-2026-031 to approve the selection of Half 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.

Motion by Board Member Morris to engage the 2 firms as discussed in the Executive Session. Seconded by Board Member Porterfield.

Passed 5-0.

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.

No Action

9.6. Discuss and consider action to engage additional Legal Services in support of speciality projects and initiatives of the Corporation.

Postponed to June per request of Legal.

9.7. Consideration and possible action related to Executive Session agenda items, listed above.

Motion by Vice Chair Morales to approve staff to proceed with recommendations per Board direction in Executive Session. Seconded by Board Member Snyder.

Passed 5-0.

9.8. Placeholder on removal of the house that is located on the Megasite property

No Action

10. FUTURE AGENDA ITEMS

None.

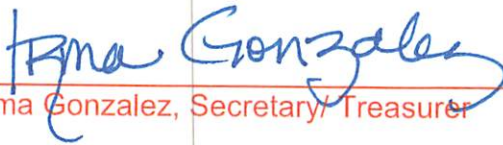
11. ADJOURNMENT

Meeting adjourned at 11:14 PM

12. CERTIFICATION



Caitlin Morales, Vice Chair



Irma Gonzalez, Secretary/ Treasurer