



City of Hutto

Agenda

**TIRZ Board No. 3 Meeting
Thursday, July 9, 2026 at 6:00 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. Dan Thornton
Amberly Kolar
Rick Hudson
Jim Morris
Tania Sneed

3. AGENDA ITEMS

- 3.1. Discussion and possible action relating to the Tax Increment Reinvestment Zone (TIRZ #3) proposed budget for FY 2026-2027. (Alberta Barrett)

4. FUTURE AGENDA ITEMS

5. ADJOURNMENT

6. CERTIFICATION



Angel Kavanaugh

Senior 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

3.1.



To: Hutto Economic Development Corporation Type A & Type B Board
Subject: Discussion and possible action relating to the Tax Increment Reinvestment Zone (TIRZ #3) proposed budget for FY 2026-2027. (Alberta Barrett)
Meeting: Thursday, July 9, 2026
Department: Economic Development
Staff Contact:

BACKGROUND INFORMATION:

TIRZ #3 Fund 96

In the FY 2026 TIRZ #3 Budget, which was year 1, the projected taxable property values were \$111,584,378, which produced \$214,142 in revenues. The major expenditure in FY 2026 consisted of a transfer of \$200,000 to the Debt Service Fund (11) to cover the principal payment on the Series 2023 GO debt, which was for the purpose of constructing the East West Spine Road. The estimated fund balance is projected to be \$11,717 as of September 30, 2026.

For the FY 2027 Budget (year 2), the estimated taxable value received from the Williamson County Appraisal District is anticipated to be \$254,683,951, which is a \$143,099,573 increase from the prior year. Based on this estimated value, staff is budgeting revenues at \$490,821 for next fiscal year. For expenditures, the proposed budget continues with the principal payment of the Series 2023 GO for East West Spine Road in the amount of \$246,250. New this year is an expenditure of \$225,000 as a transfer to the Utility Fund (50) for principal and interest payments for debt related to the Megasite Water and Wastewater projects.

In summary, for FY 2027, total revenues are budgeted at \$491,230 with total expenditures at \$473,750 leaving an estimated fund balance of \$29,164 at the end of September 30, 2027.

Long Range Budget

Principal Payment for East West Spine Road Debt

In looking at the long-range budget for the Series 2023 GO reimbursement, the principal payments will stay at \$246,250 through FY 2030, and then from FY 2031 to FY 2035 the annual payments range from \$390,000 to \$475,000, and then from FY 2036 through FY 2040 the annual payments range from \$500,000 to \$590,000, and then grow from \$615,000 to \$815,000 at the end in FY 2048. In total, the principal payments will be \$11,960,000 and currently the Economic Development Corporation is reimbursing the interest payments on this debt. The effects of this transfer to the Debt Service Fund helps keep our I&S portion of the tax rate lower.

Principal and Interest on Debt Related to the Megasite Water and Wastewater projects

Currently, the Economic Development Corporation (EDC) is reimbursing these debt expenses but the understanding from City Council is to divert these payments from EDC to the TIRZ #3 fund. Again, this year is proposed at \$225,000 but as the values grow it is anticipated to expand this reimbursement. The effect of this reimbursement to the Utility Fund is to help maintain utility rates.

AGENDA ITEM REPORT

3.1.



TIRZ #3 Business Personal Property (BPP) Fund 98

The FY 2027 Budget is the first year for these values. The estimated value received from the Williamson County Appraisal District is anticipated to be \$10,993,472, which is for computers. This value is anticipated to generate \$21,213 in revenue and no expenditures are budgeted for FY 2027. However, as these BPP values grow, the long range plan is to use those revenues for capital improvement projects.

SUMMARY OF REQUEST:

Approve FY 2027 Budgets as presented.

STAFF REVIEW:

FISCAL NOTES:

FY 2027 TIRZ #3 and TIRZ #3 BPP Budgets as presented.

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Values
2. Budgets

Property ID	Name	(baseline)		Increment	50% Contribution	Collection 0.385928 Tax Rate
		Taxable Value 2022	Taxable Value 2026			
1	R020915 Titan Mega Land Investors, LLC	16,895	21,443	4,548	2,274	8.78
2	R020916 Titan Mega Land Investors, LLC	14,562	17,080	2,518	1,259	4.86
3	R020918 Krueger, Michael Ray	109,696	107,075	(2,621)	(1,311)	(5.06)
4	R020925	20,467				
5	R020939 Hutto EDC Type B	-		-	-	-
6	R020941 Titan Mega Land Investors, LLC	40,715	54,184	13,469	6,735	25.99
7	R020943 Hutto EDC Type B	-		-	-	-
8	R020945 Hutto EDC Type B	-		-	-	-
9	R021032 Leschber Investments LP	5,484	7,411	1,927	964	3.72
10	R080187 Matl, Larry John	-	66,573	66,573	33,287	128.46
11	R082165 Matl, Larry John	1,561	2,109	548	274	1.06
12	R329720 Leschber Investments LP	11,297	15,269	3,972	1,986	7.66
13	R330327 TRJ Nelson Partnership	17,952	24,263	6,311	3,156	12.18
14	R330329 Titan Mega Land Investors, LLC	2,331	3,150	819	410	1.58
15	R330352 Leschber Investments LP	67,756	41,660	(26,096)	(13,048)	(50.36)
16	R345747 Hutto EDC Type B	-		-	-	-
17	R345748	213,606				
18	R345751 Hutto EDC Type B	-		-	-	-
19	R345752 Hutto EDC Type B	-		-	-	-
20	R346016 Raesz, Kari	23,609	13,195	(10,414)	(5,207)	(20.10)
21	R346023 Krueger, Michael Ray	539,202	329,709	(209,493)	(104,747)	(404.25)
22	R384600 Krueger, Michael Ray	150,850	214,287	63,437	31,719	122.41
23	R384601	91,682				
24	R392815	37,478				
25	R395083 Krueger, Michael Ray	8,913	11,988	3,075	1,538	5.93
26	R432284 Krueger, Michael Ray	19,607	26,500	6,893	3,447	13.30
27	R432817 Jonah Water Special Utility Dist	-		-	-	-
28	R497285 Henning, Elisabeth (LE)	241,211	353,639	112,428	56,214	216.95
29	R498062 Hutto EDC Type B	-		-	-	-
30	R498070 Hutto EDC Type B	-		-	-	-
31	R498071 Hutto EDC Type B	-		-	-	-
32	R632423 Krueger, Jonathan Frederick	-	195,286	195,286		
33	R632424 Raesz, Kari	-	18,876	18,876		
34	R632430 Raesz, Kari	-	180	180		
				-		
		<u>\$ 1,271,641</u>	<u>\$ 1,523,877</u>	<u>\$ 252,236</u>	<u>\$ 18,947</u>	<u>\$ 73.12</u>
Skybox						
35	R659620		-			
36	R659621 Hutto Data Center Campus		1,496,373			
37	R659622 Hutto Data Center Campus		275,717			
38	R659623					
39	R661685					
40	R661687					
41	R635646 Oncor Electric Delivery Co.		1,333,623			
42	R664418 LCRA Transmission Svcs. Corp		618,090			
43	R681920 TRJ Nelson Partnership, LTD		4,434			
44	R682625 Hutto Data Center 1 LLC	613,543 sq ft	93,797,347			
45	R682626 Hutto Data Center Campus		1,105,628			
46	R682267 Hutto Data Center Campus		1,656,500			
47	R682628 Hutto Data Center 2 LLC	546,155 sq ft	82,959,085			
48	R682629 Hutto Data Center 3 LLC	624,694 sq ft	71,437,154			
		<u>363,233</u>	<u>254,683,951</u>	<u>\$ 254,320,718</u>	<u>\$ 127,160,359</u>	<u>\$ 490,747.43</u>

Property ID	Name	<i>(baseline)</i>		Increment	50% Contribution	Collection Tax Rate
		Taxable Value 2022	Taxable Value 2026			
49	P520153 Computers Only @ 3399 CR 132		10,993,472			
			<u>10,993,472</u>	\$ 10,993,472	\$ 5,496,736	\$ 21,213.44
Grand Total		<u>\$ 1,634,874</u>	<u>\$ 267,201,300</u>	<u>\$ 265,566,426</u>	<u>\$ 132,676,042</u>	<u>\$ 512,034.00</u>

		(baseline)				
	Property	Taxable	Taxable		50%	Collection
	ID	Value	Value	Increment	Contribution	0.399553
		2022	2025			Tax Rate
1	R020915	16,895	21,903	5,008	2,504	10.00
2	R020916	14,562	17,447	2,885	1,443	5.76
3	R020918	109,696	106,761	(2,935)	(1,468)	(5.86)
4	R020925	20,467				
5	R020939	-	-	-	-	-
6	R020941	40,715	55,280	14,565	7,283	29.10
7	R020943	-	-	-	-	-
8	R020945	-	-	-	-	-
9	R021032	5,484	7,568	2,084	1,042	4.16
10	R080187	-	60,521	60,521	30,261	120.91
11	R082165	1,561	2,154	593	297	1.18
12	R329720	11,297	15,593	4,296	2,148	8.58
13	R330327	17,952	24,778	6,826	3,413	13.64
14	R330329	2,331	3,217	886	443	1.77
15	R330352	67,756	40,058	(27,698)	(13,849)	(55.33)
16	R345747	-	-	-	-	-
17	R345748	213,606				
18	R345751	-	-	-	-	-
19	R345752	-	-	\$ -	-	-
20	R346016	23,609	13,475	(10,134)	(5,067)	(20.25)
21	R346023	539,202	357,071	(182,131)	(91,066)	(363.85)
22	R384600	150,850	210,360	59,510	29,755	118.89
23	R384601	91,682				
24	R392815	37,478				
25	R395083	8,913	12,301	3,388	1,694	6.77
26	R432284	19,607	27,062	7,455	3,728	14.89
27	R432817	-	-	-	-	-
28	R497285	241,211	294,699	53,488	26,744	106.86
29	R498062	-	-	-	-	-
30	R498070	-	-	-	-	-
31	R498071	-	-	-	-	-
32	R632423	-	212,537	212,537		
33	R632424	-	19,276	19,276		
34	R632430	-	183	183		
		<u>\$ 1,271,641</u>	<u>\$ 1,502,244</u>	<u>\$ 230,603</u>	<u>\$ (697)</u>	<u>\$ (2.78)</u>
	Skybox					
35	R659620		62,242,198			
36	R659621		1,496,373			
37	R659622		275,717			
38	R659623		1,933,402			
39	R661685		28,461,919			
40	R661687		15,498,257			
41	R635646	Oncor	1,333,623			
42	R664418	LCRA	618,090			
		<u>363,233</u>	<u>111,859,579</u>	<u>\$ 111,496,346</u>	<u>\$ 55,748,173</u>	<u>\$ 222,743.50</u>
Grand Total		<u>\$ 1,634,874</u>	<u>\$ 113,361,823</u>	<u>\$ 111,726,949</u>	<u>\$ 55,747,477</u>	<u>\$ 222,740.71</u>

			(baseline)
			Taxable
	Property		Value
	ID	Name	2022
1	R020915	Titan Mega Land Investors, LLC	16,895
2	R020916	Titan Mega Land Investors, LLC	14,562
3	R020918	Krueger, Michael Ray	109,696
4	R020925		20,467 Not found
5	R020939	Hutto EDC Type B	-
6	R020941	Titan Mega Land Investors, LLC	40,715
7	R020943	Hutto EDC Type B	-
8	R020945	Hutto EDC Type B	-
9	R021032	Leschber Investments LP	5,484
10	R080187	Matl, Larry John	-
11	R082165	Matl, Larry John	1,561
12	R329720	Leschber Investments LP	11,297
13	R330327	TRJ Nelson Partnership	17,952
14	R330329	Titan Mega Land Investors, LLC	2,331
15	R330352	Leschber Investments LP	67,756
16	R345747	Hutto EDC Type B	-
17	R345748		213,606 Not found
18	R345751	Hutto EDC Type B	-
19	R345752	Hutto EDC Type B	-
20	R346016	Raesz, Kari	23,609
21	R346023	Krueger, Michael Ray	539,202
22	R384600	Krueger, Michael Ray	150,850
23	R384601		91,682 Not found
24	R392815		37,478 Not found
25	R395083	Krueger, Michael Ray	8,913
26	R432284	Krueger, Michael Ray	19,607
27	R432817	Jonah Water Special Utility Dist	-
28	R497285	Henning, Elisabeth (LE)	241,211
29	R498062	Hutto EDC Type B	-
30	R498070	Hutto EDC Type B	-
31	R498071	Hutto EDC Type B	-
32	R632423	Krueger, Jonathan Frederick	-
33	R632424	Raesz, Kari	-
34	R632430	Raesz, Kari	-

\$ 1,271,641

	Skybox	
35	R659620	
36	R659621	Hutto Data Center Campus
37	R659622	Hutto Data Center Campus
38	R659623	
39	R661685	
40	R661687	
41	R635646	Oncor Electric Delivery Co.

42	R664418	LCRA Transmission Svcs. Corp	
43	R681920	TRJ Nelson Partnership, LTD	
44	R682625	Hutto Data Center 1 LLC	613,543 sq ft
45	R682626	Hutto Data Center Campus	
46	R682267	Hutto Data Center Campus	
47	R682628	Hutto Data Center 2 LLC	546,155 sq ft
48	R682629	Hutto Data Center 3 LLC	624,694 sq ft

363,233

BPP

49	P520153	Computers Only @ 3399 CR 132	
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Grand Total

\$ 1,634,874

Taxable Value 2025	Actual Taxable Value 2025	Taxable Value 2026	Increment	50% Contribution
21,903	21,903	21,443	4,548	2,274
17,447	17,447	17,080	2,518	1,259
106,761		107,075	(2,621)	(1,311)
-			-	-
55,280	52,780	54,184	13,469	6,735
-			-	-
-			-	-
7,568		7,411	1,927	964
60,521		66,573	66,573	33,287
2,154		2,109	548	274
15,593		15,269	3,972	1,986
24,778		24,263	6,311	3,156
3,217	3,217	3,150	819	410
40,058		41,660	(26,096)	(13,048)
-			-	-
-			-	-
-			-	-
13,475		13,195	(10,414)	(5,207)
357,071		329,709	(209,493)	(104,747)
210,360		214,287	63,437	31,719
-			-	-
12,301		11,988	3,075	1,538
27,062		26,500	6,893	3,447
-			-	-
294,699		353,639	112,428	56,214
-			-	-
-			-	-
-			-	-
212,537		195,286	195,286	
19,276		18,876	18,876	
183		180	180	
-			-	-
<u>\$ 1,502,244</u>	<u>\$ 95,347</u>	<u>\$ 1,523,877</u>	<u>\$ 252,236</u>	<u>\$ 18,947</u>

62,242,198	62,242,198	-
1,496,373	1,346,736	1,496,373
275,717	248,146	275,717
1,933,402	1,740,062	
28,461,919	28,461,919	
15,498,257	15,498,257	
1,333,623	1,333,623	1,333,623

618,090	618,090	618,090
		4,434
		93,797,347
		1,105,628
		1,656,500
		82,959,085
		71,437,154

<u>111,859,579</u>	<u>111,489,031</u>	<u>254,683,951</u>	<u>\$ 254,320,718</u>	<u>\$ 127,160,359</u>
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10,993,472

<u>10,993,472</u>	<u>\$ 10,993,472</u>	<u>\$ 5,496,736</u>
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<u>\$ 113,361,823</u>	<u>\$ 111,584,378</u>	<u>\$ 267,201,300</u>	<u>\$ 265,566,426</u>	<u>\$ 132,676,042</u>
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Collection
0.385928
Tax Rate
8.78
4.86
(5.06)
-
25.99
-
-
3.72
128.46
1.06
7.66
12.18
1.58
(50.36)
-
-
-
-
(20.10)
(404.25)
122.41
5.93
13.30
-
216.95
-
-
-
<u>\$ 73.12</u>

\$ 490,747.43

\$ 21,213.44

\$ 512,034.00

quickrefid	TaxingUnit	TotalMkt	TxTu_Assessed	TxTu_Taxable
R020939	T23	567,644.00	-	-
P519640	T23	-	-	-
P520153	T23	-	10,993,472.00	10,993,472.00
R020915	T23	601,279.00	21,443.00	21,443.00
R020916	T23	478,949.00	17,080.00	17,080.00
R020918	T23	1,218,738.00	107,075.00	107,075.00
R020941	T23	1,435,016.00	54,184.00	54,184.00
R020943	T23	828,267.00	-	-
R020945	T23	128,454.00	-	-
R021032	T23	594,902.00	7,411.00	7,411.00
R080187	T23	145,946.00	66,573.00	66,573.00
R082165	T23	995,779.00	2,109.00	2,109.00
R329720	T23	1,225,631.00	15,269.00	15,269.00
R330327	T23	1,419,798.00	24,263.00	24,263.00
R330329	T23	87,317.00	3,150.00	3,150.00
R330352	T23	41,660.00	41,660.00	41,660.00
R345747	T23	126,467.00	-	-
R345751	T23	2,478,365.00	-	-
R345752	T23	844,438.00	-	-
R346016	T23	3,132,805.00	13,195.00	13,195.00
R346023	T23	2,711,644.00	329,709.00	329,709.00
R384600	T23	1,380,163.00	214,287.00	214,287.00
R395083	T23	299,859.00	11,988.00	11,988.00
R432284	T23	509,885.00	26,500.00	26,500.00
R432817	T23	2,012.00	-	-
R497285	T23	364,312.00	353,639.00	353,639.00
R498062	T23	79,166.00	-	-
R498070	T23	152,357.00	-	-
R498071	T23	146,383.00	-	-
R632423	T23	779,775.00	195,286.00	195,286.00
R632424	T23	3,701,589.00	18,876.00	18,876.00
R632430	T23	42,635.00	180	180
R635646	T23	1,333,623.00	1,333,623.00	1,333,623.00
R659621	T23	1,496,373.00	1,496,373.00	1,496,373.00
R659622	T23	275,717.00	275,717.00	275,717.00
R664418	T23	618,090.00	618,090.00	618,090.00
R679918	T23	20,835.00	-	-
R679919	T23	116,974.00	-	-
R679921	T23	22,707.00	-	-
R681920	T23	4,434.00	4,434.00	4,434.00
R682625	T23	93,797,347.00	93,797,347.00	93,797,347.00
R682626	T23	1,105,628.00	1,105,628.00	1,105,628.00
R682627	T23	1,656,500.00	1,656,500.00	1,656,500.00
R682628	T23	82,959,085.00	82,959,085.00	82,959,085.00
R682629	T23	71,437,154.00	71,437,154.00	71,437,154.00
		281,365,702.00	256,207,828.00	256,207,828.00

TIRZ #3 Fund 96	Year	1	2	3	4	5	6	
		Budget FY2025-26	Projected FY2025-26	Budget FY2026-27	Budget FY2027-28	Budget FY2028-29	Budget FY2029-30	Budget FY2030-31
REVENUES								
TIRZ Assessment		222,741	214,142	490,821	1,655,732	1,801,658	1,801,658	1,801,658
Interest Earned		-	42	409	1,254	1,608	2,232	2,883
TOTAL REVENUES		222,741	214,184	491,230	1,656,986	1,803,266	1,803,890	1,804,541
EXPENDITURES								
Administrative Expenses		2,500	2,500	2,500	2,500	2,500	2,500	2,500
Capital Improvement Projects		-	-	-	-	-	-	-
<i>Tfr to Debt Svc Fund 2023 GO prin pmt (E-W Spine Road)</i>		200,000	200,000	246,250	246,250	246,250	246,250	390,000
<i>Tft to Utility Fund prin & int pmt. (Megasite Water & WW)</i>				225,000	1,400,000	1,540,000	1,540,000	1,400,000
TOTAL EXPENSES		202,500	202,500	473,750	1,648,750	1,788,750	1,788,750	1,792,500
Operating Income (Loss)		20,241	11,684	17,480	8,236	14,516	15,140	12,041
Beginning Fund Balance		-	-	11,684	29,164	37,400	51,916	67,057
Ending Fund Balance		20,241	11,684	29,164	37,400	51,916	67,057	79,098

BPP Skybox Fund 98	Year	1	2	3	4	5
		Budget FY2026-27	Budget FY2027-28	Budget FY2028-29	Budget FY2029-30	Budget FY2030-31
REVENUES						
BPP Assessment		21,213	6,757,752	8,926,270	10,873,563	10,633,352
Interest Earned		-	849	2,582	3,533	3,799
TOTAL REVENUES		21,213	6,758,601	8,928,852	10,877,096	10,637,151
EXPENDITURES						
<i>Tft to Utility Fund prin & int pmt. (Megasite Water & WW)</i>			615,276	605,065	595,434	753,108
Capital Improvement Projects		-	6,100,000	8,300,000	10,275,000	9,875,000
TOTAL EXPENSES		-	6,715,276	8,905,065	10,870,434	10,628,108
Operating Income (Loss)		21,213	43,325	23,787	6,662	9,043
Beginning Fund Balance		-	21,213	64,538	88,324	94,986
Ending Fund Balance		21,213	64,538	88,324	94,986	104,029