



City of Hutto

Agenda

Hutto Economic Development Corp. Type A and Type B Board of Directors Meeting Monday, July 13, 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. EXECUTIVE DIRECTOR'S REPORT

- 5.1. Staff will provide updates on critical projects including the Pecan Street Improvement Project, City of Hutto Fire Station #1, Williamson County Economic Development Partnership, event recaps, and upcoming events.

6. AGENDA ITEMS

- 6.1. Discuss and consider action to approve the Corporation's monthly financial report for June 2026.
- 6.2. Discuss and consider action regarding a farm lease request for the Corporation-owned property at the Hutto Megasite. (Allen Click)

- 6.3. Discuss and consider action on Resolution R- HEDC-2026-042 to approve a sponsorship for the Texas-Korea Summit, a Hutto Area Chamber event in August and approve the corresponding budget amendment.
- 6.4. Consideration and possible action on Resolution R-HEDC-2026-040 to approve an expense and budget amendment for site signage for Corporation-owned property.
- 6.5. Discuss and consider action on Resolution R-HEDC-2026-041 approving a budget amendment of the Corporation reducing budgeted land sale revenues.
- 6.6. Discuss and consider action to approve Resolution R-HEDC-2026-043 to approve the expense and budget amendment of a table at the Champions Luncheon hosted by the Williamson County Economic Development Partnership.
- 6.7. Discuss and consider action to approve the meeting minutes from the regularly scheduled Hutto Economic Development Corporation meeting held on June 8, 2026, and the Joint City Council and Hutto Economic Development Corporation on July 2, 2026.

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, the Megasite project, Project Gotham; Project Hulk; Project Blue Hub, Project Heartbeat, Project Air, Project Orchard, Project Shrine, Project Crawford, Project 107 East Street: potential real estate transactions; the incentive agreement for Hutto Hospitality; the planning and development of the Cottonwood Properties and any related incentives; litigation with Midway; infrastructure projects impacting Corporation owned property; alcohol zoning for the City of Hutto; proposed Hutto Fire Station #1; and the evaluation of available corporate funds for incentives.

8. ACTION RELATIVE TO EXECUTIVE SESSION

- 8.1. 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.
- 8.2. Discuss and consider action on Resolution R-HEDC-2026-044 to approve an incentive for Project 107 East Street.
- 8.3. Consideration and possible action related to Executive Session agenda items, listed above.

9. FUTURE AGENDA ITEMS

10. ADJOURNMENT

11. 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

6.1.



To: Hutto Economic Development Corporation Type A & Type B Board
Subject: Discuss and consider action to approve the Corporation's monthly financial report for June 2026.
Meeting: Monday, July 13, 2026
Department: Economic Development
Staff Contact:

BACKGROUND INFORMATION:

Highlights of the June 2026 financial report include:

- Revenues currently exceed expenses for the current year by \$5,464,979. However, the Corporation was awaiting reimbursement from the City for CIP expenditures as of June 30th. After being received, revenues exceed expenditures by \$7,296,525.
- The corporation's current fund balance is \$13,860,700
- As of June, sales tax revenue is at 70.88% of budgeted amounts, which is about 4% short of expectations. Interest income is nearly 100% realized with 3 months of the fiscal year remaining.
- Notable expenditures for the month include payments for the joint EDC/City projects and a downtown property purchase.
- The "Contribution from City" revenue line item and "Capital Outlay" expense line item will increase as payments for various CIP projects are incurred.

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. June 2026 Financial Report



City of Hutto, TX

Balance Sheet

Account Summary

As Of 06/30/2026

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	4,826,499.75
35-1079	TexPool - EDC Operating	6,699,751.13
35-1081	Cash on Hand	0.00
35-1137	Alliance Escrow Account	1,171,414.59
35-1221	Sales Tax Receivable	1,271,733.93
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	7,135.92
35-1422	Prepaid Expenses	0.00
Total Assets:		13,977,315.32
		<u>13,977,315.32</u>
Liability		
35-2001	Accounts Payable	80.54
35-2005	Economic Dev Agreement Payable	16,403.98
35-2250	Due to City of Hutto	50,131.10
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:		116,615.62
Equity		
35-3001	Fund Balance	8,373,535.72
Total Beginning Equity:		8,373,535.72
Total Revenue		11,513,985.45
Total Expense		6,026,821.47
Revenues Over/Under Expenses		5,487,163.98
Total Equity and Current Surplus (Deficit):		13,860,699.70
Total Liabilities, Equity and Current Surplus (Deficit):		<u>13,977,315.32</u>



City of Hutto, TX

Budget Report Account Summary

For Fiscal: 2025-2026 Period Ending: 06/30/2026

		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	3,848,956.00	287,612.28	2,728,184.54	-1,120,771.46	29.12 %
35-5007	Sales Tax Rebates	0.00	-230,250.00	0.00	-17,899.28	212,350.72	7.77 %
35-5041	Interest Earned	175,000.00	175,000.00	0.00	172,348.52	-2,651.48	1.52 %
35-5099	Other Revenue	38,080,654.00	38,080,654.00	94,000.00	7,596,392.59	-30,484,261.41	80.05 %
35-5199	Lease Revenue	0.00	0.00	0.00	6,300.00	6,300.00	0.00 %
35-5925	Contribution from City	0.00	46,256,436.00	1,006,474.37	1,006,474.37	-45,249,961.63	97.82 %
Revenue Total:		41,874,360.00	88,130,796.00	1,388,086.65	11,491,800.74	-76,638,995.26	86.96%
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	0.00	793.99	-43.99	-5.87 %
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	75,322.25	49,677.75	39.74 %
35-500-008-6405	Professional Svcs	10,012.00	119,012.00	0.00	12,412.00	106,600.00	89.57 %
35-500-008-6416	Marketing Services	44,382.60	50,382.60	0.00	33,347.36	17,035.24	33.81 %
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	0.00	7,500.00	0.00	0.00 %
35-500-008-6502	Training & Development	825.00	825.00	0.00	356.10	468.90	56.84 %
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	0.00	1,124.41	-156.41	-16.16 %
35-500-008-6507	Membership Dues & Subscriptions	13,360.00	13,360.00	0.00	12,635.00	725.00	5.43 %
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	-10,000.00	0.00	200,000.00	100.00 %
35-500-008-6556	Performance Grants	772,500.00	772,500.00	10,000.00	410,000.00	362,500.00	46.93 %
35-500-008-6558	Sponsorships/Community Outreach	51,650.00	51,650.00	0.00	51,926.54	-276.54	-0.54 %
35-500-008-6631	Land Purchases	0.00	2,289,500.00	344,364.61	344,364.61	1,945,135.39	84.96 %
35-500-008-6650	Capital Outlay	0.00	47,281,436.00	1,831,546.10	2,838,020.47	44,443,415.53	94.00 %
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	0.00	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	56,948,810.96	2,175,910.71	6,026,821.47	50,921,989.49	89.42%
Fund: 35 - Economic Development Corporation Surplus (Deficit):		26,548,385.04	31,181,985.04	-787,824.06	5,464,979.27	-25,717,005.77	82.47%
Report Surplus (Deficit):		26,548,385.04	31,181,985.04	-787,824.06	5,464,979.27	-25,717,005.77	82.47%

Group Summary

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance	Percent
					Favorable (Unfavorable)	
Fund: 35 - Economic Development Corporation						
Revenue	41,874,360.00	88,130,796.00	1,388,086.65	11,491,800.74	-76,638,995.26	86.96%
Expense	15,325,974.96	56,948,810.96	2,175,910.71	6,026,821.47	50,921,989.49	89.42%
Fund: 35 - Economic Development Corporation Surplus (Deficit):	26,548,385.04	31,181,985.04	-787,824.06	5,464,979.27	-25,717,005.77	82.47%
Report Surplus (Deficit):	26,548,385.04	31,181,985.04	-787,824.06	5,464,979.27	-25,717,005.77	82.47%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
35 - Economic Development Corp	26,548,385.04	31,181,985.04	-787,824.06	5,464,979.27	-25,717,005.77
Report Surplus (Deficit):	26,548,385.04	31,181,985.04	-787,824.06	5,464,979.27	-25,717,005.77

Commercial Checking Acct Public Funds

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

WELLS
FARGO

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	\$7,365,358.37	\$1,100,474.37	-\$1,778,982.17	\$6,686,850.57

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	06/16	1,006,474.37	WT Seq455329 City of Hutto, Operatin /Org=City of Hutto Srf# Gb00000085141799 Trn#260616455329 Rfb# 1376
	06/26	94,000.00	WT Fed#01R01 Commonwealth Land /Org=Cltic Ncs Fxfc Srf# 2026062600486774 Trn#260626124054 Rfb#
		\$1,100,474.37	Total electronic deposits/bank credits
		\$1,100,474.37	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	06/02	200.00	WT Fed#02R00 South State Bank, /Ftr/Bnf=Capstone Title Escrow Account Srf# Gw00000084823132 Trn#260602091208 Rfb# 1373
	06/05	11,000.00	WT Fed#01R00 Frost Bank /Ftr/Bnf=Corridor Title LLC Srf# Gw00000084915366 Trn#260605103383 Rfb# 1374
	06/22	333,164.61	WT Fed#01R02 Frost Bank /Ftr/Bnf=Corridor Title LLC Escrow Acct Comm Srf# Gw00000085260932 Trn#260622290648 Rfb# 1378
		\$344,364.61	Total electronic debits/bank debits



Checks paid

<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>
8147	3,625.99	06/01	8153*	424,517.20	06/01	8155*	1,006,474.37	06/16
			\$1,434,617.56		Total checks paid			

* Gap in check sequence.

			\$1,778,982.17		Total debits			
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Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
05/31	7,365,358.37	06/05	6,926,015.18	06/22	6,592,850.57
06/01	6,937,215.18	06/16	6,926,015.18	06/26	6,686,850.57
06/02	6,937,015.18				
Average daily ledger balance		\$6,843,205.79			



City of Hutto, TX

Bank Statement Register

EDC Checking

Period 6/1/2026 - 6/30/2026

Packet: BRPKT03131

Bank Statement

General Ledger

Beginning Balance	7,365,358.37	Account Balance	4,826,499.75
Plus Debits	1,100,474.37	Less Outstanding Debits	0.00
Less Credits	1,778,982.17	Plus Outstanding Credits	1,860,350.82
Adjustments	0.00	Adjustments	0.00
Ending Balance	6,686,850.57	Adjusted Account Balance	6,686,850.57

Statement Ending Balance 6,686,850.57

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	8147	Check	Hutto Wine Bar	-3,625.99
05/22/2026	8153	Check	Es Vedra Cinemas LLC	-424,517.20
06/08/2026	8155	Check	McKee Utility Contractors	-1,006,474.37
Total Cleared Checks (3)				-1,434,617.56

Cleared Other

Item Date	Reference	Item Type	Description	Amount
06/30/2026	MISC0010271	Miscellaneous	EDC ACTIVITIES - JUN 2026	1,006,474.37
06/30/2026	MISC0010272	Miscellaneous	EDC ACTIVITIES - JUN 2026	94,000.00
06/30/2026	MISC0010273	Miscellaneous	EDC ACTIVITIES - JUN 2026	-200.00
06/30/2026	MISC0010274	Miscellaneous	EDC ACTIVITIES - JUN 2026	-11,000.00
06/30/2026	MISC0010275	Miscellaneous	EDC ACTIVITIES - JUN 2026	-333,164.61
Total Cleared Other (5)				756,109.76

Outstanding Checks

Item Date	Reference	Item Type	Description	Amount
05/11/2026	8152	Check	Williamson County Economic Development	-10,000.00
06/08/2026	8154	Check	Hyde Kelley LLP	-18,804.72
06/26/2026	8156	Check	Capital Excavation Company	-932,282.70

Outstanding Checks

Item Date	Reference	Item Type	Description	Amount
06/26/2026	8157	Check	McKee Utility Contractors	-899,263.40
Total Outstanding Checks (4)				-1,860,350.82



City of Hutto, TX

Bank Statement Register

Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
Check	7	-1,860,350.82	-1,434,617.56	-3,294,968.38
Miscellaneous	5	0.00	756,109.76	756,109.76
		-1,860,350.82	-678,507.80	-2,538,858.62



City of Hutto, TX

Check Report

By Check Number

Date Range: 06/01/2026 - 06/30/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: EDC - Wells Fargo-EDC Operating - Wells Fargo						
E22060	Hyde Kelley LLP	06/08/2026	Regular	0.00	18,804.72	8154
E22962	McKee Utility Contractors	06/08/2026	Regular	0.00	1,006,474.37	8155
E22919	Capital Excavation Company	06/26/2026	Regular	0.00	932,282.70	8156
E22962	McKee Utility Contractors	06/26/2026	Regular	0.00	899,263.40	8157

Bank Code EDC - Wells Fargo Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	7	4	0.00	2,856,825.19
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
	7	4	0.00	2,856,825.19

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	7	4	0.00	2,856,825.19
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
	7	4	0.00	2,856,825.19

Fund Summary

Fund	Name	Period	Amount
35	Economic Development Corporation	6/2026	2,856,825.19
			2,856,825.19



P.O. Box 7554 Waco, Texas 76714-7554

Account Number
Statement Date
Statement Thru Date
Check/Items Enclosed
Page

7023518
06/30/2026
06/30/2026
0
1

00009065 T27280DDA07012600162 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 06/01/2026	\$1,169,252.27
+ Deposits and Credits (1)	\$2,162.32
- Withdrawals and Debits (0)	\$0.00
Ending Balance as of 06/30/2026	\$1,171,414.59
Service Charges for Period	\$0.00
Average Collected for Period	\$1,169,252
Minimum Balance for Period	\$1,169,252

Earnings Summary

Interest for Period Ending 06/30/2026	\$2,162.32
Interest Paid Year to Date	\$12,985.44
Annual Percentage Yield Earned (APYE)	2.27%
Average Balance for APYE	\$1,169,252.27
Number of Days for APYE	30

DEPOSITS/CREDITS/INTEREST-PAID

Date	Description	Deposits
Jun 30	INTEREST PAID	2,162.32

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 06/01/2026 - 06/30/2026

Customer Service 1-866-TEX-POOL
Location ID 000079034
Investor ID 000015672

TexPool Update

A redesigned, personalized, and dynamic participant experience is here] Log in to your TexConnect account to learn more]

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$6,679,728.74	\$0.00	\$0.00	\$20,022.39	\$6,699,751.13	\$6,680,396.15
Total Dollar Value	\$6,679,728.74	\$0.00	\$0.00	\$20,022.39	\$6,699,751.13	

Portfolio Value

Pool Name	Pool/Account	Market Value (06/01/2026)	Share Price (06/30/2026)	Shares Owned (06/30/2026)	Market Value (06/30/2026)
Texas Local Government Investment Pool	449/7903400001	\$6,679,728.74	\$1.00	6,699,751.130	\$6,699,751.13
Total Dollar Value		\$6,679,728.74			\$6,699,751.13

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/7903400001	\$20,022.39	\$121,360.67
Total		\$20,022.39	\$121,360.67

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
06/01/2026	06/01/2026	BEGINNING BALANCE	\$6,679,728.74	\$1.00		6,679,728.740
06/30/2026	06/30/2026	MONTHLY POSTING	\$20,022.39	\$1.00	20,022.390	6,699,751.130
Account Value as of 06/30/2026			\$6,699,751.13	\$1.00		6,699,751.130

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 05/01/2026 - 05/31/2026

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	\$6,659,231.81	\$0.00	\$0.00	\$20,496.93	\$6,679,728.74	\$6,661,215.38
Total Dollar Value	\$6,659,231.81	\$0.00	\$0.00	\$20,496.93	\$6,679,728.74	

Portfolio Value

Pool Name	Pool/Account	Market Value (05/01/2026)	Share Price (05/31/2026)	Shares Owned (05/31/2026)	Market Value (05/31/2026)
Texas Local Government Investment Pool	449/7903400001	\$6,659,231.81	\$1.00	6,679,728.740	\$6,679,728.74
Total Dollar Value		\$6,659,231.81			\$6,679,728.74

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/7903400001	\$20,496.93	\$101,338.28
Total		\$20,496.93	\$101,338.28

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
05/01/2026	05/01/2026	BEGINNING BALANCE	\$6,659,231.81	\$1.00		6,659,231.810
05/29/2026	05/29/2026	MONTHLY POSTING	\$20,496.93	\$1.00	20,496.930	6,679,728.740
Account Value as of 05/31/2026			\$6,679,728.74	\$1.00		6,679,728.740

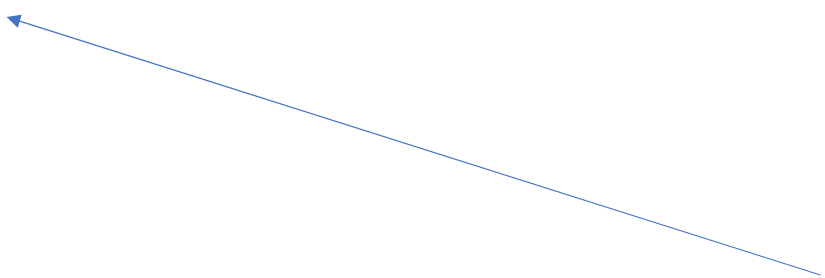
Hutto Economic Development Corporation
Sales Tax Revenue Tracking - FY 2025-26

	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	371,357
June	68,789	80,100	94,996	142,221	186,000	221,228	266,784	295,849	280,515	305,098	287,612
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	2,728,185

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

City of Hutto
Summary of EDC/City Receivable
June 30, 2026

Sales Tax Due by City to EDC - May 2026	371,356.50	Due to City for Expense Reimbursement	
Sales Tax Due by City to EDC - June 2026	287,612.28	Sponsorships/Community Outreach	50,000.00
Hooky Payment - Sales Tax Incentive	7,135.92	Required Sales Tax Training	131.10
Due to City for Expense Reimbursement	<u>(50,131.10)</u>		
Amount due to EDC to Settle Interfunds	615,973.60		
			<u><u>\$ 50,131.10</u></u>



Hutto EDC								
Summary of Active Incentives								
June 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	Unknown	150,000.00	25,000.00	Grant
Ovivo	2021	After the grant is exahusted or 10 years after construction actually begins (whichever is earlier)	2033	December 2022	Unknown	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 2027	900,000.00	3,100,000.00	Grant
Es Vedra Cinemas (a)	2023	10 years after effective date	2035	N/A	May 2027	24,517.20	1,325,482.80	Sales Taxes (EDC/COH)
AS-64 CR 119-HWY 79 LLP	2023	15 years after agreement execution	2038	June 2025	August 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	August 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

6.2.



To: Hutto Economic Development Corporation Type A & Type B Board
Subject: Discuss and consider action regarding a farm lease request for the Corporation-owned property at the Hutto Megasite. (Allen Click)
Meeting: Monday, July 13, 2026
Department: Economic Development
Staff Contact:

BACKGROUND INFORMATION:

Mr. Click currently holds a farm lease with the HEDC for their Cottonwood Property and would like to request one for the HEDC-owned property at the Megasite. Mr. Click will be at the meeting to discuss his proposal in more detail and provide an opportunity for the Board to ask questions.

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

None

AGENDA ITEM REPORT

6.3.



To: Hutto Economic Development Corporation Type A & Type B Board
Subject: Discuss and consider action on Resolution R- HEDC-2026-042 to approve a sponsorship for the Texas-Korea Summit, a Hutto Area Chamber event in August and approve the corresponding budget amendment.
Meeting: Monday, July 13, 2026
Department: Economic Development
Staff Contact:

BACKGROUND INFORMATION:

The Hutto Area Chamber is partnering with the Taylor Chamber and the Austin Area Asian Chamber on an upcoming event, the Texas-Korea Summit, on August 26, 2026. There are sponsorships available and the Hutto Chamber has inquired about if the HEDC would like to sponsor. At present, there are two levels of sponsorships currently available: at \$500 (Community Sponsor) or \$1000 (Spotlight Sponsor). The sponsorship details for each level are provided as an attachment to this agenda item and the event details can be found online via search or at this direct link: [2026 Central Texas-Korea Summit - Greater Austin Asian Chamber of Commerce](#)

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Texas-Korea Summit 2026-Sponsorships
2. 2026.07.13 6.3 Resolution R-HEDC-2026-042 Chamber Event

2026

CENTRAL TEXAS-
KOREA SUMMIT
중부 텍사스-한국 서밋



SPONSORSHIP OPPORTUNITIES

Join our mission as a premier sponsor via the link: <https://shorturl.at/whYyY>

Title Sponsor:

\$2500
(Sold Out)

- Remarks with slides and/or promo video at the event
- Table placement at the event (optional)
- Eight Complimentary General Admission Tickets
- Logo inclusion on event signage
- Logo included on promotional social media graphics and posts as "Presenting Sponsor"
- Logo and mention on event website registration page

VIP Sponsor:

\$1500
(Sold Out)

- Remarks during the VIP session
- Table placement at the event (optional)
- Five Complimentary General Admission Tickets
- Logo inclusion on event signage
- Logo included on promotional social media graphics and posts as "VIP Sponsor"
- Logo and mention on event website registration page

Spotlight Sponsor:

\$1000
(Sold Out)

- Optional remarks/panel speaker at the event
- Table placement at the event (optional)
- Five Complimentary General Admission Tickets
- Logo inclusion on event signage
- Logo included on promotional social media graphics and posts as "Spotlight Sponsor"
- Logo and mention on event website registration page

Community Sponsor:

\$500
(Sold Out)

- Table placement at the event
- Four Complimentary General Admission Tickets
- Logo inclusion on event signage
- Logo included on promotional social media graphics and posts as a sponsor
- Logo and mention on event website registration page

AUG 26, 2026 | WILCO EXPO CENTER | TAYLOR, TEXAS

HUTTO ECONOMIC DEVELOPMENT CORPORATION, TYPE B
RESOLUTION NO. R-HEDC-2026-042

A RESOLUTION OF THE HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B, APPROVING THE EXPENSE AND BUDGET AMENDMENT TO SPONSOR THE TEXAS-KOREA SUMMIT HOSTED BY THE HUTTO AREA CHAMBER OF COMMERCE; PROVIDING FOR REPEAL, SEVERABILITY, OPEN MEETINGS COMPLIANCE, AN EFFECTIVE DATE, AND PROVIDING FOR RELATED MATTERS

WHEREAS, the Hutto Economic Development Corporation, Type B (the “Corporation”) is an economic development corporation operating pursuant to the Development Corporation Act, as codified in the Local Government Code, as amended and the Texas Non-Profit Corporation Act, as codified in the Texas Business Organizations Code, as amended; and

WHEREAS, The Board of Directors for the Corporation (the “Board”) finds that the Hutto Area Chamber of Commerce (the “Chamber”) hosts events that promote economic development and business enterprise within the City; and

WHEREAS, The Board finds that the Chamber is working with other local chambers to host a dynamic, cross-cultural, business event designed to showcase the emerging Korean business ecosystem in central Texas (the “Event”); and

WHEREAS, the Board finds that sponsoring the event will provide valuable marketing opportunities for the Corporation; and

WHEREAS, the Board desires to approve the expense and a budget amendment to sponsor the Event.

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

1. The statements set forth in and by reference in the recitals of this Resolution are true and correct, and the Corporation hereby incorporates such recitals as a part of this Resolution.
2. The Board of Directors hereby approves the expenditure of up to \$1,000.00 for sponsorship of the Event and authorizes the Executive Director to take such actions as is necessary to facilitate the sponsorship.
3. The Board hereby approves a budget amendment of up to \$1,000.00 as shown in the attached **Exhibit A**.
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 and be in full force and effect from and after the date of passage and adoption by the Corporation and shall be binding on the Corporation. Any budget changes not previously approved by City Council will be final and binding after approval by City Council.

PASSED AND APPROVED by the Board of Directors of the Hutto Economic Development Corporation, Type B on the 13th day of July, 2026.

APPROVED

Caitlin Morales, Vice Chairperson

ATTEST:

Irma Gonzales, Secretary

EXHIBIT A
TEXAS-KOREON SUMMIT BUDGET AMENDMENT

AGENDA ITEM REPORT

6.4.



To: Hutto Economic Development Corporation Type A & Type B Board
Subject: Consideration and possible action on Resolution R-HEDC-2026-040 to approve an expense and budget amendment for site signage for Corporation-owned property.
Meeting: Monday, July 13, 2026
Department: Economic Development
Staff Contact:

BACKGROUND INFORMATION:

To support effective marketing of Corporation-owned property, staff is proposing on-site signage as common for industrial and commercial properties being marketed for development. The not-to-exceed amount of \$10,000 would cover 3 sets of large, v-shaped, signs approximately 8'x12' proposed for the Megasite and Cottonwood Properties as well as 5 smaller 3'x5' signs for additional smaller properties as the Board continues to engage in strategic land acquisition. The not-to-exceed amount requested is based on a quote received from Executive Signs; an additional quote from FastSigns is pending. Staff proposes the expense be allocated from the Marketing Services line item that has \$7,500 itemized for "additional marketing services" and the remainder come from the Corporation's fund balance.

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 2026.07.13 6.4 Resolution R-HEDC-2026-040 Site Signage

HUTTO ECONOMIC DEVELOPMENT CORPORATION, TYPE B
RESOLUTION NO. R-HEDC-2026-040

A RESOLUTION OF THE HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B, APPROVING THE EXPENSE AND BUDGET AMENDMENT FOR SITE SIGNAGE FOR CORPORATION PROPERTY; PROVIDING FOR REPEAL, SEVERABILITY, OPEN MEETINGS COMPLIANCE, AN EFFECTIVE DATE, AND PROVIDING FOR RELATED MATTERS

WHEREAS, the Hutto Economic Development Corporation, Type B (the “Corporation”) is an economic development corporation operating pursuant to the Development Corporation Act, as codified in the Local Government Code, as amended and the Texas Non-Profit Corporation Act, as codified in the Texas Business Organizations Code, as amended; and

WHEREAS, the Board of Directors for the Corporation (the “Board”) finds that the Corporation owns acreage within the City that is commonly referred to as the Megasite and Cottonwood Properties and which the Corporation is currently developing to promote economic development within the City; and

WHEREAS, the Board finds that signage would enhance community and business knowledge and recognition of the project; and

WHEREAS, the Board desires to purchase signage for the Megasite and Cottonwood Properties and approve a related budget amendment.

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

1. The statements set forth in and by reference in the recitals of this Resolution are true and correct, and the Corporation hereby incorporates such recitals as a part of this Resolution.
2. The Board of Directors hereby approves an expense of up to TEN THOUSAND DOLLARS AND ZERO CENTS (\$10,000.00) for signage on the Megasite and Cottonwood Properties.
3. The Board hereby approves a budget amendment in the amount of the expense approved above as shown in the attached **Exhibit A**.
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 and be in full force and effect from and after the date of passage and adoption by the Corporation and shall be binding on the Corporation. Any budget changes not previously approved by City Council will be final and binding after approval by City Council.

PASSED AND APPROVED by the Board of Directors of the Hutto Economic Development Corporation, Type B on the 13th day of July, 2026.

APPROVED

Caitlin Morales, Vice Chairperson

ATTEST:

Irma Gonzales, Secretary

EXHIBIT A
SITE SIGNAGE BUDGET AMENDMENT

AGENDA ITEM REPORT

6.5.



To: Hutto Economic Development Corporation Type A & Type B Board
Subject: Discuss and consider action on Resolution R-HEDC-2026-041 approving a budget amendment of the Corporation reducing budgeted land sale revenues.
Meeting: Monday, July 13, 2026
Department: Finance
Staff Contact:

BACKGROUND INFORMATION:

This proposed amendment reduces budgeted revenues to reflect actual and anticipated land sales for the fiscal year, as of June 30, 2026.

The Corporation had originally budgeted for three land sales this fiscal year, totaling \$38,080,654. As of the end of June:

- One sale closed, generating \$6.8 million.
- One sale has been postponed to a future fiscal year; the Corporation continues to receive monthly option payments in the interim.
- One sale did not materialize.

As a result, the proposed amendment reduces the revenue budget by \$30,108,761. If approved, the revised budgeted ending fund balance will be \$10,720,355.

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Exhibit A - Proposed Budget Amendment 7-13-2026
2. 2026.07.13 6.5 Resolution R-HEDC-2026-041 Reduce Land Sale Revenues

EXHIBIT A
Proposed Budget Amendment
7/13/2026

Department / Description	Account Code	Current Budget	Proposed Budget Amendment	Revised Budget	Notes
Expenses					
Other Revenue	35-5099	\$ 38,080,654	\$ (30,108,761)	\$ 7,971,893	To reduce budgeted land sale revenue to projected totals

**HUTTO ECONOMIC DEVELOPMENT CORPORATION, TYPE B
RESOLUTION NO. R-HEDC-2026-041**

A RESOLUTION OF THE HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B, APPROVING A BUDGET AMENDMENT OF 2025-2026 FISCAL YEAR BUDGET REDUCING BUDGETED LAND SALE REVENUES; PROVIDING FOR REPEAL, SEVERABILITY, TEXAS OPEN MEETINGS ACT COMPLIANCE, AN EFFECTIVE DATE, AND PROVIDING FOR RELATED MATTERS

WHEREAS, the Hutto Economic Development Corporation, Type B (the “Corporation”) is an economic development corporation operating pursuant to the Development Corporation Act, as codified in the Local Government Code, as amended, and the Texas Non-Profit Corporation Act, as codified in the Texas Business Organizations Code, as amended; and

WHEREAS, the Board of Directors for the Corporation (the “Board”) finds that it passed a budget for the 2026-2027 Fiscal Year which included the anticipated land sale revenues for the year:

WHEREAS, the Board finds that the anticipated land sale revenues is now anticipated to be less than what was previously forecasted.

WHEREAS, the Board desires to approve a budget amendment for the 2025-2026 Fiscal Year to reduce budgeted land sale revenues.

NOW, THEREFORE, BE IT RESOLVED by the Hutto Economic Development Corporation, Type 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. The Board of Directors hereby approves a budget amendment to reduce budgeted land sale revenues as provided in the attached **Exhibit A**.
3. 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.
4. 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.
5. 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.

6. This Resolution shall become effective immediately upon passage.

PASSED AND APPROVED by the Board of Directors of the Hutto Economic Development Corporation, Type B on the 13th day of July, 2026.

APPROVED

Caitlin Morales, Vice Chairperson

ATTEST:

Irma Gonzalez, Secretary

EXHIBIT A
LAND SALE REVENUE BUDGET AMENDMENT

AGENDA ITEM REPORT

6.6.



To: Hutto Economic Development Corporation Type A & Type B Board
Subject: Discuss and consider action to approve Resolution R-HEDC-2026-043 to approve the expense and budget amendment of a table at the Champions Luncheon hosted by the Williamson County Economic Development Partnership.
Meeting: Monday, July 13, 2026
Department: Economic Development
Staff Contact:

BACKGROUND INFORMATION:

The Annual Champions Luncheon, hosted by the Williamson County Economic Development Partnership, is scheduled for August 13, 2026. This year, to help offset costs of the event as it continues to grow, tables are being sold for \$500. Each table provides for 8 seats/tickets to the event.

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 2026.07.13 6.6 Resolution R-HEDC-2026-043 Champions Luncheon

HUTTO ECONOMIC DEVELOPMENT CORPORATION, TYPE B
RESOLUTION NO. R-HEDC-2026-043

A RESOLUTION OF THE HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B, APPROVING THE EXPENSE AND BUDGET AMENDMENT FOR A TABLE AT THE CHAMPIONS LUNCHEON HOSTED BY THE WILLIAMSON COUNTY ECONOMIC DEVELOPMENT PARTNERSHIP PROVIDING FOR REPEAL, SEVERABILITY, OPEN MEETINGS COMPLIANCE, AN EFFECTIVE DATE, AND PROVIDING FOR RELATED MATTERS

WHEREAS, the Hutto Economic Development Corporation, Type B (the “Corporation”) is an economic development corporation operating pursuant to the Development Corporation Act, as codified in the Local Government Code, as amended and the Texas Non-Profit Corporation Act, as codified in the Texas Business Organizations Code, as amended; and

WHEREAS, the Board finds that the expense for a table at the Champions Luncheon hosted by the Williamson County Economic Development Partnership will provide valuable marketing opportunities for the Corporation; and

WHEREAS, the Board desires to approve the purchase of a table at the Champions Luncheon and for budget amendment for the cost.

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

1. The statements set forth in and by reference in the recitals of this Resolution are true and correct, and the Corporation hereby incorporates such recitals as a part of this Resolution.
2. The Board of Directors hereby approves the purchase of a table at the Champions Luncheon in the amount of \$_____.
3. The Board hereby approves a budget amendment in the amount of the expense approved above as provided the attached **Exhibit A**.
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 and be in full force and effect from and after the date of passage and adoption by the Corporation and shall be binding on the Corporation. Any budget changes not previously approved by City Council will be final and binding after approval by City Council.

PASSED AND APPROVED by the Board of Directors of the Hutto Economic Development Corporation, Type B on the 13th day of July, 2026.

APPROVED

Caitlin Morales, Vice Chairperson

ATTEST:

Irma Gonzales, Secretary

EXHIBIT A
CHAMPIONS LUNCHEON BUDGET AMENDMENT

AGENDA ITEM REPORT

6.7.



To: Hutto Economic Development Corporation Type A & Type B Board
Subject: Discuss and consider action to approve the meeting minutes from the regularly scheduled Hutto Economic Development Corporation meeting held on June 8, 2026, and the Joint City Council and Hutto Economic Development Corporation on July 2, 2026.
Meeting: Monday, July 13, 2026
Department: Economic Development
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Hutto EDC Board Meeting June 8, 2026 Minutes
2. 7.2.2026 JOINT CC-HEDC MINUTES (1)



City of Hutto

Minutes

› Economic Development Corp. Type A and Type B

Board of Directors Meeting Monday, June 8, 2026 at 6:30 PM City Council Chambers

1. CALL SESSION TO ORDER

The Hutto EDC meeting was called to order at 6:30 PM

2. ROLL CALL

2.1.	Caitlin Morales, Vice Chair	Yes
	Irma Gonzalez, Secretary/Treasurer	Yes
	Mike Snyder, Board Member	Yes
	Dan Thornton, Board Member	No
	Evan Porterfield, Board Member	Yes
	Jim Morris, Board Member	Yes

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. PUBLIC HEARINGS

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

The Public Hearing opened at 6:33 PM, closed at 6:33 PM

6. PRESENTATIONS

- 6.1. Discuss and consider a presentation regarding a request for incentives for AlphaGraphics location in Hutto.
Alpha Graphics President and Owner, Jane Harvey presented to the Board.

7. AGENDA ITEMS

- 7.1. Discuss and consider action to approve the Strategic Plan for the Corporation. (David Amsler)
David Amsler, Executive Director of Strategic Operations, presented the strategic plan for the Corporation. Action will be on Item 7.6

- 7.2. Discuss and consider action to approve the Corporation's monthly financial report for May 2026
Christina Bishop, Assistant Finance Director Presented May 2026 Corporations Financials.

A motion was made by Vice-Chair Caitlin Morales to approve May 2026 Corporation Financials, seconded by board member Jim Morris.

Motion passed 5Ayes to 0 Nays

- 7.3. Discuss and consider action on Resolution R-HEDC-2026-028 to approve a contract with REsimplifi for a real estate reporting platform and the associated expense of \$6,000.00 for the Fiscal Year 2026 Budget.

A motion was made by Board member Jim Morris to accept item 7.3 as presented, seconded by Secretary Irma Gonzalez.

Motion passed 5 Ayes to 0 Nays

- 7.4. Discuss and consider Resolution R-HEDC-2026-029 approving a budget amendment for the corporation related to Resimplifi software.

A motion was made by board member Evan Porterfield, to approve 7.4 as presented, seconded by Vice-Chair Caitlin Morales.

Motion passed 5 Ayes to 0 Nays

- 7.5. Discuss and consider action on Resolution R-HEDC-2026-038to approve the Fiscal Year 2027 Budget of the Corporation and recommend to the Hutto City Council for consideration and approval.

A motion was made by Vice-Chair Caitlin Morales to approve the FY 2027 budget for the Corporation as presented, seconded by Board member Jim Morris.

Motion passed 5 Ayes to 0 Nays

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

Board member Evan Porterfield made a motion to move and approve item 7.6 up to 7.2, seconded by Board member Jim Morris.

Motion passed 5 Ayes to 0 Nays.

- 9.2. Discuss and consider action on Resolution R-HEDC-2026-039 to approve an Economic Development Performance Agreement (EDPA) for Project Air.

No Action Taken

- 9.3. Discuss and consider action regarding the removal of the house located on the Corporation-owned Megasite property at 11700 Hwy 79.

A motion was made by Board member Mike Snyder to deny the reconsideration of accepting offers for the removal of the house located on the Mega Site Hwy 79, seconded by Board member Jm Morris.

Motion passed 5 Ayes to 0 Nays

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

No Action Taken

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

A motion was made by Vice Chair Caitlin Morales to direct legal staff to enforce contract performance with respect to project Hospitality, seconded by Board member Jim Morris.

Motion passed 5 Ayes to 0 Nays

10. FUTURE AGENDA ITEMS

A motion was made by Board member Mike Snyder to recommend consideration for incentive for Alpha Graphics, seconded by Board member Jim Morris.

Motion passed 5 Ayes to 0 Nays

11. ADJOURNMENT

The meeting was adjourned at 12:15 AM

12. CERTIFICATION

Caitlin Morales, Vice Chair

Irma Gonzalez, Secretary/ Treasurer



City of Hutto

Minutes

City Council Joint Meeting with Hutto Economic Development Corporation

Thursday, July 2, 2026 at 6:00 PM

Executive Conference Room – 500 W. Live Oak Street

1. **CALL SESSION TO ORDER** – City Council 6:00 PM, HEDC – 6:00 PM

2. **ROLL CALL**

2.1. City Council present:

Mayor Mike Snyder

Councilmember Corina I. Zepeda

Mayor Pro Tem Dan Thornton

Councilmember Evan Porterfield

Councilmember Jerrel W. Reynolds

Councilmember Aaron King

(6:10 PM)

Councilmember Jim Morris

2.2. HEDC present:

Caitlin Morales, Vice Chair

Evan Porterfield, Board Member

Irma Gonzalez, Secretary/Treasurer

Dan Thornton, Board Member

Mike Snyder, Board Member

Jim Morris, Board Member

3. **PUBLIC COMMENT**

There were no comments.

4. **OTHER BUSINESS**

4.1. Discussion and possible action related to proposed roadway and intersection projects impacting economic development, including but not limited to: SH-130 access road connections, Innovation Boulevard, Alliance Boulevard, and the Live Oak Extension to Ed Schmidt and corresponding intersection improvements, and Hwy 79 at CR132 intersection.

Discussion regarding the process if led by the HEDC (i.e. procurement/bidding); early completion bonus (Article 52a – prohibition of gifts) applies to City and not the HEDC; how the City can participate – perhaps facilitate the design and HEDC take over for construction; changes to Economic Development legislation and projects relating specifically to Economic Development; City Council and HEDC moving in the same direction; prioritization of projects based on how long they have been proposed versus those affecting growth in an area.

Discussion regarding abovementioned projects and potential for HEDC oversight.

Motion by Councilmember Porterfield, second by Mayor Pro Tem Thornton, to turn over the project for CR 132 (from Limmer Loop to Hwy 79) to HEDC. Motion passed 7:0.

Motion by Vice Chair Morales, second by Secretary/Treasurer Gonzalez, for the HEDC to accept the project. Motion passed 6:0.

5. ADJOURNMENT

Mike Snyder, Mayor

ATTEST:

Laura Hallmark, City Secretary

Irma Gonzalez
HEDC Board Secretary/Treasurer

Caitlin Morales
HEDC Board Vice Chair