# 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 Cailtin 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.

7.7. Discuss and consider action regarding the planning and development of City of Hutto Fire Station #1.

No Action Taken

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

A motion was made by Board member Jim Morris to approve item 7.8 as presented, seconded by Secretary Irma Gonzalez.

Motion passed 5 Ayes to 0 Nays

7.9. Discuss and consider action to reschedule the July 6, 2026 regular Board meeting.

A motion was made by Board member Evan Porterfield to approve item 7.9 as presented, seconded by Secretary Irma Gonzalez.

Motion passed 5 Ayes to 0 Nays

7.10. Discuss and consider action to approve the minutes from the regular meeting on May 11, 2026 and Special Called Joint Meeting with City Council on May 26, 2026.

A motion was made by Board Member Evan Porterfield to approve item 7.10 as presented, seconded by Secretary Irma Gonzalez.

Motion passed 5 Ayes to 0 Nays

## 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 Air, Project Orchard, Project Shrine, Project Robot View, Project Cold Plate, Project Dynamite; 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; 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.

Board recessed the open meeting at reconvened in Executive session at

Board reconvened in Open meeting at 12:02 AM

No Action was taken in Executive Session.

## 9. ACTION RELATIVE TO EXECUTIVE SESSION

9.1. Discuss and consider action on Resolution R-HEDC-2026-031 to award the design for the Pecan Street Improvement Project and authorize City Staff to engage in contract negotiations and execute the agreement within the scope of specified authority.

A motion was made by Vice Chair Caitlin Morales to approve Item 9.1 as presented to Half and Associates, seconded by Board member Mike Snyder.

Motion passed 3 Ayes to 1 nay 1 Abstain

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 intitiatives 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

Caitlin Morales, Vice Chair

Irma Gonzalez

Irma Gonzalez, Secretary/ Treasurer