City of Hutto

Minutes

› Economic Development Corp. Type A and Type B

Board of Directors Meeting

Monday, July 13, 2026 at 6:30 PM

City Council Chambers

1. **CALL SESSION TO ORDER**

   The Hutto EDC meeting was called to order on July 13,2026 at 6:32 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.)

   No Public Comment

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.

A motion to approve the Corporation's monthly financial report for June 2026 was made by Chair Caitlin Morales, seconded by Secretary/Treasurer Irma Gonzalez.

Motion passed 5 Ayes to 0 Nays

6.2. Discuss and consider action regarding a farm lease request for the Corporation-owned property at the Hutto Megasite. (Allen Click)

A motion was made by Board member Mike Snyder to approve a farm lease request for the Corporation-owned property at the Hutto Megasite with the same deal as CP for Megasite $25/acre/year, 2-3 months prorated and bring farm lease for same terms, seconded by Board member Evan Porterfield.

Motion passed 5 Ayes to 0 Nays

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.

A motion was made by Chair Caitlin Morales to approve a sponsorship for the Texas-Korea Summit, a Hutto Area Chamber event in August and approve the corresponding budget amendment, seconded by Board member Jim Morris.

Motion passed 5 Ayes to 0 Nays

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.

No Action

6.5. Discuss and consider action on Resolution R-HEDC-2026-041 approving a budget amendment of the Corporation reducing budgeted land sale revenues.

A motion was made by Board member Mike Snyder to approve a budget amendment of the Corporation reducing budgeted land sale revenues, seconded by Board member Jim Morris.

Motion passed 5 Ayes to 0 Nays

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.

A motion was made by Board member Jim Morris to approve the expense and budget amendment of a table at the Champions Luncheon hosted by the Williamson County Economic Development Partnership, seconded by Board member Evan Porterfield.

Motion passed 5 Ayes to 0 Nays

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.

A motion was made by Board member Mike Snyder 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, seconded by Board member Jim Morris.

Motion passed 5 Ayes to 0 Nays

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.

The Board recessed to Executive session at 7:16 PM,10:16 PM, 10:21 PM

No action taken in Executive session

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.

No action taken - bring back via August meeting

8.2. Discuss and consider action on Resolution R-HEDC-2026-044 to approve an incentive for Project 107 East Street.

A motion was made by Chair Caitlin Morales to approve an incentive for Project 107 East Street with the stipulation that it is not to exceed $140k, seconded by Board member Evan Porterfield.

Motion passed 5 Ayes to 0 Nays

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

9. FUTURE AGENDA ITEMS

None

10. ADJOURNMENT

The Hutto EDC Board meeting closed at 10:30 PM

11. CERTIFICATION

Caitlin Morales

Caitlin Morales, Vice Chair

Irma Gonzalez

Irma Gonzalez, Secretary/ Treasurer