City of Hutto

Minutes

) Economic Development Corp. Type A and Type B

Board of Directors Meeting

Monday, August 10, 2026 at 6:30 PM

City Council Chambers

1. **CALL SESSION TO ORDER**

   The HEDC meeting was called to order at 6:34 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 Yes
   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.)

   There was no public comment

5. **ECONOMIC DIRECTOR'S REPORT**

   5.1. Staff will provide updates on critical projects including the Pecan Street Improvement Project, the Right of Way Optimization Project, City of Hutto Fire Station #1; key partnerships updates including Williamson County Economic Development Partnership, Hutto Area Chamber; and information on recent and future events.

   Staff updated Board - NoAction

6. **AGENDA ITEMS**

6.1. Discussion and possible action to approve the Corporation's monthly financial report for July 2026.

A motion was made by Vice Chair Caitlin Morales to approve the Corporation's monthly financial reports for July 2026, seconded by Board member Jim Morris.

Motion passed 6 Ayes to 0 Nays

6.2. Discuss and consider action on the request for the Hutto Economic Development Corporation to consider paying the approximate $530,000.00 cost for the under-grounding of electrical utilities related to the CR 199 Capital Improvement Plan project. (Kate Moriarty)

A motion was made by Board member Dan Thornton to deny the request for the Hutto EDC to consider paying the approximate $530,000.00 cost for the under- grounding of electrical utilities related to the CR199 Capital Improvement Plan Project, Board members requested more details on project request and time line for project, seconded by Board member Mike Snyder.

Motion to deny passed 6 Ayes to 0 Nays

6.3. Discuss and consider action on Resolution R-HEDC-2026-045 to approve a Farm Lease for the Corporation-owned property on the Megasite.

A motion was made by Board member Dan Thorntonto approved Resolution R-HEDC-2026-045 to approve a Farm Lease for the Corporation-owned property on the Megasite, seconded by Board member Evan Porterfield.

Motion passed 6 Ayes to 0 Nays

6.4. Discussion and possible action on the meeting minutes from the regularly scheduled Hutto Economic Development Corporation meeting held on July 13, 2026

A motion was made by Vice Chair Caitlin Morales to approve the meeting minutes from the regularly scheduled Hutto EDC meeting held on July 13,2026, seconded by Board member Evan Porterfield.

Motion passed 6 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 Blue Hub, Project Heartbeat, Project Air, Project Orchard, Project Shrine, Project Crawford, Project Hulk, Project 107 East Street; Project Pre-AI: 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; the sales tax sharing agreement between the City of Hutto and Williamson County Emergency Services District 3; alcohol zoning for the City of Hutto; proposed Hutto Fire Station #1; and the evaluation of available corporate funds for incentives.

Board member Charles Warner was sworn in at Recess

8. ACTION RELATIVE TO EXECUTIVE SESSION

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

Executive session 7:03 PM, 7:09 PM, 8:18 PM

Motion was made by Vice Chair Caitlin Morales to respond to RFP not NTE, seconded by Board member Jim Morris. Motion Passed 7 Ayes to 0 Nays.
Motion was made by Board Member Mike Snyder to authorize staff to sign Project Air, Seconded by Secretary Irma Gonzalez. Motion passed 7 Ayes to 0 Nays
Motion was made by Board Member Mike Snyder to authorize staff members to draft EDPA 2027, seconded by Board member Evan Porterfield. Motion passed 7 Ayes to 0 Nays
Motion was made by Board member Mike Synder for Hutto Hosp resp by EOB Friday , legal proceed per Exec, seconded by Board member Evan Porterfield. Motion passed 7 Ayes to 0 Nays
Motion was made by Board member Mike Snyder to direct legal to prep SPAC docs for September mtg, seconded by Board member Evan Porterfield. Motion passed 7 Ayes to 0 Nays

9. FUTURE AGENDA ITEMS

10. ADJOURNMENT

the meeting was Adjourned at 9:16 PM

11. CERTIFICATION

Caitlin Morales

Caitlin Morales, ~~Vice~~ Chair

~~Irma Gonzalez, Secretary/ Treasurer~~

Charles Warner, Vice Chair | Secretary