Minutes

Board of Directors Meeting
Economic Development Corporation and
Community Development Corporation
City Hall – Council Chambers
500 West Live Oak Street, Hutto TX 78634

Monday February 1, 2021 at 6:30 p.m.

Chairman Steven R. Harris	Board Member Henry Gideon
Vice-Chairman Don Carlson	Board Member Mike Arismendez
Treasurer Kevin LaFrance	Board Member Shawn Lucas

The Economic Development Corporation (EDC) and the Community Development Corporation (CDC) met in a regular Board meeting on Monday February 1, 2021 at the City Hall Council Chambers located at 500 West Live Oak Street, Hutto, TX 78634.

CALL SESSION TO ORDER

Chairman Steven Harris called the meeting to order at 6:30 p.m.

ROLL CALL

Members of the Community Development Corporation Board that were present were Chairman Steven Harris; Treasurer, Kevin LaFrance; Board member, Henry Gideon; Board Member, Shawn Lucas; and Board member, Mike Arismendez.

Vice Chairman Don Carlson was absent.

Members of staff that were present were George Hyde, EDC/CDC Board Legal Counsel; Cathie Childs, Legal Counsel; James Bryson, Financial Manager; Stacy Schmitt, City of Hutto PIO; Councilman Mike Snyder, EDC/CDC Board Liaison; and Cheri Bowman, Economic Development Specialist and Board administrator.

PUBLIC COMMENTS

No Public comments

5A. Approval of the December 7, 2020 Hutto Economic Development Corporation and the Hutto Community Development Corporation Board of Directors' meeting minutes.

MOTION: *Board member Mike Arismendez made the motion to approve the December 7, 2020 minutes as presented. Board member Shawn Lucas seconded the motion.*

ACTION: *The motion passed 4-0-1 (Chairman Steven Harris abstained)*

5B. Discussion and consider acknowledgement of the removal of Director and Corporate Secretary Lucas Evans from the Hutto Economic Development Corporation Board of Directors and the Hutto Community Development Corporation Board of Directors by the City of Hutto City Council effective January 21, 2021 and election of a new corporate secretary officer for both corporations.

MOTION: *Board member Henry Gideon made a motion to elect Board member Shawn Lucas to Secretary for both corporations. Treasurer Kevin LaFrance seconded the motion.*

ACTION: *The motion passed 5-0.*

5C. Update on the monthly financials. (James Bryson)

Financial Manager, James Bryson reported that the auditors were in last week, and will review this week.

Board member Henry Gideon asked if the sales tax numbers trending up.

James Bryson replied yes, they are. Higher is expected in June with travel.

5D. Presentation, discussion and possible action regarding payment of annual grant under the Economic Development Performance Agreement with Longhorn Real Estate Ventures, LLC and Aend Industries, Inc., entered into on or about July 11, 2018.

Tony Gabriel, with Aend, presented to the Board the history of Aend, and what the company manufactures. The hi-performance wheels are used for long board, skates, scooters, wheelchairs, hockey wheels, etc. Budgeted for 40 FTE's and currently has approx. 70 FTE's. Covid was/is a challenge, but overcame, business is up as most people are staying outdoors.

Tony is asking for the 3rd installment of the Performance Agreement, as Aend has met, and exceeded the goals set forth in the Agreement.

MOTION: *Treasurer Kevin LaFrance made a motion to accept that the terms of the Performance Agreement have been met, and to make the annual payment of $25,000 to Aend. Board member Mike Arismendez seconded the motion.*

ACTION: *The motion passed 5-0.*

5E. Presentation, discussion and possible action regarding the revised Economic Development Performance Agreement with KTonic, LLC incorporating City of Hutto comments and concerns, and adopting a resolution authorizing the Chairman to execute the re-negotiated Performance Agreement.

Greg Goodman with KTonic, LLC stated the City Council's concerns were centered around the FTE's . The feedback was good. The contract has been made cleaner.

Legal counsel suggested reviewing the Agreement in Executive Session, as well.

No action was taken at this time.

5F. Presentation, discussion and possible action or direction to staff regarding how the Corporations shall respond to marketing and leasing inquiries regarding the Megasite property.

The City of Hutto has put together marketing material for the Megasite, but needs to be updated, and available.

Chairman Steven Harris would like to have access to the marketing materials, as the Megasite is the corporation's responsibility.

No action was taken on this item.

5G. Presentation, discussion and possible action regarding Broad Reach Power LLC inquiries regarding long-term lease of the Megasite property and possible template license agreement for short-term rental of surface of Megasite property.

No action was taken on this item.

5H. Presentation, discussion and possible action regarding creating a business advisory committee of the Board of Directors.

MOTION: *Board member Henry Gideon made a motion authorizing the Chairman to lay groundwork to create a business advisory board. Secretary Shawn Lucas seconded the motion.*

ACTION: *The motion passed 5-0.*

EXECUTIVE SESSION

Executive Session began at 7:36 pm.
Board recessed 7:36 pm, returned to Executive Session at 7:43 pm
Board returned to Open Session at 9:00pm.

MOTION: *Secretary Shawn Lucas made a motion to refuse the demand by Alternative Collections, LLC for payment and direct legal counsel to respond as directed in Executive Session. Board member Mike Arismendez seconded the motion.*
ACTION: *The motion passed 5-0.*

MOTION: *Board member Henry Gideon made a motion to approve the revised Performance Agreement with KTonic, LLC, as presented in Executive Session. Secretary Shawn Lucas seconded the motion.*
ACTION: *The motion passed 5-0.*

MOTION: *Board member Henry Gideon made a motion to authorize the Chairman to perform day to day operations and direct staff and legal counsel as needed until policies are in place which will supersede this action. Treasurer Kevin LaFrance seconded the motion.*
ACTION: *The motion passed 4-1. (Board member Mike Arismendez voted nay)*

MOTION: *Treasurer Kevin LaFrance made a motion authorizing Legal Counsel to handling the corporate tax exemption as discussed in Executive Session. Board member Mike Arismendez seconded the motion.*
ACTION: *The motion passed 5-0.*

ADJOURNMENT

With no other business to conduct, the meeting was adjourned at 9:05 p.m.

Community Development Corporation

Steven Harris, Chairman

ATTEST:

Cheri Bowman, Economic Development Specialist
Business Retention Specialist