



City of Hutto

Agenda

Hutto Economic Development Corp. Type A and Type B Board of Directors Meeting Monday, November 10, 2025 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. Don Carlson, Chair
- Caitlin Morales, Secretary/Treasurer
- Mike Snyder, Board Member
- Irma Gonzalez, 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. ECONOMIC DIRECTOR'S REPORT

- 5.1. Staff will provide updates on critical projects including the Megasite, Cottonwood Properties, Williamson County Economic Development Partnership, event recaps, and upcoming events.

6. AGENDA ITEMS

- 6.1. Discuss and consider action on Resolution R-HEDC-2025-146 to approve a \$30,000.00 budget amendment for consulting services for the creation of the Hutto Tax Increment Reinvesement Zone (TIRZ) 4, also known as the Hutto SH 130 TIRZ.
- 6.2. Discuss and consider action to approve the Corporation's monthly financial report for October 2025.

- 6.3. Discuss and consider engaging the Jeff Chapman Firm as Special Counsel to assist the Corporation's General Counsel with construction contract preparation for Corporation projects initiated by the City or by the Corporation, with an engagement agreement approved as to form by the Corporation's General Counsel.
- 6.4. Discuss and consider action regarding media engagement by and on behalf of the Board. (Caitlin Morales)
- 6.5. Discuss and consider action regarding Capital Improvement Plan (CIP) Projects for consideration to be managed by the Hutto Economic Development Corporation (HEDC).
- 6.6. Discuss and consider action regarding access and road design services for the Cottonwood Properties. (Mike Snyder)
- 6.7. Discuss and consider action regarding three Economic Development Ordinances pertaining to the City of Hutto's Historic District.
- 6.8. Discuss and consider action on Resolution R-HEDC-2025-149 to approve a letter of support to Hutto City Council recommending a policy change to expedite the permitting process for commercial and industrial projects excluding Multi-Family development and adhering to the state standard review times for all residential development including both Single-Family and Multi-Family developments and authorize the Chair to sign the letter.
- 6.9. Discuss and consider action regarding Officer appointments of the Board. (Don Carlson)
- 6.10. Discuss and consider action to approve the Minutes from the Corporation's Quarterly Joint Meeting with City Council on October 2, 2025 and their Regular Meeting on October 8, 2025.

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 Sequel, Project Strat3, the Megasite project, Project Orchard, Project Core, Project Lake, Project NQ2, Project Football, Project Air, Project Sprouts, Project 2007, Project Amp, Project HWB Patio, and Project Solar; potential real estate transactions; the Peripheral Investments Bond; the loan for the Cottonwood Properties; the planning and development of the Cottonwood Properties and any related incentives; and the evaluation of available corporate funds for incentives.

8. ACTION RELATIVE TO EXECUTIVE SESSION

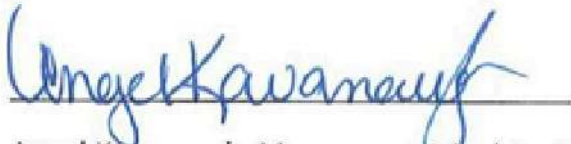
- 8.1. Discuss and consider action on Resolution R-HEDC-2025-148 to approve a Request for Proposal (RFP) for Land Planning Services for the Cottonwood Properties.
- 8.2. Discuss and consider action on Resolution R-HEDC-2025-147 to approve a budget amendment for land planning services for the Cottonwood Properties.
- 8.3. Consideration and possible action related to Executive Session agenda items, listed above.

9. FUTURE AGENDA ITEMS

10. ADJOURNMENT

11. CERTIFICATION




Angel Kavanaugh, 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.