



MEETING AGENDA

ANNA CITY COUNCIL ANNA COMMUNITY DEVELOPMENT CORPORATION ANNA ECONOMIC DEVELOPMENT CORPORATION JOINT MEETING

Thursday, June 9, 2022 @ 6:30 PM

The City Council, Community Development Corporation and Economic Development Corporation of the City of Anna will meet at 6:30 PM, on June 9, 2022, at the Anna Fire Station Conference Room, located at 305 S. Powell Parkway (Hwy 5), to consider the following items below.

- 1. Call to Order, Roll Call, and Establishment of Quorum.**
- 2. Invocation and Pledge of Allegiance.**
- 3. Neighbor Comments.**
Persons may address the Board of Directors on items not on the agenda; please observe the time limit of three (3) minutes. Members of the Board cannot comment on or deliberate statements of the public except as authorized by Section 551.042 of the Texas Government Code.
- 4. CDC-EDC Consent Agenda.**
 - a. Approve minutes from the May 5, 2022, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
 - b. Approve minutes from the May 5, 2022, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)
- 5. Individual Consideration.**
 - a. Presentation on Type A and B Corporations in Anna.
 - b. Presentation on Anna EDC/CDC Financial Position and Project Considerations.
- 6. Director's Report.**
 - a. Development Forum – July 21st
 - b. ICSC Updates
 - c. Strategic Plan Update

IMPORTANT LEGAL NOTICE: The Corporation may vote and/or act upon each of the items listed in this agenda. The Corporation reserves the right to retire into executive session concerning any of the items listed on this agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. Disabled persons who want to attend this meeting and who may need assistance should contact the City Secretary at 972-924-3325 two working days prior to the meeting so that appropriate arrangements can be made.

7. **Joint Closed Session.**

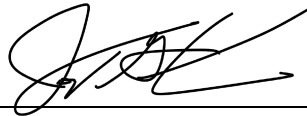
- a. Deliberate regarding the purchase, exchange, lease or value of real property. (Tex. Gov't Code §551.072) possible property acquisition; possible land sales/purchases/leases; Anna Business Park.
- b. Consult with legal counsel on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov't Code §551.071); Grant program; Lease agreement and professional services contract.
- c. Discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the Board of Directors has received from a business prospect that the Board of Directors seeks to have locate, stay, or expand in or near the territory of the City of Anna and with which the Board is conducting economic development negotiations; or, (2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1). (Tex. Gov't Code §551.087) Anna Business Park Property; potential retail and medical projects; Chamber.

8. **Reconvene into open session and take any action on joint closed session items.**

9. **Receive reports from City Council, Board Members, or staff about items of community interest.**

10. **Adjourn.**

This is to certify that I, Joey Grisham, Director of Economic Development, posted this agenda at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 5:00 p.m. on June 6, 2022.



Joey Grisham, Director of Economic Development



Item No. 2.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/9/2022
Staff Contact:

AGENDA ITEM:

Invocation and Pledge of Allegiance.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:



AGENDA ITEM:
Neighbor Comments.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 3.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/9/2022
Staff Contact:



AGENDA ITEM:
Consent Agenda.

SUMMARY:

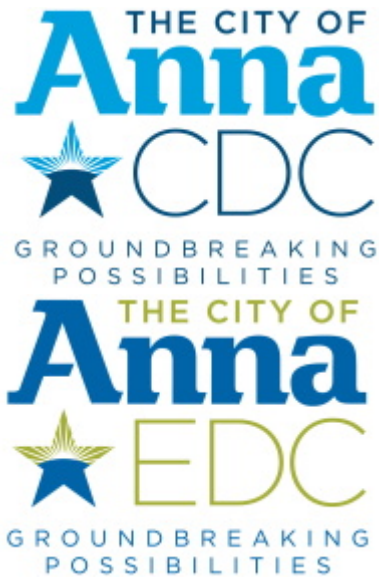
STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 4.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/9/2022
Staff Contact:



Item No. 4.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/9/2022
Staff Contact:

AGENDA ITEM:

Approve minutes from the May 5, 2022, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

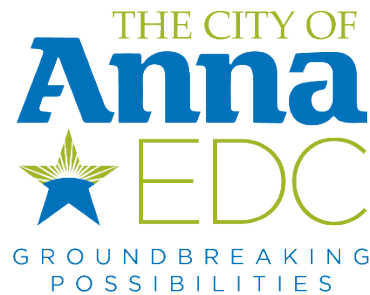
1. May 5 2022 CDC EDC Joint Meeting Minutes Draft

Officers:

Bruce Norwood, President
Shane Williams, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator



Anna Community Development Corporation and Anna Economic Development Corporation Meeting Minutes

Thursday, May 5, 2022, at 6:00 pm

City of Anna Fire Station EOC Conference Room

305 S. Powell Parkway, Anna, Texas 75409

The Anna Community Development Corporation and the Anna Economic Development Corporation conducted a meeting at 6:00 p.m. on Thursday, May 5, 2022, at the Anna Fire Station EOC Conference Room, located at 305 S. Powell Parkway (Highway 5) Anna, Texas 75409.

A video recording of the open session portions of the meeting may be viewed online at the City of Anna's website: <https://www.annatexas.gov/962/AgendasMinutes>

CDC and EDC Board Members Present: Bruce Norwood, Michelle Hawkins, Rocio Gonzalez, Kylee Kelley, and Shane Williams **CDC and EDC Board Members Absent:** None. **Others Present:** Joey Grisham (Director of Economic Development), Taylor Lough (Assistant Director of Economic Development), Kimberly Garduno (Economic Development Coordinator), Kevin Johnson (IT Director), and Lee Miller (Mayor Pro Tem).

1. Call to Order. Roll Call and Establishment of Quorum.

The meeting was called to order by Board President Bruce Norwood at 6:07 p.m.

2. Invocation and Pledge of Allegiance.

Invocation and Pledge of Allegiance were led by Bruce Norwood.

3. Neighbor Comments.

None.

4. Consent Agenda.

- a. Consider/Discuss/Act on approving minutes from the April 7, 2022, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (CDC)
- b. Consider/Discuss/Act on approving minutes from the April 7, 2022, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (EDC)

Officers:

Bruce Norwood, President
Shane Williams, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

Shane Williams made a motion on behalf of the CDC and EDC to approve the consent agenda. Michelle Hawkins seconded the motion. All were in favor. Motion passed.

5. Individual Consideration

6. Director's Report

a. ICSC ReCON Preview

Joey Grisham, Bruce Norwood, Shane Williams, and Lee Miller will be leaving for Las Vegas May 21st through May 24th. While some companies are not letting people travel, over 20,000 people are expected to attend the show. Navi Retail is setting up several meetings with prospective retailers, restaurants, grocers, and others.

b. Strategic Plan Updates

The Anna EDC sponsored the Dallas Business Journal's Best Real Estate Awards. Over 350 people were in attendance and meetings were set up after the event. An ad was also included in the latest issue on the awards. Joey Grisham spoke at an Industrial Summit last week in Dallas with the cities of Lancaster and Wilmer. Joey Grisham also spoke at the Neighborhood Services' senior luncheon. Last week Red Productions shot for the community video. Kimberly Garduno has kicked off a business retention and expansion program with a survey.

c. Downtown Update

Today staff had an internal meeting with several departments. Drainage study has kicked off. Staff is working with DART on an agreement to use their right of way and looking at a grant to update 4th Street. On Monday, the Collin County Commissioners Court voted to participate in TIRZ No. 6.

d. Business Park Update

The property closed last Friday. We expect Holt Cat will come in with a concept plan later this summer. We are planning a joint meeting between the Board and City Council for use of the Business Park proceeds. The adjoining property owner has had multiple offers for his property and may rezone for more industrial along the Collin County Outer Loop.

e. Chamber Golf Tournament

Monday, June 6th the Greater Anna Chamber of Commerce is holding its annual tournament at The Bridges Course in Gunter. The sponsorship requested by the Chamber is for two teams for \$2,500 with no refund or make up date. Bruce Norwood asked if we would have a table, which we will ask for if we sponsor. Shane Williams asked what the other levels were: \$1,500 for one team, \$800, tee sponsor is \$300 and hole sponsor is \$200. Feedback was favorable for participating.

f. Joint Meeting with City Council

We are planning a joint meeting between the Board and City Council for use of the Business Park proceeds that we expect this summer.

Officers:

Bruce Norwood, President
Shane Williams, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

7. CLOSED SESSION (exceptions):

- a. Deliberate regarding the purchase, exchange, lease or value of real property.**
(Tex. Gov't Code §551.072) possible property acquisition; possible land sale/purchase; Anna Business Park.
- b. Consult with legal counsel on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code** (Tex. Gov't Code §551.071); Grant program; Lease agreement and professional services contract.
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Rocio Gonzalez made a motion to enter closed session. Kylee Kelley seconded the motion. All were in favor. Motion passed. CDC Board entered closed session at 6:39 p.m.

8. Reconvene into open session and take any action on closed session items.

Kylee Kelley made a motion to reconvene into open session. Shane Williams seconded the motion. All were in favor. Motion passed. The CDC reconvened into open session at 6:54 p.m.

9. Receive reports from staff or Board Members about items of community interest.

Joey Grisham stated that the Parmore Anna Senior Living Groundbreaking to be held on Tuesday, May 11th at 1:00 p.m may be canceled.

Board and Commissions Orientation on Saturday, May 21st.

10. Adjourn.

Rocio Gonzalez made a motion to adjourn the meeting at 6:56 p.m. Bruce Norwood seconded the motion. All were in favor. Motion passed.

APPROVED:

ATTESTED:

Bruce Norwood
President of CDC/EDC

Rocio Gonzalez
Secretary of CDC/EDC



Item No. 4.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/9/2022
Staff Contact:

AGENDA ITEM:

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SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

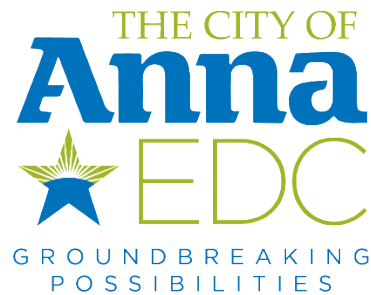
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10. Adjourn.

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APPROVED:

ATTESTED:

Bruce Norwood
President of CDC/EDC

Rocio Gonzalez
Secretary of CDC/EDC



AGENDA ITEM:
Individual Consideration.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 5.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/9/2022
Staff Contact:



Item No. 5.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/9/2022
Staff Contact:

AGENDA ITEM:

Presentation on Background and Sale of Anna Business Park.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 5.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/9/2022
Staff Contact:

AGENDA ITEM:

Presentation on Anna CDC and EDC Financial Position and Project Considerations

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:



AGENDA ITEM:
Director's Report.

SUMMARY:

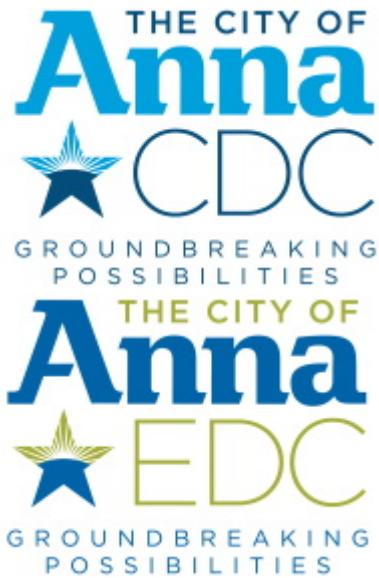
STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/9/2022
Staff Contact:



Item No. 6.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/9/2022
Staff Contact:

AGENDA ITEM:

Development Forum - July 21

SUMMARY:

Save the Date! The Anna EDC will host its second Development Forum at Anna High School on Thursday, July 21st. Breakfast and presentations will be held in Assembly Hall and a tour of the Career and Technical Education (CTE) wing and programs will be provided.

STAFF RECOMMENDATION:

ATTACHMENTS:



AGENDA ITEM:

Preliminary Budget

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/9/2022
Staff Contact:



Item No. 6.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/9/2022
Staff Contact:

AGENDA ITEM:

Strategic Plan Update

SUMMARY:

Monthly Economic Development Strategic Plan update is attached.

STAFF RECOMMENDATION:

ATTACHMENTS:

1. May 2022 Strategic Plan Update

Economic Development Strategic Plan Highlights May 2022

- Collin County Commissioner's Court Unanimously Approved Participation in the Downtown Anna TIRZ
- EDC Director Joey Grisham served as a Guest Contributor for D CEO Commercial Real Estate Newsletter
- EDC Staff and City Council celebrated Economic Development Week
- EDC Director Presented to Leadership Anna Class
- Reviewed drafts of the Anna EDC video and provided feedback on voice-over and music selections
- EDC Director and Board Members attended ICSC Vegas Conference
- Staff met with and provided tours to 8 end users looking at Police/Finance Building



Measureables

May 2022



Real Estate Broker /
Developer Meetings: 16



Business Retention /
Expansion Visits: 10



Business Park Meetings: 2



Construction / Architectural
Meetings: 3



New Newsletter
Subscribers: 30 (926 total)



Website Users: 2,108 (9%
increase in new users in 30
days)



Website Pageviews: 3,252
(12.1% increase in 30 days)



New LinkedIn Followers: 53
(826 total)



AGENDA ITEM:
Closed Session.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 7.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/9/2022
Staff Contact:



Item No. 8.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/9/2022
Staff Contact:

AGENDA ITEM:

Reconvene into open session and take any action on closed session items.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 9.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/9/2022
Staff Contact:

AGENDA ITEM:

Receive reports from staff or Board Members about items of community interest.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS: