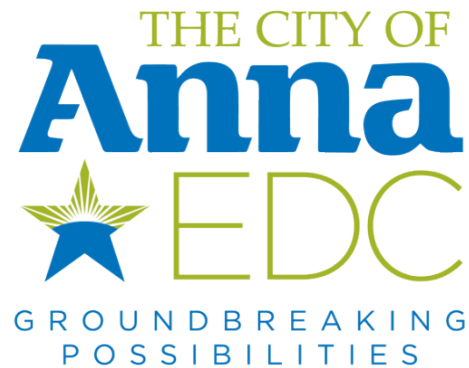




**MEETING AGENDA  
ANNA COMMUNITY DEVELOPMENT CORPORATION  
AND  
ANNA ECONOMIC DEVELOPMENT CORPORATION**

**Thursday, July 7, 2022 @ 6:00 PM**

**The EDC/CDC of the City of Anna will meet at 6:00 PM, on July 7, 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. **Consent Agenda.**
  - a. Approve minutes from the June 9, 2022, Joint City Council and Community Development Corporation Meeting. (CDC)
  - b. Approve minutes from the June 9, 2022, Joint City Council and Economic Development Corporation Meeting. (EDC)
5. **Individual Consideration.**
  - a. Receive Preliminary FY2022-23 Budget Presentation.
  - b. Consider/Discuss/Act on a resolution updating the expenditure of funds for maintenance and operation of the Inc-Cube security system. (EDC)
  - c. Consider/Discuss/Act on a resolution adopting a Downtown Anna Economic Development Incentive Policy. (CDC) (EDC)
  - d. Consider/Discuss/Act on a resolution approving an agreement with Swimming Duck, LLC for digital media services. (CDC)

6. **Director's Report.**
  - a. Development Forum - July 21st
  - b. Strategic Plan Update
  - c. Special Meeting July 28th and Cancel August 4th Meeting
  - d. Financial Report/Sales Tax Update
7. **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 sale/purchase; Inc-Cube Building.
  - 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.
8. **Reconvene into open session and take any action on closed session items.**
9. **Receive reports from staff or Board Members 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 July 1, 2022.

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Joey Grisham, Director of Economic  
Development



Item No. 2.

EDC/CDC Agenda  
Staff Report

Meeting Date: 7/7/2022  
Staff Contact:

**AGENDA ITEM:**

**Invocation and Pledge of Allegiance.**

**SUMMARY:**

**STAFF RECOMMENDATION:**

**ATTACHMENTS:**



Item No. 3.

EDC/CDC Agenda  
Staff Report

Meeting Date: 7/7/2022  
Staff Contact:

**AGENDA ITEM:**

**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.*

**SUMMARY:**

**STAFF RECOMMENDATION:**

**ATTACHMENTS:**



**AGENDA ITEM:**  
**Consent Agenda.**

**SUMMARY:**

**STAFF RECOMMENDATION:**

**ATTACHMENTS:**

Item No. 4.

EDC/CDC Agenda  
Staff Report

Meeting Date: 7/7/2022  
Staff Contact:



Item No. 4.a.

EDC/CDC Agenda  
Staff Report

Meeting Date: 7/7/2022  
Staff Contact:

**AGENDA ITEM:**

Approve minutes from the June 9, 2022, Joint City Council and Community Development Corporation Meeting. (CDC)

**SUMMARY:**

**STAFF RECOMMENDATION:**

**ATTACHMENTS:**

1. June 9 2022 Council CDC EDC Joint Meeting Minutes Draft



**Anna City Council / Anna Community Development Corporation and Anna  
Economic Development Corporation Joint Meeting**

**Minutes**

**Thursday, June 9, 2022, at 6:30 pm  
City of Anna Fire Station EOC Conference Room  
305 S. Powell Parkway, Anna, Texas 75409**

The Anna City Council and Anna Community Development Corporation and the Anna Economic Development Corporation conducted a meeting at 6:30 p.m. on Thursday, June 9, 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>

**City Council Members Present:** Mayor Nate Pike, Pete Cain, Stan Carver, Randy Atchley, Danny Ussery and Lee Miller

**City Council Members Absent:** Kevin Toten

**CDC and EDC Board Members Present:** Michelle Hawkins, Rocio Gonzalez, Kylee Kelley, and Gina Maria-Ottavio

**CDC and EDC Board Members Absent:** Bruce Norwood, Shane Williams and Ronald Kerr

**Staff Present:** Joey Grisham (Director of Economic Development), Kimberly Garduno (Economic Development Coordinator), Greg Peters (Director of Public Works) and Chris Talbot (IT Systems Administrator)

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

Mayor Nate Pike called the meeting to order at 6:45 p.m. on behalf of the City Council.

Board Secretary Rocio Gonzalez called the meeting to order at 6:45 p.m. on behalf of the Anna Community Development Corporation and the Anna Economic Development Corporation.

**2. Invocation and Pledge of Allegiance.**

Invocation and Pledge of Allegiance were led by Mayor Nate Pike.

**3. Neighbor Comments.**

None.

#### **4. Consent Agenda.**

- a. Consider/Discuss/Act on approving minutes from the May 5, 2022, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (CDC)
- b. Consider/Discuss/Act on approving minutes from the May 5, 2022, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (EDC)

*Gina Maria-Ottavio made a motion on behalf of the CDC and EDC to approve the consent agenda. Kylee Kelley seconded the motion. All were in favor. Motion passed.*

#### **5. Individual Consideration**

- a. Presentation on Background and Sale of Anna Business Park

Joey Grisham provided an overview of the Type A and B Corporation structure and funding mechanisms as defined under state law. He explained that the CDC/EDC Boards adopted an Economic Development Strategic Plan in 2020 that was based on the City Council Strategic Plan from 2019. The plan focused on recruiting new companies, attracting retail, and creating a vibrant Downtown district among other priorities. Since the Business Park sold, it is time to identify which projects the Board and Council would like to fund with the proceeds of the sale.

- b. Presentation on Anna CDC Financial Position and Project Considerations

Jim Sabonis and Andre Ayala with Hilltop Securities provided a presentation and overview of Anna Community Development Corporation's existing debt, financial considerations and current debt capacity.

Mayor Nate Pike asked if interest rates will continue to rise or level off in the future. Jim Sabonis explained rates may fluctuate as the economy deals with inflation and primary elections, however the City's strong bond rating helps secure a good interest rate.

Joey Grisham introduced Greg Peters, Public Works Director, to discuss the Downtown Drainage, Water and Wastewater Study being funded by the CDC, gateway/wayfinding signage, considerations of burying franchise utilities, current and planned street projects, and water/wastewater upgrades. Since Anna's Downtown does not currently have an underground storm system, the CDC retained engineering firm Teague, Nall and Perkins to conduct a comprehensive drainage study of the downtown area. Funding from the federal American Rescue Plan Act will also be used to help upgrade the area's aging underground infrastructure. The City's Capital Improvement Plan identified multiple areas in Downtown's core in need of street and parking enhancements. Before maintenance work can begin, staff must work with multiple agencies, including DART and TxDOT, for Right-of-Way approvals.

Stan Carver inquired about the level of communication between the City and DART. Greg explained despite DART's turnover, staff discovered a contact with DART and

communication is much better. Stan expressed concerns about detention ponds in Downtown to prevent runoff. Greg emphasized there are several viable options, although costs of construction, land value and FEMA regulations should be considered. Greg stated he will work with TNP to identify a cost-effective solution.

Randy Atchley asked the timeline and completion date of the Water/Wastewater study. Greg mentioned the timeline and completion date can be adjusted if certain phases are condensed.

Gina Maria-Ottavio asked what specific sections of Downtown will be covered utilizing American Rescue Plan Act COVID funds and if future design plans include vertical parking structures. Greg stated current funding covers improvements in Anna's Downtown Core and Phase I will focus on improving street-level parking. Jim Proce reminded Council that DART has the option to end the City's lease agreement for parking in their right-of-way. DART adheres to a minimum of five years advance notification which gives staff time to reconfigure parking options if the agreement is terminated.

Joey Grisham described additional programs to spur Downtown investment, including an incentive program for businesses and trail connections. He will continue to work with staff to implement Gateway Signage and the Wayfinding Master Plan.

Mayor Nate Pike commended staff for their work on the sale of the business park and wayfinding and signage plan. He stated the importance of prioritizing infrastructure and utility projects to incentivize commercial and retail developments in Downtown.

Lee Miller discussed the history of previous Downtown Revitalization plans and the importance of signage to distinguish Downtown's core.

Stan Carver asked about funding mechanisms for trail connections in Downtown. Joey mentioned multiple funding options including Parks and Recreation and the County's participation in Tax Increment Reinvestment Zone (TIRZ) Number 6. He further stated projects should focus on public infrastructure to create catalyst projects.

## **6. Director's Report**

### **a. Development Forum – July 21**

The 2<sup>nd</sup> Development Forum will take place on Wednesday, July 21 at the new City Hall. This year staff anticipates over 100 attendees. Staff will send out notifications to Council and the Board.

### **b. ICSC Las Vegas Updates**

ICSC Las Vegas was a success; Joey Grisham, Shane Williams, Lee Miller and Bruce Norwood met with many developers, retailers, and retail brokers interested in Anna.

### **c. Strategic Plan Update**

Collin County Commissioner's Court unanimously approved participation in the Downtown TIRZ Number 6. EDC Director Joey Grisham served as a guest contributor for D CEO Commercial Real Estate Newsletter. He presented to Anna's Leadership

Class sponsored by the Chamber and staff met with several breweries and conducted tours of the Police and Finance building.

**7. JOINT 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.
- 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.

*Mayor Nate Pike made a motion to enter closed session at 8:34 p.m.*

*Rocio Gonzalez made a motion on behalf of the CDC and EDC to enter closed session at 8:34 p.m.*

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

*Mayor Nate Pike made a motion to reconvene into open session at 9:08 p.m.*

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

Joey Grisham stated that the Parmore Anna Senior Living Groundbreaking to be held on Tuesday, June 14<sup>th</sup> at 1:00 p.m.

**10. Adjourn.**

*Rocio Gonzalez made a motion on behalf of the CDC and EDC to adjourn the meeting at 9:08 p.m.*

**APPROVED:**

**ATTESTED:**

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Nate Pike  
Mayor

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Carrie Land  
City Secretary

**APPROVED:**

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Bruce Norwood  
President of CDC/EDC

**ATTESTED:**

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Rocio Gonzalez  
Secretary of CDC/EDC



Item No. 4.b.

EDC/CDC Agenda  
Staff Report

Meeting Date: 7/7/2022  
Staff Contact:

**AGENDA ITEM:**

Approve minutes from the June 9, 2022, Joint City Council and Economic Development Corporation Meeting. (EDC)

**SUMMARY:**

**STAFF RECOMMENDATION:**

**ATTACHMENTS:**

1. June 9 2022 Council CDC EDC Joint Meeting Minutes Draft



**Anna City Council / Anna Community Development Corporation and Anna  
Economic Development Corporation Joint Meeting**

**Minutes**

**Thursday, June 9, 2022, at 6:30 pm  
City of Anna Fire Station EOC Conference Room  
305 S. Powell Parkway, Anna, Texas 75409**

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**CDC and EDC Board Members Absent:** Bruce Norwood, Shane Williams and Ronald Kerr

**Staff Present:** Joey Grisham (Director of Economic Development), Kimberly Garduno (Economic Development Coordinator), Greg Peters (Director of Public Works) and Chris Talbot (IT Systems Administrator)

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

Mayor Nate Pike called the meeting to order at 6:45 p.m. on behalf of the City Council.

Board Secretary Rocio Gonzalez called the meeting to order at 6:45 p.m. on behalf of the Anna Community Development Corporation and the Anna Economic Development Corporation.

**2. Invocation and Pledge of Allegiance.**

Invocation and Pledge of Allegiance were led by Mayor Nate Pike.

**3. Neighbor Comments.**

None.

#### **4. Consent Agenda.**

- a. Consider/Discuss/Act on approving minutes from the May 5, 2022, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (CDC)
- b. Consider/Discuss/Act on approving minutes from the May 5, 2022, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (EDC)

*Gina Maria-Ottavio made a motion on behalf of the CDC and EDC to approve the consent agenda. Kylee Kelley seconded the motion. All were in favor. Motion passed.*

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## **6. Director's Report**

### **a. Development Forum – July 21**

The 2<sup>nd</sup> Development Forum will take place on Wednesday, July 21 at the new City Hall. This year staff anticipates over 100 attendees. Staff will send out notifications to Council and the Board.

### **b. ICSC Las Vegas Updates**

ICSC Las Vegas was a success; Joey Grisham, Shane Williams, Lee Miller and Bruce Norwood met with many developers, retailers, and retail brokers interested in Anna.

### **c. Strategic Plan Update**

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Class sponsored by the Chamber and staff met with several breweries and conducted tours of the Police and Finance building.

**7. JOINT 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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*Mayor Nate Pike made a motion to enter closed session at 8:34 p.m.*

*Rocio Gonzalez made a motion on behalf of the CDC and EDC to enter closed session at 8:34 p.m.*

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

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

Joey Grisham stated that the Parmore Anna Senior Living Groundbreaking to be held on Tuesday, June 14<sup>th</sup> at 1:00 p.m.

**10. Adjourn.**

*Rocio Gonzalez made a motion on behalf of the CDC and EDC to adjourn the meeting at 9:08 p.m.*

**APPROVED:**

**ATTESTED:**

---

Nate Pike  
Mayor

---

Carrie Land  
City Secretary

**APPROVED:**

---

Bruce Norwood  
President of CDC/EDC

**ATTESTED:**

---

Rocio Gonzalez  
Secretary of CDC/EDC



**AGENDA ITEM:**  
**Individual Consideration.**

**SUMMARY:**

**STAFF RECOMMENDATION:**

**ATTACHMENTS:**

Item No. 5.

EDC/CDC Agenda  
Staff Report

Meeting Date: 7/7/2022  
Staff Contact:



Item No. 5.a.

EDC/CDC Agenda  
Staff Report

Meeting Date: 7/7/2022  
Staff Contact:

**AGENDA ITEM:**

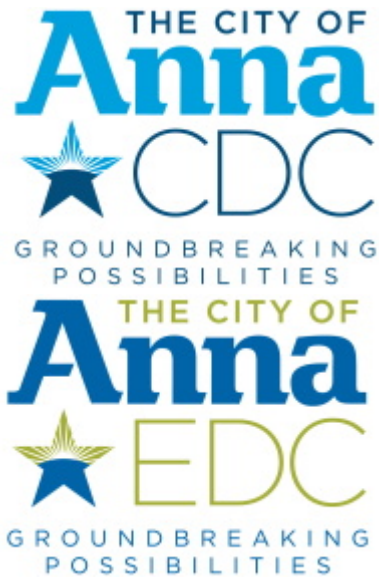
Receive Preliminary FY2022-23 Budget Presentation.

**SUMMARY:**

Staff will go over FY 23 Budget projections and recommendations.

**STAFF RECOMMENDATION:**

**ATTACHMENTS:**



Item No. 5.b.

EDC/CDC Agenda  
Staff Report

Meeting Date: 7/7/2022  
Staff Contact:

**AGENDA ITEM:**

Consider/Discuss/Act on a resolution updating the expenditure of funds for maintenance and operation of the Inc-Cube security system. (EDC)

**SUMMARY:**

Since the Economic Development and City Staff are vacating the Inc Cube, staff recommends paying off the remaining balance for the Stanley Security contract.

**STAFF RECOMMENDATION:**

Approve.

**ATTACHMENTS:**

1. Stanley Security Contract Resolution

**ANNA ECONOMIC DEVELOPMENT CORPORATION**

**RESOLUTION NO. 7.07.2022**

**A RESOLUTION OF THE ANNA ECONOMIC DEVELOPMENT CORPORATION  
UPDATING THE EXPENDITURE OF FUNDS FOR THE MANAGEMENT AND  
OPERATION OF THE SECURITY SYSTEM FOR 312 NORTH POWELL PARKWAY**

**WHEREAS**, the Economic Development Corporation (the “EDC”) wishes to expend funds to take over management and operation of the security system currently installed for property at 312 N. Powell Parkway.

**NOW THEREFORE, BE IT RESOLVED BY THE ANNA ECONOMIC DEVELOPMENT CORPORATION, THAT:**

**Section 1. Recitals Incorporated**

The recitals set forth above are incorporated herein for all purposes as if set forth in full.

**Section 2. Approval of Funding**

The EDC hereby authorizes the Economic Development Director to update the expenditure of funds with Stanley Services and charge the EDC’s maintenance and building repair line item in an amount not to exceed \$10,502.48 in the Fiscal Year 2022-2023 for operation and management of the security system by Stanley Security for the property located at 312 N. Powell Parkway.

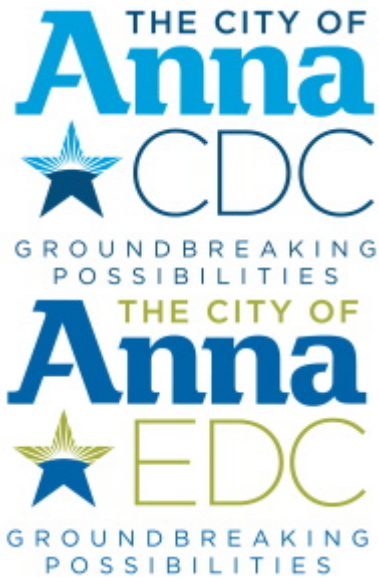
PASSED AND APPROVED by the Anna Economic Development Corporation this 7th day of July 2022.

APPROVED:

ATTEST:

\_\_\_\_\_  
Bruce Norwood, EDC President

\_\_\_\_\_  
Rocio Gonzalez, EDC Secretary



Item No. 5.c.

EDC/CDC Agenda  
Staff Report

Meeting Date: 7/7/2022  
Staff Contact:

**AGENDA ITEM:**

Consider/Discuss/Act on a resolution adopting a Downtown Anna Economic Development Incentive Policy. (EDC) (CDC)

**SUMMARY:**

Following the adoption of the Downtown Master Plan, staff created a Downtown Anna Economic Development Incentive Policy to help foster and promote such development and redevelopment in the heart of Anna.

Each application for an incentive will continue to be evaluated on a case-by-case basis by the Economic Development Corporation (EDC), Community Development Corporation (CDC), and the City of Anna. Incentive funds may be granted from all, some, or one of the entities listed above, depending on the request.

**STAFF RECOMMENDATION:**

**ATTACHMENTS:**

1. EDC Resolution Downtown Anna Incentive Program 2022
2. Exhibit A Resolution Downtown Anna Incentive Program 2022
3. CDC Resolution Downtown Anna Incentive Program 2022

## **ANNA ECONOMIC DEVELOPMENT CORPORATION**

### **RESOLUTION NO. 7.09.2022**

**A RESOLUTION OF THE ANNA ECONOMIC DEVELOPMENT CORPORATION APPROVING A DOWNTOWN ANNA ECONOMIC DEVELOPMENT INCENTIVE POLICY TO PROMOTE ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY OF ANNA DOWNTOWN NEIGHBORHOOD; ESTABLISHING GUIDELINES AND CRITERIA; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Texas Development Corporation Act ("the Act"), now codified in Chapters 501-505 of the Texas Local Government Code, authorizes communities to collect Type A and/or Type B economic development sales and use taxes, and

**WHEREAS**, the Anna City Council, with input and guidance from Anna neighbors, adopted a Downtown Master Plan to provide a vision and implementation of investment in the Downtown Anna Neighborhood, and

**WHEREAS**, the EDC desires to attract high-quality developments and the creation of new jobs to stimulate business and commercial activity in the Downtown Anna neighborhood, and

**WHEREAS**, the EDC recognizes that it may be necessary to provide economic development incentives, and

**WHEREAS**, upon full review and consideration, the EDC wishes to adopt a Downtown Anna Economic Development Incentive Policy, attached hereto as Exhibit A, to stimulate business and commercial activity and attract new jobs to Downtown Anna;

**NOW THEREFORE, BE IT RESOLVED BY THE ANNA ECONOMIC DEVELOPMENT CORPORATION, THAT:**

#### **Section 1. Recitals Incorporated**

The recitals set forth above are incorporated herein for all purposes as if set forth in full.

#### **Section 2. Adoption of Policy**

The Board of Directors of the Anna Economic Development Corporation hereby approve and adopt the Downtown Anna Economic Development Incentive Policy.

PASSED AND APPROVED by the Anna Economic Development Corporation this 7<sup>th</sup> day of July 2022.

APPROVED:

ATTEST:

---

Bruce Norwood, EDC President

---

Rocio Gonzalez, EDC Secretary

# Exhibit A

## Downtown Anna Economic Development Incentive Program Guidelines

In 2019, the Anna City Council adopted a new strategic plan that heavily focused on economic development, including making Downtown Anna a vibrant destination. In April 2021, the Anna City Council adopted a new Downtown Master Plan that identified action steps to help achieve success. To help foster and promote such development and redevelopment in the heart of Downtown Anna, the following policy was created.

Each application for an incentive will be evaluated on a case-by-case basis by the Economic Development Corporation (EDC), Community Development Corporation (CDC), and the City of Anna. Incentive funds may be granted from all, some, or one of the entities listed above depending on the request.

All projects must be located within the Downtown Neighborhood District as defined by the City of Anna Downtown Master Plan. Application is not a guarantee of award. Those receiving incentives will also be required to enter into a performance agreement.

### Existing Building Matching Grants

The purpose of this grant is to encourage property owners and tenants to improve the interior and exterior of existing buildings, the overall appearance of the Downtown core, and contribute meaningful additions to the public realm.

This grant matches 50% of approved project costs, not to exceed \$10,000 for exterior projects and matches 25% of approved project costs, not to exceed \$10,000 for interior projects.

Applications and awards may be made for any of the reimbursable **exterior** activities listed below and may be combined for any single property or project:

- Improvements to an existing exterior structure
- Improvements to public facing façade(s)
- Signage
- Public art
- Seating
- Utility relocation
- General building/property beautification including landscaping

Applications and awards may be made for any of the reimbursable **interior** activities listed below and may be combined for any single property or project:

- Remodeling for the public benefit
- General maintenance such as HVAC, plumbing, electrical, etc. is ineligible.

Applications must be made prior to work beginning. No grants will be awarded for work that has already been started, in progress, or completed.

Work must begin within eight months from the date of award (two months for permitting and six months for construction).

Grant funds are paid out on a reimbursement basis once completed work has been verified by City staff as compliant with the plans proposed in the approved application.

Any deviation from the approved grant project may result in the total or partial withdrawal of the grant. Grants are awarded as a single payment to the applicant. If an applicant is awarded a grant for any work performed pursuant to this program and the work is altered for any reason within one year from the date of construction, the applicant may be required to reimburse the City of Anna immediately for the full amount of the grant. Further, if a property is listed for sale and/or leased to a tenant for a purpose not originally intended by the grant application within one year of reimbursement, the applicant may be required to reimburse the City of Anna immediately for the full amount of the grant.

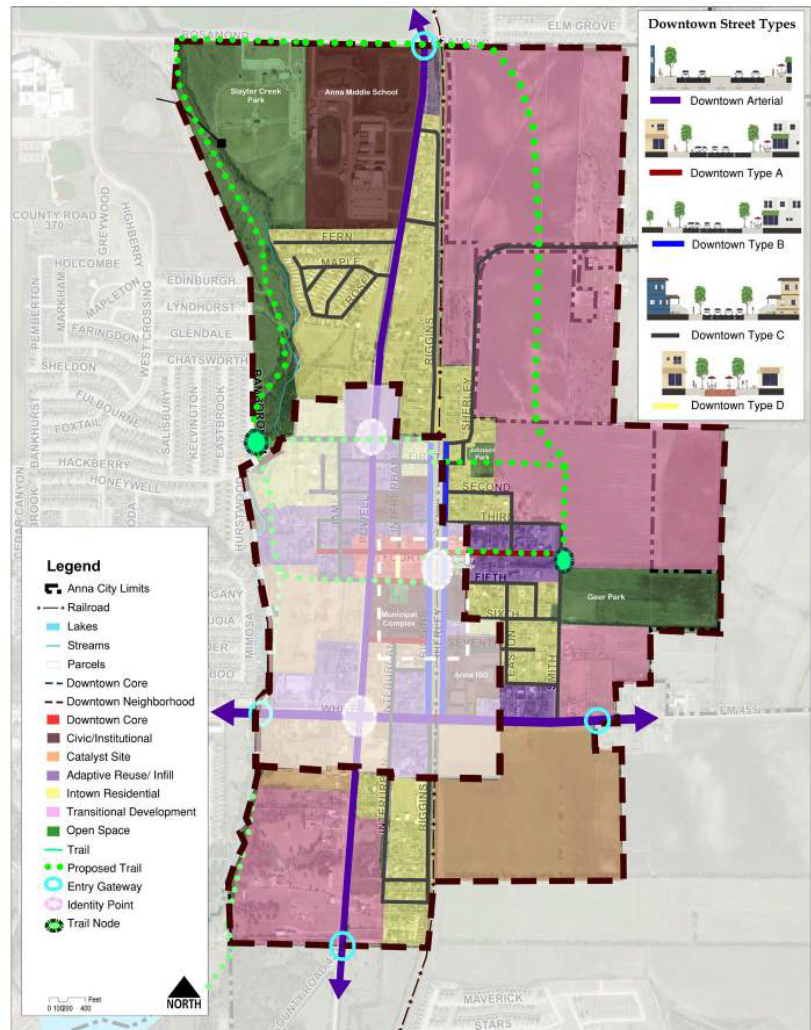
## New Development and Redevelopment Grants

The purpose of this grant is to incentivize major enhancements within the Downtown Neighborhood with the construction of (a) new structure(s) or redevelopment beyond the scope of the Existing Building Matching Grant. Development and redevelopment projects are reviewed on a case-by-case basis. Chapter 380 of the Texas Local Government Code gives municipalities the authority to make enter into agreements to further economic development. These agreements may include grants of property, fee and permit waivers or reductions, infrastructure assistance, rent subsidies, cash reimbursements, etc. Special weight will be given to projects that meet the intent of the Downtown Master Plan and further the vision.

## Grease Trap Rebate

The City may consider a rebate equal to 50% of the cost to purchase and install or upgrade an existing grease trap up to a maximum of \$7,500 per project.

### Downtown Neighborhood District



# Exhibit A

## Downtown Anna Economic Development Incentive Program Guidelines

In 2019, the Anna City Council adopted a new strategic plan that heavily focused on economic development, including making Downtown Anna a vibrant destination. In April 2021, the Anna City Council adopted a new Downtown Master Plan that identified action steps to help achieve success. To help foster and promote such development and redevelopment in the heart of Downtown Anna, the following policy was created.

Each application for an incentive will be evaluated on a case-by-case basis by the Economic Development Corporation (EDC), Community Development Corporation (CDC), and the City of Anna. Incentive funds may be granted from all, some, or one of the entities listed above depending on the request.

All projects must be located within the Downtown Neighborhood District as defined by the City of Anna Downtown Master Plan. Application is not a guarantee of award. Those receiving incentives will also be required to enter into a performance agreement.

### Existing Building Matching Grants

The purpose of this grant is to encourage property owners and tenants to improve the interior and exterior of existing buildings, the overall appearance of the Downtown core, and contribute meaningful additions to the public realm.

This grant matches 50% of approved project costs, not to exceed \$10,000 for exterior projects and matches 25% of approved project costs, not to exceed \$10,000 for interior projects.

Applications and awards may be made for any of the reimbursable **exterior** activities listed below and may be combined for any single property or project:

- Improvements to an existing exterior structure
- Improvements to public facing façade(s)
- Signage
- Public art
- Seating
- Utility relocation
- General building/property beautification including landscaping

Applications and awards may be made for any of the reimbursable **interior** activities listed below and may be combined for any single property or project:

- Remodeling for the public benefit
- General maintenance such as HVAC, plumbing, electrical, etc. is ineligible.

Applications must be made prior to work beginning. No grants will be awarded for work that has already been started, in progress, or completed.

Work must begin within eight months from the date of award (two months for permitting and six months for construction).

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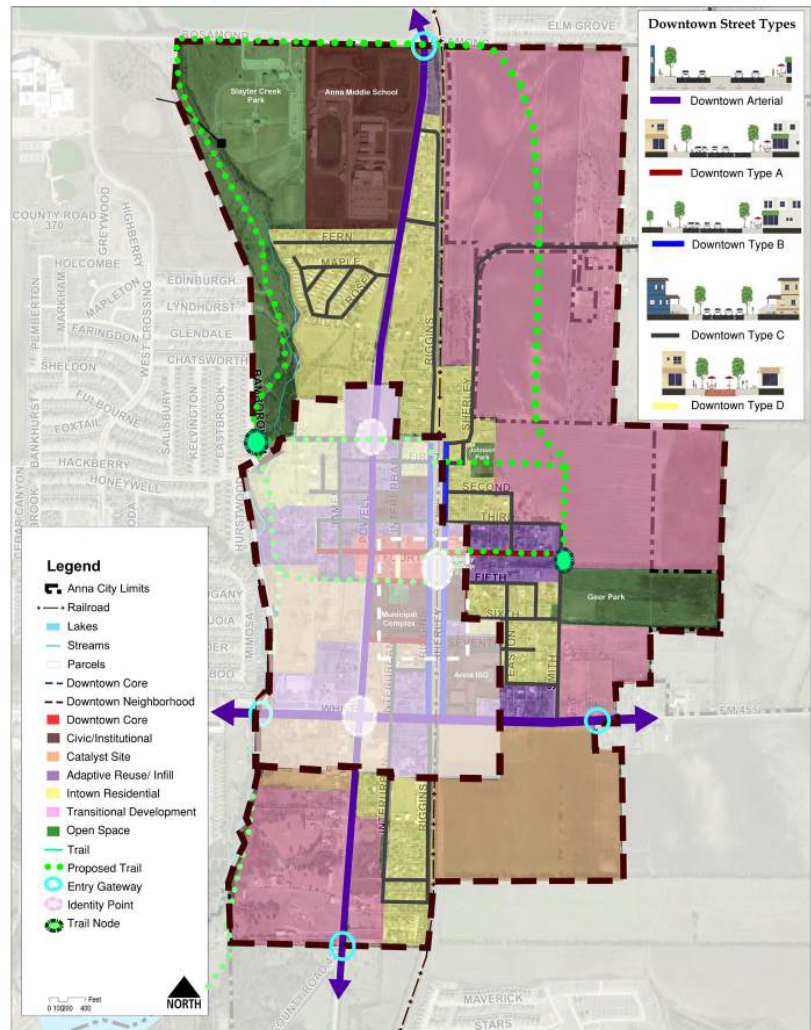
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### Downtown Neighborhood District



## **ANNA COMMUNITY DEVELOPMENT CORPORATION**

### **RESOLUTION NO. 7.08.2022**

**A RESOLUTION OF THE ANNA COMMUNITY DEVELOPMENT CORPORATION APPROVING A DOWNTOWN ANNA ECONOMIC DEVELOPMENT INCENTIVE POLICY TO PROMOTE ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY OF ANNA DOWNTOWN NEIGHBORHOOD; ESTABLISHING GUIDELINES AND CRITERIA; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Texas Development Corporation Act (“the Act”), now codified in Chapters 501-505 of the Texas Local Government Code, authorizes communities to collect Type A and/or Type B economic development sales and use taxes, and

**WHEREAS**, the residents of the City of Anna “City” passed an election approving the collection of sales and use tax for the benefit of a Type B Corporation called the Anna Community Development Corporation (“CDC”), and

**WHEREAS**, the Anna City Council, with input and guidance from Anna neighbors, adopted a Downtown Master Plan to provide a vision and implementation of investment in the Downtown Anna Neighborhood, and

**WHEREAS**, the CDC desires to attract high-quality developments and the creation of new jobs to stimulate business and commercial activity in the Downtown Anna neighborhood, and

**WHEREAS**, the CDC recognizes that it may be necessary to provide economic development incentives, and

**WHEREAS**, upon full review and consideration, the CDC wishes to adopt a Downtown Anna Economic Development Incentive Policy, attached hereto as Exhibit A, to stimulate business and commercial activity and attract new jobs to Downtown Anna;

**NOW THEREFORE, BE IT RESOLVED BY THE ANNA ECONOMIC DEVELOPMENT CORPORATION, THAT:**

#### **Section 1. Recitals Incorporated**

The recitals set forth above are incorporated herein for all purposes as if set forth in full.

#### **Section 2. Adoption of Policy**

The Board of Directors of the Anna Community Development Corporation hereby approve and adopt the Downtown Anna Economic Development Incentive Policy.

PASSED AND APPROVED by the Anna Community Development Corporation this  
7<sup>th</sup> day of July 2022.

APPROVED:

ATTEST:

---

Bruce Norwood, CDC President

---

Rocio Gonzalez, CDC Secretary

# Exhibit A

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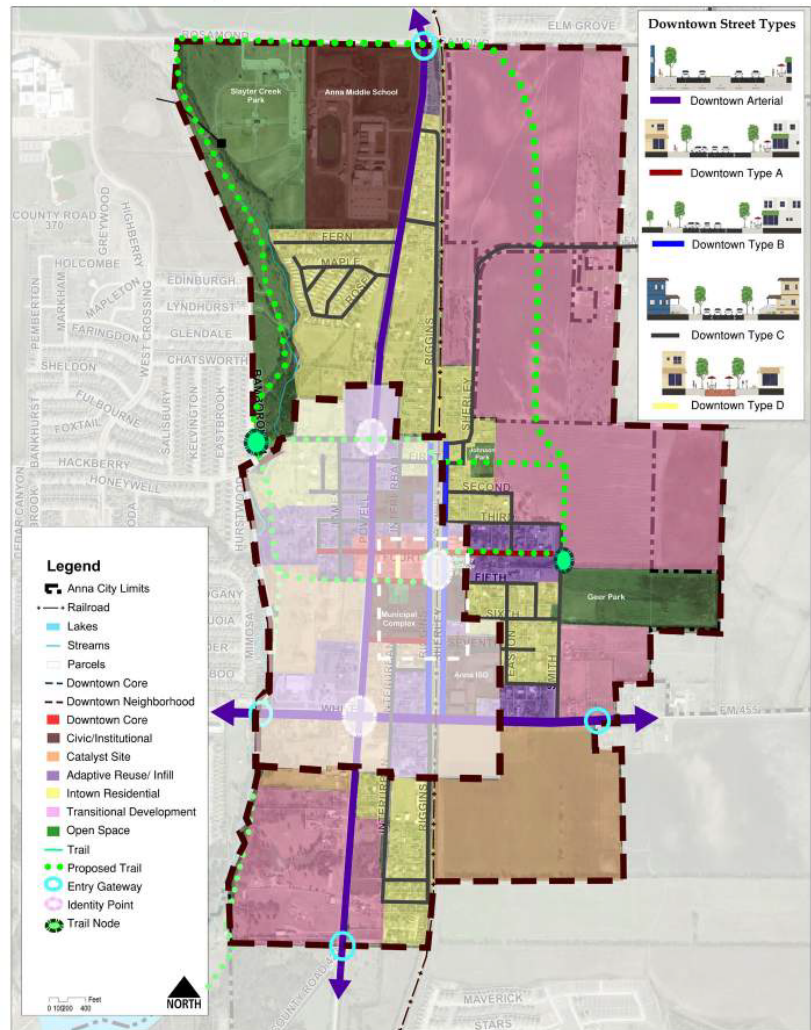
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### Downtown Neighborhood District





Item No. 5.d.

EDC/CDC Agenda  
Staff Report

Meeting Date: 7/7/2022  
Staff Contact:

**AGENDA ITEM:**

Consider/Discuss/Act on a resolution approving an agreement with Swimming Duck, LLC for digital media services. (CDC)

**SUMMARY:**

**STAFF RECOMMENDATION:**

Staff recommends taking no action on this item--we plan to bring it back at a future meeting.

**ATTACHMENTS:**



**AGENDA ITEM:**  
**Director's Report.**

**SUMMARY:**

**STAFF RECOMMENDATION:**

**ATTACHMENTS:**

Item No. 6.

EDC/CDC Agenda  
Staff Report

Meeting Date: 7/7/2022  
Staff Contact:



Item No. 6.a.

EDC/CDC Agenda  
Staff Report

Meeting Date: 7/7/2022  
Staff Contact:

**AGENDA ITEM:**

Development Forum - July 21st

**SUMMARY:**

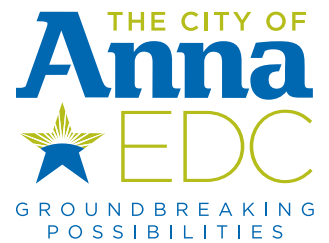
Our next Development Forum will take place on Thursday, July 21st, at the Anna High School--networking begins at 9 am, and the program kicks off at 9:45 am.

**STAFF RECOMMENDATION:**

**ATTACHMENTS:**

1. Anna Economic Development Forum Flyer 2022

# Wide open for business.



## Anna Economic Development Forum

(Target Audience is developers, brokers and commercial real estate professionals)

Thursday, July 21, 2022

*Breakfast and Networking - 9 a.m.*

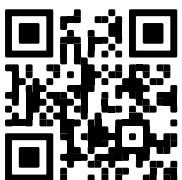
*Welcome from Mayor Nate Pike - 9:45 a.m.*

**Anna High School Assembly Hall**  
1107 W Rosamond Pkwy  
Anna, TX 75409

*Sponsored by*  
**CAREY COX**  
A REAL ESTATE COMPANY

Please join us for our **2022 Economic Development Forum** to learn more about the City of Anna, the exciting projects happening in our community and the opportunities still available. The event will feature networking, breakfast sponsored by Carey Cox Real Estate and representatives from the City of Anna, the Anna CDC/EDC Board, Anna ISD and the Anna EDC. The forum will wrap with a tour of Anna ISD's Career & Technical Education (CTE) wing at Anna High School.

Following the event, we hope you will visit our local establishments to enjoy lunch.



**Please RSVP:**

<https://tinyurl.com/2b399jwe>  
using the **QR code**.  
(Space is limited)

To learn how Anna can help  
build a framework for future  
growth and opportunity,  
visit [opportunityannatx.com](https://opportunityannatx.com)



**AGENDA ITEM:**

Strategic Plan Update

**SUMMARY:**

**STAFF RECOMMENDATION:**

**ATTACHMENTS:**

1. June 2022 Strategic Plan Update

Item No. 6.b.

EDC/CDC Agenda  
Staff Report

Meeting Date: 7/7/2022  
Staff Contact:

# Economic Development Strategic Plan Highlights June 2022

- Sponsored Annual Chamber Golf Tournament
- Assistant Director attended Texas City Management Association's Annual Conference and received the Assistant of the Year Award in Memory of Valerie Bradley
- Attended Parmore Anna Senior Living Groundbreaking Ceremony
- Assistant Director facilitated the "Solutions Room" session at IEDC's Future Forum conference in Richardson, TX
- Worked with Cooksey Communications to supply drone footage and review final cuts for EDC Marketing Video
- Staff met internally with various dept. to discuss the conveyance of 111 S. Powell from the City to the EDC



# Measureables

**June 2022**



Real Estate Broker /  
Developer Meetings: 16



Business Retention /  
Expansion Visits: 3



Business Park Meetings: 2



Construction / Architectural  
Meetings: 3



New Newsletter  
Subscribers: 31 (927 total)



Website Users: 2,148 (2%  
increase in new users in 30  
days)



Website Pageviews: 3,193  
(1.8% decrease in 30 days)



New LinkedIn Followers: 25  
(851 total)



Item No. 6.c.

EDC/CDC Agenda  
Staff Report

Meeting Date: 7/7/2022  
Staff Contact:

**AGENDA ITEM:**

Special Meeting July 28th and Cancel August 4th Meeting

**SUMMARY:**

Since the EDC and CDC are required to approve their budgets within 60 days of the new FY, staff recommends a special meeting on July 28.

**STAFF RECOMMENDATION:**

**ATTACHMENTS:**



Item No. 6.d.

EDC/CDC Agenda  
Staff Report

Meeting Date: 7/7/2022  
Staff Contact:

**AGENDA ITEM:**

Financial Report/Sales Tax Update

**SUMMARY:**

**STAFF RECOMMENDATION:**

**ATTACHMENTS:**

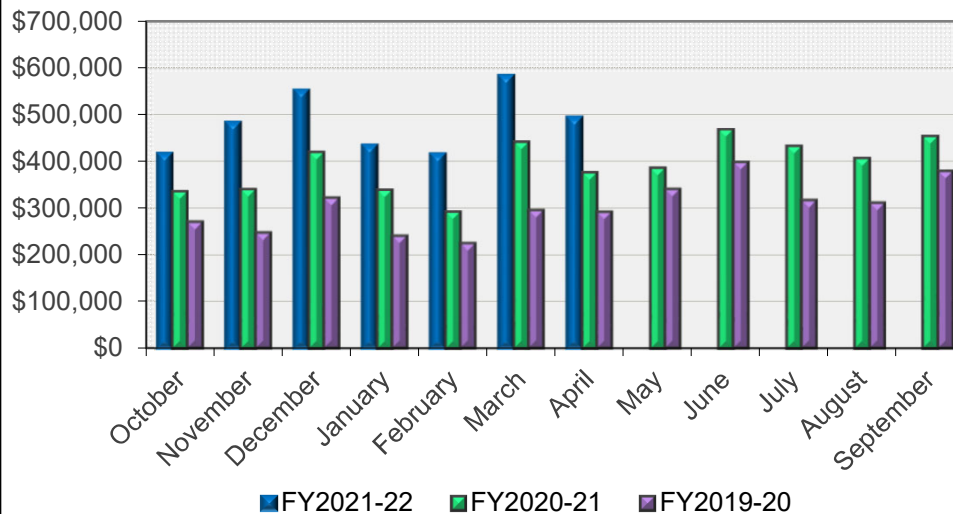
1. 2022 Monthly Sales Tax Report\_April
2. April CDC SALES TAX COLLECTIONS FY22

**CITY OF ANNA**  
**Schedule of Sales Tax Collections**  
*For the month April 30, 2022*

|           | 2021-22 Collections<br>Monthly | % Change<br>from<br>Prior Year | 2020-21 Collections<br>Monthly |
|-----------|--------------------------------|--------------------------------|--------------------------------|
| October   | \$ 417,343                     | 24.4%                          | \$ 335,454                     |
| November  | 483,556                        | 42.2%                          | 340,156                        |
| December  | 552,138                        | 31.7%                          | 419,319                        |
| January   | 435,037                        | 28.4%                          | 338,879                        |
| February  | 416,044                        | 42.3%                          | 292,405                        |
| March     | 583,700                        | 32.4%                          | 441,021                        |
| April     | 494,472                        | 31.6%                          | 375,823                        |
| May       |                                |                                | 385,457                        |
| June      |                                |                                | 467,686                        |
| July      |                                |                                | 432,097                        |
| August    |                                |                                | 406,214                        |
| September |                                |                                | 453,292                        |
|           | <b>\$ 3,382,290</b>            |                                | <b>\$ 4,687,804</b>            |

Budget: 4,526,370 74.7% 4,300,000

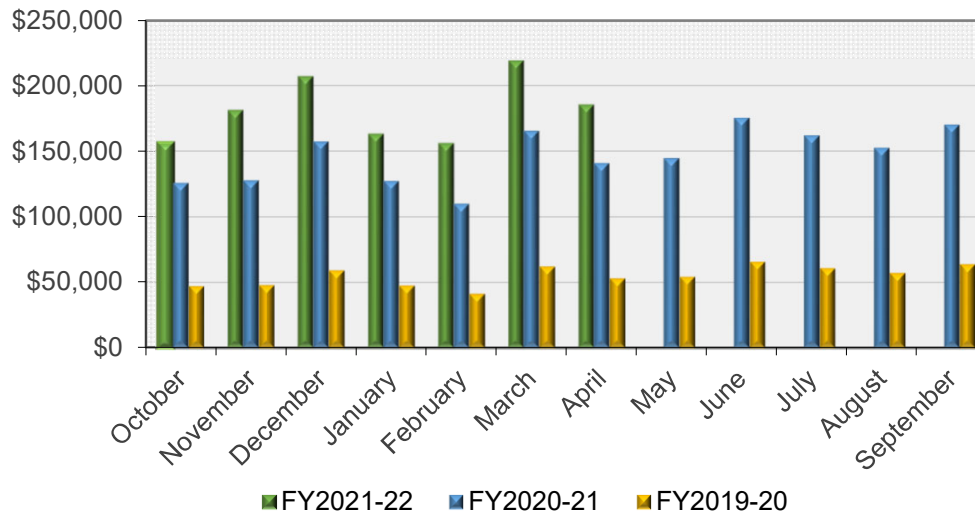
**Monthly Sales Tax Collections:  
3 Year Comparison**



**CITY OF ANNA**  
**COMMUNITY DEVELOPMENT CORPORATION**  
**Schedule of Sales Tax Collections**

|           | 2021-22 Collections |                  | % Change   | 2020-21 Collections |                  |
|-----------|---------------------|------------------|------------|---------------------|------------------|
|           | Monthly             |                  | from       | Monthly             |                  |
|           |                     |                  | Prior Year |                     |                  |
| October   | \$                  | 156,504          | 24.4%      | \$                  | 125,795          |
| November  | \$                  | 181,334          | 42.2%      | \$                  | 127,559          |
| December  | \$                  | 207,052          | 31.7%      | \$                  | 157,245          |
| January   | \$                  | 163,139          | 28.4%      | \$                  | 127,080          |
| February  | \$                  | 156,016          | 42.3%      | \$                  | 109,652          |
| March     | \$                  | 218,887          | 32.4%      | \$                  | 165,383          |
| April     | \$                  | 185,427          | 31.6%      | \$                  | 140,934          |
| May       |                     |                  |            |                     | 144,546          |
| June      |                     |                  |            |                     | 175,382          |
| July      |                     |                  |            |                     | 162,036          |
| August    |                     |                  |            |                     | 152,330          |
| September |                     |                  |            |                     | 169,985          |
|           | <b>\$</b>           | <b>1,268,359</b> |            | <b>\$</b>           | <b>1,757,926</b> |

**Monthly Sales Tax Collections:  
3 Year Comparison**







|                     |           | FY2022         | 1 cent<br>General | .25 cent<br>Streets | .75 cent<br>CDC  |
|---------------------|-----------|----------------|-------------------|---------------------|------------------|
|                     |           | 2021 October   | 78,252            | 19,563              | 58,689           |
|                     |           | 2021 November  | 90,667            | 22,667              | 68,000           |
|                     |           | 2021 December  | 103,526           | 25,882              | 77,645           |
|                     |           | 2022 January   | 81,570            | 20,392              | 61,177           |
| 2019-20 Collections |           | 2022 February  | 78,008            | 19,502              | 58,506           |
|                     |           | 2022 March     | 109,444           | 27,361              | 82,083           |
| \$                  | 270,363   | 2022 April     | 92,714            | 23,178              | 69,535           |
|                     | 247,215   | 2022 May       | -                 | -                   | -                |
|                     | 321,464   | 2022 June      | -                 | -                   | -                |
|                     | 239,848   | 2022 July      | -                 | -                   | -                |
|                     | 224,649   | 2022 August    | -                 | -                   | -                |
|                     | 295,191   | 2022 September | -                 | -                   | -                |
|                     | 291,845   |                | 634,180           | 158,545             | 475,635          |
|                     | 340,358   | Budget         | <b>2,200,000</b>  | <b>560,000</b>      | <b>1,630,000</b> |
|                     | 397,630   |                |                   |                     |                  |
|                     | 316,470   |                |                   |                     |                  |
|                     | 310,731   | FY2021         | 1 cent<br>General | .25 cent<br>Streets | .75 cent<br>CDC  |
|                     | 378,344   |                |                   |                     |                  |
| \$                  | 3,634,108 | 2020 October   | 167,727           | 41,932              | 125,795          |
|                     |           | 2020 November  | 170,078           | 42,520              | 127,559          |
|                     |           | 2020 December  | 209,659           | 52,415              | 157,245          |
| \$                  | 1,268,359 | 2021 January   | 169,440           | 42,360              | 127,080          |
|                     |           | 2021 February  | 146,203           | 36,551              | 109,652          |
|                     |           | 2021 March     | 220,511           | 55,128              | 165,383          |
|                     |           | 2021 April     | 187,912           | 46,978              | 140,934          |
|                     |           | 2021 May       | 192,729           | 48,182              | 144,546          |
|                     |           | 2021 June      | 233,843           | 58,461              | 175,382          |
|                     |           | 2021 July      | 216,048           | 54,012              | 162,036          |
|                     |           | 2021 August    | 203,107           | 50,777              | 152,330          |
|                     |           | 2021 September | 226,646           | 56,662              | 169,985          |
|                     |           |                | <b>2,343,902</b>  | <b>585,975</b>      | <b>1,757,926</b> |
|                     |           |                |                   |                     |                  |
|                     |           |                | 50.0%             | 12.5%               | 37.5%            |
|                     |           | FY2020         | General           | Streets             | CDC              |
|                     |           | 2019 October   | 62,898            | 15,724              | 47,173           |
|                     |           | 2019 November  | 63,779            | 15,945              | 47,834           |
|                     |           | 2019 December  | 78,622            | 19,656              | 58,967           |
|                     |           | 2020 January   | 63,540            | 15,885              | 47,655           |
|                     |           | 2020 February  | 54,826            | 13,706              | 41,119           |
|                     |           | 2020 March     | 82,691            | 20,673              | 62,019           |
|                     |           | 2020 April     | 70,467            | 17,617              | 52,850           |

|                |                |                |                |
|----------------|----------------|----------------|----------------|
| 2020 May       | 72,273         | 18,068         | 54,205         |
| 2020 June      | 87,691         | 21,923         | 65,768         |
| 2020 July      | 81,018         | 20,255         | 60,764         |
| 2020 August    | 76,165         | 19,041         | 57,124         |
| 2020 September | 84,992         | 21,248         | 63,744         |
|                | <b>878,963</b> | <b>219,741</b> | <b>659,222</b> |

| FY2019         | General          | Streets        | CDC              |
|----------------|------------------|----------------|------------------|
| 2018 October   | 104,903          | 26,226         | 78,677           |
| 2018 November  | 121,637          | 30,409         | 91,228           |
| 2018 December  | 126,858          | 31,714         | 95,143           |
| 2019 January   | 115,755          | 28,939         | 86,816           |
| 2019 February  | 126,128          | 31,532         | 94,596           |
| 2019 March     | 116,713          | 29,178         | 87,535           |
| 2019 April     | 113,242          | 28,311         | 84,932           |
| 2019 May       | 124,140          | 31,035         | 93,105           |
| 2019 June      | 141,759          | 35,440         | 106,319          |
| 2019 July      | 125,924          | 31,481         | 94,443           |
| 2019 August    | 131,125          | 32,781         | 98,343           |
| 2019 September | 120,155          | 30,039         | 90,116           |
|                | <b>1,468,337</b> | <b>367,084</b> | <b>1,101,253</b> |

| FY2018         | General          | Streets        | CDC            |
|----------------|------------------|----------------|----------------|
| 2017 October   | 93,521           | 23,380         | 70,141         |
| 2017 November  | 96,087           | 24,022         | 72,065         |
| 2017 December  | 112,362          | 28,090         | 84,271         |
| 2018 January   | 91,631           | 22,908         | 68,723         |
| 2018 February  | 85,371           | 21,343         | 64,028         |
| 2018 March     | 113,478          | 28,369         | 85,108         |
| 2018 April     | 90,885           | 22,721         | 68,164         |
| 2018 May       | 98,008           | 24,502         | 73,506         |
| 2018 June      | 113,346          | 28,337         | 85,009         |
| 2018 July      | 100,319          | 25,080         | 75,239         |
| 2018 August    | 100,682          | 25,171         | 75,512         |
| 2018 September | 105,974          | 26,494         | 79,481         |
|                | <b>1,201,663</b> | <b>300,416</b> | <b>901,247</b> |

| FY2017        | General | Streets | CDC    |
|---------------|---------|---------|--------|
| 2016 October  | 71,291  |         | 35,646 |
| 2016 November | 74,987  |         | 37,493 |
| 2016 December | 71,557  |         | 35,779 |
| 2017 January  | 71,107  |         | 35,553 |
| 2017 February | 101,029 |         | -      |
| 2017 March    | 73,722  |         | 87,375 |
| 2017 April    | 80,375  |         | 40,187 |
| 2017 May      | 84,331  |         | 42,166 |
| 2017 June     | 80,851  | 20,213  | 60,638 |

|                |                  |                |                |
|----------------|------------------|----------------|----------------|
| 2017 July      | 106,736          | 26,684         | -              |
| 2017 August    | 91,872           | 22,968         | 148,956        |
| 2017 September | 297,845          | 74,461         | 223,383        |
|                | <u>1,205,702</u> | <u>144,326</u> | <u>747,177</u> |

Total

156,504

181,334

207,052

163,139

156,016

218,887

185,427

-

-

-

-

-

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1,268,359

**4,390,000**

Total

335,454

340,156

419,319

338,879

292,405

441,021

375,823

385,457

467,686

432,097

406,214

453,292

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**4,687,804**

Total

125,795

127,559

157,245

127,080

109,652

165,383

140,934

144,546  
175,382  
162,036  
152,330  
169,985

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**1,757,926**

Total

209,807  
243,274  
253,716  
231,510  
252,255  
233,426  
226,484  
248,279  
283,517  
251,848  
262,249  
240,309

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2,936,674

Total

187,043  
192,174  
224,723  
183,263  
170,741  
226,955  
181,770  
196,016  
226,692  
200,637  
201,364  
211,948

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2,403,325

Total

106,937  
112,480  
107,336  
106,660  
101,029  
161,097  
120,562  
126,497  
161,701

133,420

263,796

595,689

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2,097,204



**AGENDA ITEM:**  
**Closed Session.**

**SUMMARY:**

**STAFF RECOMMENDATION:**

**ATTACHMENTS:**

Item No. 7.

EDC/CDC Agenda  
Staff Report

Meeting Date: 7/7/2022  
Staff Contact:



Item No. 8.

EDC/CDC Agenda  
Staff Report

Meeting Date: 7/7/2022  
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: 7/7/2022  
Staff Contact:

**AGENDA ITEM:**

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

**SUMMARY:**

**STAFF RECOMMENDATION:**

**ATTACHMENTS:**