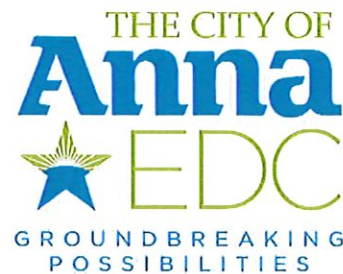


Officers:

Anthony Richardson, President
Bruce Norwood, 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, March 3, 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, March 3, 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: Anthony Richardson, Bruce Norwood, Michelle Hawkins, Rocio Gonzalez, and Kylee Kelley **CDC and EDC Board Members Absent:** Shane Williams. **Others Present:** Joey Grisham (Director of Economic Development), Kimberly Garduno (Economic Development Coordinator), Clark McCoy (Attorney) 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 Anthony Richardson at 6:09 p.m.
2. **Invocation and Pledge of Allegiance.**
Invocation and Pledge of Allegiance were led by Anthony Richardson.
3. **Recognition of Board President Anthony Richardson for his exemplary service to the City of Anna and EDC/CDC Board.**
Joey Grisham presented Anthony Richardson with a recognition plaque for his service.
4. **Neighbor Comments.**
None.
5. **Consent Agenda.**
 - a. Consider/Discuss/Act on approving minutes from the February 10, 2022, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (CDC)

Officers:

Anthony Richardson, President
Bruce Norwood, Vice-President
Rocio Gonzalez, Secretary

Staff:

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

- b. Consider/Discuss/Act on approving minutes from the February 10, 2022, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (EDC)
Rocio Gonzalez identified a misspelling of Shane Williams's last name on Page 3 of Agenda item 5 c.

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

6. Individual Consideration

- a. **Consider/Discuss/Act on accepting the resignation of Anthony Richardson from the CDC and EDC Board. (CDC and EDC)**
Mr. Richardson is moving outside the city limits and can no longer fulfill the residency requirements to serve on the CDC/EDC Board and therefore submitted a resignation letter

Michelle Hawkins made a motion on behalf of the CDC and EDC Board to accept the resignation of Anthony Richardson from the Board of Directors. Bruce Norwood seconded the motion. All were in favor with Anthony Richardson abstaining from the vote. Motion passed.

7. Director's Report

- a. **ICSC ReCON and ICSC Red River**

The ICSC Red River show will take place March 30 – April 1st and will be in Dallas this year at the Kay Bailey Hutchison Convention Center. The Las Vegas Convention Center is the location for ICSC ReCON from May 21-24th. Several board members have expressed interest in attending both shows.

- b. **Strategic Plan Updates**

The city of Anna was featured in two Bisnow articles. The Parmore Senior Living Project closed in February and the groundbreaking ceremony is scheduled for Tuesday, March 22. Staff will send invites to board members who wish to attend the ceremony. Additional updates include finalizing the DCEO awards in April, drafting of a municipal use agreement for Downtown parking and discussions continue with John Rattan and Kimley Horn on the Rattan Ranch Project.

- c. **Greater Anna Chamber of Commerce Banquet – April 2**

The Chamber Banquet is scheduled for Saturday, April 2, at Anna High School. The EDC will have four tables for board members and staff. The following board members are confirmed plus a guest ticket for each: Bruce Norwood, Rocio Gonzalez, Shane Williams, Kylee Kelley and Michelle Hawkins.

- d. **Downtown Updates**

Staff held a kickoff call with TNP concerning the implementation of a drainage study that is expected to be completed in May. Staff continues working on a draft DART municipal use agreement for Downtown parking and submitting a TIRZ participation package to Collin County. Joey Grisham stated that Freese and Nichols will update the City's zoning ordinances, which includes Downtown.

Officers:

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Since there is a funding gap, Joey inquired if the CDC board is interested in providing funding. Staff will place the budget request on a future agenda item for board approval.

e. Retail Market Study Update

Navi Retail's presentation outlining their status updates was included in the packet. Since December, phases 1 – 3 have been completed and Navi Retail is finishing up Phase 4. This phase includes combining reports and market findings to present to the CDC/EDC Board. Navi Retail is also working with staff to setup recruitment meetings at ICSC and plan to schedule a workshop (Phase 5) depending on board members availability.

8. 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 commercial, retail, and medical projects.

Bruce Norwood made a motion to enter closed session. Anthony Richardson seconded the motion. All were in favor. Motion passed. CDC Board entered closed session at 6:38 p.m.

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

Rocio Gonzalez made a motion to reconvene into open session. Kylee Kelley seconded the motion. All were in favor. Motion passed. The CDC reconvened into open session at 6:45 p.m.

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

None.

11. Adjourn.

Rocio Gonzalez made a motion to adjourn the meeting at 6:47 p.m. Anthony Richardson seconded the motion. All were in favor. Motion passed.

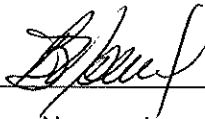
Officers:

Anthony Richardson, President
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Staff:

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

APPROVED:



Bruce Norwood
Vice-President of CDC/EDC

ATTESTED:



Rocio Gonzalez
Secretary of CDC/EDC