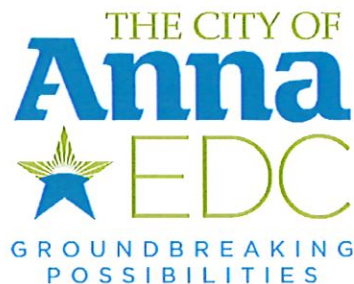


Officers:

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, April 7, 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, April 7, 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, and Shane Williams **CDC and EDC Board Members Absent:** Kylee Kelley. **Others Present:** Joey Grisham (Director of Economic Development), Taylor Lough (Assistant Director of Economic Development), Kimberly Garduno (Economic Development Coordinator), Kevin Johnson (IT Director, 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 Vice President Bruce Norwood at 6:05 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 March 3, 2022, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (CDC)
- b. Consider/Discuss/Act on approving minutes from the March 3, 2022, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (EDC)

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

5. Individual Consideration

- a. Consider/Discuss/Action on a Resolution approving an Amendment to a contract with Carey Cox Real Estate for real estate representation. (EDC and CDC)**

Joey Grisham explained this item is an amendment to extend the existing contract for an additional year with Carey Cox related to real estate representation for the Anna Business Park. This is the third amendment to extend the contract.

Michelle Hawkins made a motion on behalf of the CDC and EDC Board to accept a Resolution approving an Amendment to a contract with Carey Cox Real Estate for real estate representation. Bruce Norwood seconded the motion. All were in favor. Motion passed.

- b. Consider/Discussion/Action on electing a President. (EDC and CDC)**

Shane Williams made a motion on behalf of the CDC and EDC Board to elect Bruce Norwood President of the EDC and CDC Board of Directors. Michelle Hawkins seconded the motion. All were in favor with Bruce Norwood abstaining. Motion passed.

- c. Consider/Discuss/Action on electing a Vice-President. (EDC and CDC)**

Michelle Hawkins made a motion on behalf of the CDC and EDC Boards to elect Shane Williams as Vice President of the EDC and CDC Board of Directors. Rocio Gonzalez seconded the motion. All were in favor with Shane Williams abstaining. Motion passed.

- d. Consider/Discuss/Action on a Resolution terminating Covenants, Conditions, and Restrictions (CCRs) for Anna Business Park. (CDC)**

- e. Consider/Discuss/Action on a Resolution terminating Covenants, Conditions, and Restrictions (CCRs) for Anna Business Park. (EDC)**

Joey Grisham explained that CCRs for the Anna Business Park were created in 2017 following the purchase of the property by both the CDC and EDC in 2016. The original CCRs envisioned the Business Park would be one-hundred percent masonry construction, including tilt-wall. As the State Legislature outlawed cities from regulating building materials, the City typically enters into development agreements to require agreed upon building materials. The termination of the CCRs is contingent upon the City Council approving a development agreement with the potential purchaser of the Business Park for building standards.

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Rocio Gonzalez, Secretary

Staff:

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Taylor Lough, Assistant Director of Economic Development
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Bruce Norwood made a motion on behalf of the CDC and EDC Boards to approve a Resolution terminating Covenants, Conditions, and Restrictions (CCRs) for Anna Business Park. Shane Williams seconded the motion. All were in favor. Motion passed.

6. Director's Report

a. ICSC Red River

The ICSC Red River show took place March 30 – April 1st in Dallas at the Kay Bailey Hutchison Convention Center. The feedback was positive as several attendees commented they were hearing a lot about Anna, showing our marketing efforts are playing off. The next ICSC show will be hosted in Vegas. Staff and members of the Board will attend. Mayor Pro Tem Lee Miller recognized Kimberly Garduno's efforts. He stated a lot of attendees sought out Anna to speak to.

b. Strategic Plan Updates

Staff is continuing to execute the plan adopted by the Board. The D CEO Real Estate Awards event that we sponsored had over 600 people in attendance. Staff is working with Cooksey and Red Productions for a community video. Joey Grisham and Mayor Pro Tem Lee Miller hosted a telephone town hall to educate our neighbors. Mayor Pro Tem asked the Board to provide ideas on how to educate our neighbors. Development map was updated last month.

c. Financial Report/Sales Tax Update

As sales tax is two months delayed, the City received sales tax revenue for the month of February.

d. Downtown Updates

The City has requested 50 percent support from Collin County for the Downtown TIRZ that was created in December. The City is committing funds for water line and water infrastructure. The CDC will be assisting financially towards the current rezoning efforts. Staff is reviewing using consultants to help implement the Downtown Master Plan.

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.
- 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

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subdivision (1). (Tex. Gov't Code §551.087) Anna Business Park Property; potential commercial, retail, and medical projects.

Rocio Gonzalez made a motion to enter closed session. Michelle Hawkins seconded the motion. All were in favor. Motion passed. CDC Board entered closed session at 6:44 p.m.

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

Michelle Hawkins 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 7:03 p.m.

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

Save the date for a Board Orientation on Saturday, May 21st.

Parmore Anna Senior Living Groundbreaking will be held Tuesday, April 12th at 1:00 p.m.

10. Adjourn.

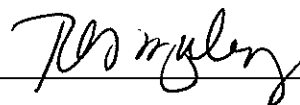
Shane Williams made a motion to adjourn the meeting at 7:05 p.m. Michelle Hawkins seconded the motion. All were in favor. Motion passed.

APPROVED:



Bruce Norwood
President of CDC/EDC

ATTESTED:



Rocio Gonzalez
Secretary of CDC/EDC