



**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 2nd 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 14th 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:



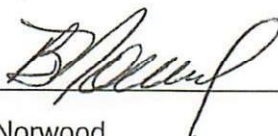
Nate Pike
Mayor

ATTESTED:



Garrie Land
City Secretary

APPROVED:



Bruce Norwood
President of CDC/EDC

ATTESTED:



Rocio Gonzalez
Secretary of CDC/EDC