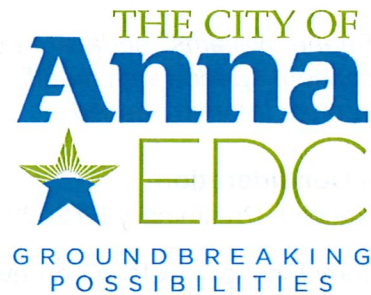


Officers:

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, July 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, July 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, Rocio Gonzalez, Kylee Kelley, Shane Williams, Ronnie Kerr and Gina Maria Ottavio **CDC and EDC Board Members Absent:** Michelle Hawkins. **Others Present:** Joey Grisham (Director of Economic Development), Taylor Lough (Assistant Director of Economic Development), Kimberly Garduno (Economic Development Coordinator), Chris Talbot (IT Manager), Lee Miller (Mayor Pro Tem), and Pete Cain (Councilmember).

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

The meeting was called to order by Board 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 June 9, 2022, Joint City Council, Community Development Corporation and Economic Development Corporation Special-Called Meeting. (CDC)
- b. Consider/Discuss/Act on approving minutes from the June 9, 2022, Joint City Council, Community Development Corporation and Economic Development Corporation Special-Called Meeting. (EDC)

Officers:
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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 with modification. Rocio Gonzalez seconded the motion. All were in favor. Motion passed.

5. Individual Consideration

a. Receive Preliminary FY2022-23 Budget Presentation.

Joey Grisham welcomed new members Ronnie Kerr and Gina Maria-Ottavio and provided a budget presentation for the EDC and CDC. Mr. Grisham shared that the CDC is required to adopt its budget 60 days prior to the City of Anna. He reviewed the continued annual increases in sales tax, CDC revenue, fiscal year 2023 projected revenue, proposed projects such as implementing the Downtown Master Plan, and fund balance projections. The EDC receives no sales tax revenue. As the EDC and CDC both owned the Business Park, the revenue from the sale of the property was split evenly. He stated that the next step was for another meeting before August 1 for budget approval.

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

Joey Grisham explained that as the EDC has vacated the Inc-Cube and recommended paying off the remaining balance of the Stanley Security contract.

Bruce Norwood made a motion on behalf of the EDC Board authorizing 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 2021-2022 for operation and management of the security system by Stanley Security for the property located at 312 N. Powell Parkway. Economic Development Director to expend funds for maintenance and operation of the Inc-Cube security system. Kylee Kelley seconded the motion. All were in favor. Motion passed.

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

Joey Grisham explained that following the creation of the Downtown Master Plan and current rezoning initiative, we expect current and future property owners to need support building new buildings and assist in redevelopment. He also stated that providing incentives for Downtown is necessary to kickstart development.

Gina Maria Ottavio made a motion on behalf of the EDC Board to approve and adopt the Downtown Anna Incentive Policy resolution. Shane Williams seconded the motion. All were in favor. Motion passed.

Gina Maria Ottavio made a motion on behalf of the CDC Board to approve and adopt the Downtown Anna Incentive Policy resolution. Shane Williams seconded the motion. All were in favor. Motion passed.

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

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

Shane Williams made a motion on behalf of the CDC Board to take no action on an agreement with Swimming Duck, LLC for digital media services. Kylee Kelley seconded the motion. All were in favor. Motion passed.

6. Director's Report

a. Development Forum

Joey Grisham shared the second annual forum will be held Thursday, July 21st at 9:00 a.m. The event is sponsored by Carey Cox Company. Joey Grisham will provide and update as well as Kent Sharp, Economic Development Director in Sherman.

b. Strategic Plan Update

This past month we sponsored the Chamber golf tournament and attended the Parmore Senior Living Groundbreaking. Assistant Director of Economic Development Taylor Lough was recognized by the Texas City Management Association

c. Special Meeting July 28th and Cancel August 4th Meeting

With travel plans, the Board decided to meet to review the budget Thursday, June 21st at 6:00 p.m. The August 4th meeting will be cancelled. Staff will follow up with the Board as the regularly scheduled meeting is prior to a holiday weekend. Staff may also be attending the Retail Live trade show in Austin September 1st. The Board may choose to meet on September 8th.

d. Financial Report/Sales Tax Update

Sales tax reports were included in the packet. The April sales tax revenue was 31.6% or \$118,649 over April 2021.

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; 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.

Officers:

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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 to enter closed session. Bruce Norwood seconded the motion. All were in favor. Motion passed. CDC Board entered closed session at 7:10 p.m.

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

Rocio Gonzalez made a motion to reconvene into open session. Ronnie Kerr seconded the motion. All were in favor. Motion passed. The CDC reconvened into open session at 8:10 p.m.

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

Bruce Norwood shared that commercial real estate professionals and developers are invited to the Development Forum Thursday, July 21, 2022, at 9:00 a.m.

10. Adjourn.

Kylee Kelley made a motion to adjourn the meeting at 8:12 p.m. Gina Maria-Ottavio seconded the motion. All were in favor. Motion passed.

APPROVED:

A handwritten signature in black ink, appearing to be 'B. Norwood', written over a horizontal line.

Bruce Norwood
President of CDC/EDC

ATTESTED:

A handwritten signature in black ink, appearing to be 'R. Gonzalez', written over a horizontal line.

Rocio Gonzalez
Secretary of CDC/EDC