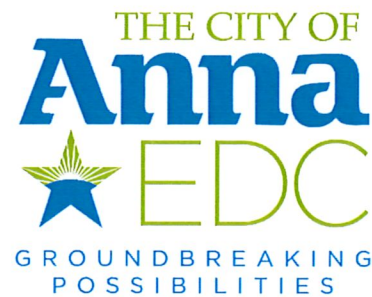


Officers:

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 Special-Called Meeting Minutes

**Thursday, July 21, 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 special-called meeting at 6:00 p.m. on Thursday, July 21, 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, Gina Maria Ottavio and Michelle Hawkins **CDC and EDC Board Members Absent:** None. **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 6:03 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 July 7, 2022, Joint City Council, Community Development Corporation and Economic Development Corporation Special-Called Meeting. (CDC)
- b. Consider/Discuss/Act on approving minutes from the July 7, 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

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

5. Individual Consideration

- a. Hear a presentation from the City of Anna's Finance Director and:
 - 1. Consider/Discuss/Act on a resolution authorizing the Finance Director to: (a) invest funds for the Anna Community Development Corporation including the opening of accounts per the City of Anna Investment Policy, and (b) update signatories for the Anna CDC. (CDC)
 - 2. Consider/Discuss/Act on a resolution authorizing the Finance Director to: (a) invest funds for the Anna Economic Development Corporation including the opening of accounts per the City of Anna Investment Policy, and (b) update signatories for the Anna CDC. (EDC)

Joey Grisham introduced Finance Director Alan Guard. Per the CDC and EDC bylaws, the Corporations work with the City of Anna's Finance Department related to the investment of funds. Mr. Guard described the City's investment policy and a recommendation for the EDC and CDC to place a portion of the Business Park sales proceeds in 12- and 18-month Certificates of Deposit (CDs) and another portion in the TexPool investment fund. Mr. Guard also explained that the CDC's and EDC's signatories at the bank needed to be updated to reflect current staff and Board leadership.

Bruce Norwood made a motion on behalf of the CDC Board to approve and authorize the City of Anna Finance Director to invest funds per the City of Anna Investment Policy and to update bank signatories for the Community Development Corporation to add Alan Guard, Rocio Gonzalez, and Bruce Norwood. Shane Williams seconded the motion. All were in favor. Motion passed.

Bruce Norwood made a motion on behalf of the EDC Board to approve and authorize the City of Anna Finance Director to invest funds per the City of Anna Investment Policy and to update bank signatories for the Economic Development Corporation to include Alan Guard, Rocio Gonzalez, and Bruce Norwood. Shane Williams seconded the motion. All were in favor. Motion passed.

- b. Conduct a Public Hearing and act on a Resolution approving the Anna CDC Fiscal Year 2023 Budget and authorizing publication of the adopted budget. (CDC)

Bruce Norwood opened the public hearing at 6:26 p.m.

Based on discussions last meeting, Joey Grisham explained the CDC budget is a total of \$2,922,673. The Fiscal Year 2023 budget will focus heavily on Downtown Master Plan implementation and continue to attract new businesses and development to the City of Anna.

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Kimberly Garduno, Economic Development Coordinator

Bruce Norwood closed the public hearing at 6:31 p.m.

Rocio Gonzalez made a motion on behalf of the Community Development Corporation approving a resolution to adopt the fiscal year 2022-2023 budget and authorizing publication of notice of projects. Shane Williams seconded the motion. All were in favor. Motion passed.

- c. Consider/Discuss/Act on a resolution approving the EDC Fiscal Year 2022-2023 budget. (EDC)

Joey Grisham explained the total budget for the EDC is \$786,350.

Rocio Gonzalez made a motion on behalf of the Economic Development Corporation Board approving a resolution to adopt the Anna Economic Development Corporation 2022-2023 fiscal year budget. Michelle Hawkins seconded the motion. All were in favor. Motion passed.

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

Joey Grisham reminded the Board that the Marketing Plan done by Cooksey Communications recommended engaging in digital media services. Staff explained that over the past year, digital ads were viewed 3.7 million times and caused 7,637 targeted consumers to click through to the EDC website.

Michelle Hawkins made a motion on behalf of the CDC Board to approve a resolution with Swimming Duck, LLC for digital media services not to exceed \$35,000 from the CDC's promotional item. Gina Maria Ottavio seconded the motion. All were in favor. Motion passed.

- e. Consider/Discuss/Act on a Resolution amending an Incentive Agreement with Zablink Hospitality. (CDC)

Joey Grisham shared that back in March the Board approved an agreement with Zablink Hospitality for a Holiday Inn Express. Zablink Hospitality has asked for an extension as they were delayed.

Kylee Kelley made a motion on behalf of the Community Development Board to approve a resolution for amending the incentive agreement with Zablink Hospitality for hospitality services. Gina Maria Ottavio seconded the motion. The vote was 6-1 with Shane Williams voting against. Motion passed.

6. Director's Report

a. Development Forum Update

Joey Grisham shared the second annual forum was held today, Thursday, July 21 and was very successful. The event was sponsored by Carey Cox Company. At least 90 people were in attendance, including several new developers.

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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

b. Special Meeting September 8th and Cancel September 1st Meeting

Staff will send a poll via e-mail to understand Board travel plans and availability for a late August / early September meeting.

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

Kylee Kelley made a motion to enter closed session. Shane Williams seconded the motion. All were in favor. Motion passed. CDC Board entered closed session at 6:55 p.m.

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

Bruce Norwood made a motion to reconvene into open session. Ronald Kerr seconded the motion. All were in favor. Motion passed. The CDC reconvened into open session at 7:15 p.m.

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

Bruce Norwood shared that Saturday night the Anna Boosters will have a dinner and bingo at the High School at 6:00 p.m.

10. Adjourn.

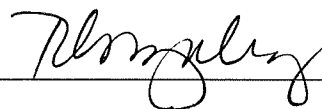
Gina Maria Ottavio made a motion to adjourn the meeting at 7:15 p.m. Kylee Kelley seconded the motion. All were in favor. Motion passed.

APPROVED:



Bruce Norwood
President of CDC/EDC

ATTESTED:



Rocio Gonzalez
Secretary of CDC/EDC