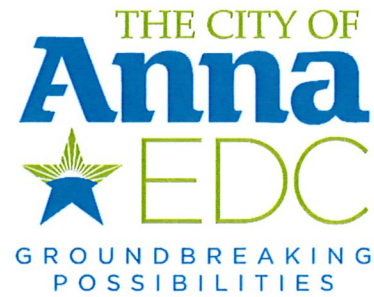


Officers:
Bruce Norwood, President
Shane Williams, Vice-President
Rocio Gonzalez, Secretary

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

Wednesday, October 5, 2022, at 6:00 pm
Anna Municipal Complex, Skyview Conference Room
120 W. 7th Street, 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 Wednesday, October 5, 2022, at the Anna Municipal Complex Skyview Conference Room, located at 120 W. 7th Street 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: Rocio Gonzalez, Kylee Kelley, Ronnie Kerr, Gina Maria Ottavio, Michelle Hawkins and Shane Williams. **CDC and EDC Board Members Absent:** Bruce Norwood. **Others Present:** Joey Grisham (Director of Economic Development), Taylor Lough (Assistant Director of Economic Development), Kimberly Garduno (Economic Development Coordinator), and Clark McCoy (Attorney).

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

The meeting was called to order by Board Vice-President Shane Williams at 6:00 p.m.

2. Invocation and Pledge of Allegiance.

Invocation was led by Shane Williams and Pledge of Allegiance was led by Kylee Kelley.

3. Neighbor Comments.

None.

4. Consent Agenda.

- a. Consider/Discuss/Act on approving minutes from the September 7, 2022, Joint City Council, Community Development Corporation and Economic Development Corporation Special-Called Meeting. (CDC)

Gina Maria made a motion on behalf of the CDC to approve the minutes from the September 7, 2022 Joint Community Development Corporation and Economic

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

Development Corporation Special-Called Meeting. Michelle Hawkins seconded the motion. All were in favor. Motion passed.

- b. Consider/Discuss/Act on approving minutes from the September 7, 2022, Joint City Council, Community Development Corporation and Economic Development Corporation Special-Called Meeting. (EDC)

Gina Maria made a motion on behalf of the EDC to approve the minutes from the September 7, 2022 Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. Michelle Hawkins seconded the motion. All were in favor. Motion passed.

5. Individual Consideration

- a. **Receive a presentation regarding the Anna ISD Bond Election from Superintendent Michael Comeaux.**

Superintendent Michael Comeaux provided an informational presentation about the Anna Independent School District's Bond election and proposed projects within.

- b. **Consider/Discuss/Action on a Resolution approving a Use Agreement with the City of Anna, Texas and a Special Warranty Deed for the transfer of real property to the Anna EDC. (EDC)**

Taylor Lough explained that the City Council voted September 27, 2022, to approve the use agreement and special warranty deed for the transfer of real property at 101 S. Powell Parkway to the Anna EDC. This item is for the same use agreement and special warranty deed for the EDC to consider.

Michelle Hawkins made a motion on behalf of the Economic Development Corporation to approve a resolution approving a use agreement with the City of Anna, Texas and approving a special warranty deed for the sale of real property to the Anna Economic Development Corporation. Shane Williams seconded the motion. All were in favor. Motion Passed.

- c. **Consider/Discuss/Action on a Resolution approving an Incentive Agreement with 3 Nations Brewing LLC. (EDC)**

Taylor Lough explained the attached incentive for economic development will provide 3 Nations Brewing LLC with \$650,000 in exchange for 3 Nations Brewing LLC to improve and occupy 101 S. Powell Parkway for a brewpub that creates 15 jobs.

Shane Williams made a motion on behalf of the Economic Development Corporation Board approving a resolution approving an incentive agreement for new economic development with 3 Nations Brewing, LLC. Kylee Kelley 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/Action on a Resolution approving a Lease Agreement with 3 Nations Brewing LLC for 101 S. Powell Pkwy. (EDC)

Taylor Lough explained the resolution and lease agreement is between the Anna EDC as the landlord and 3 Nations Brewing LLC as the tenant. 3 Nations Brewing LLC will lease the property for five years with optional annual renewals for \$6,510 per month. Clark McCoy shared this is a standard lease agreement. Gina Maria Ottavio expressed concerns with section 4 e as the tenant shall be responsible for maintaining the premises and interior in good condition, and the landlord should only be responsible for structural items.

Kylee Kelley made a motion on behalf of the Economic Development Corporation approving a resolution approving a lease agreement with 3 Nations Brewing, LLC and authorizing the lease under said agreement for property located at 101 S. Powell Parkway. Shane Williams seconded the motion. All were in favor. Motion passed.

e. Consider/Discuss/Action on engaging a real estate representative. (EDC)

Joey Grisham explained the EDC has obtained an appraisal of the Inc-Cube building at 312 N. Powell Parkway, and the next step is to obtain a real estate representative to help sell the building. Shane Williams would like to see staff interview at least three potential realtors/groups.

6. Director's Report

a. Strategic Plan Update

The fiscal year annual report was provided to the Board. The Department is still operating under the 2020 Strategic Plan. September was a busy month as staff made several presentations and the city was featured in additional news articles. The LinkedIn page is almost to 1,000 connections.

b. Financial Report/Sales Tax Update

Sales tax reports for July were included in the packet. Sales tax increased 32.1% over last July. The year is expected to end well over the projected budget.

c. November Meeting Update

As the annual North Texas Commercial Association of Realtors (NTCAR) Expo is scheduled for Thursday, November 3, the date of the CDC-EDC Board's regularly scheduled meeting. The CDC-EDC Board will meet in a special called meeting on Wednesday, November 9, 2022, within the Municipal Complex.

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;
- 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**

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

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) potential retail and medical projects.

Ronnie Kerr made a motion to enter closed session. Gina Maria Ottavio seconded the motion. All were in favor. Motion passed. CDC Board entered closed session at 7:17 p.m.

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

Gina Maria Ottavio 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 7:30 p.m.

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

Anna Fest was a great success this past weekend. The Greater Anna Chamber of Commerce will be hosting Harvest Festival on Saturday, October 29th. Tuesday, November 8th is election day! Collin County is looking for temporary workers to help with elections. On Thursday, November 10th, the EDC will be hosting a Business Appreciation Breakfast in the Anna Municipal Complex.

10. Adjourn.

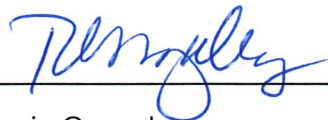
Ronnie Kerr made a motion to adjourn the meeting at 7:34 p.m. Gina Maria Ottavio seconded the motion. All were in favor. Motion passed.

APPROVED:



Bruce Norwood
President of CDC/EDC

ATTESTED:



Rocio Gonzalez
Secretary of CDC/EDC