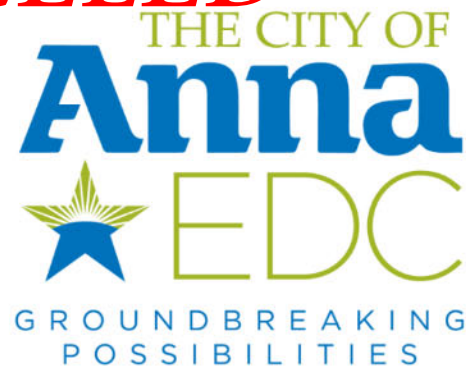




CANCELED



**MEETING AGENDA
ANNA COMMUNITY DEVELOPMENT CORPORATION
AND
ANNA ECONOMIC DEVELOPMENT CORPORATION**

Thursday, February 2, 2023 @ 6:00 PM

The EDC/CDC of the City of Anna will meet at 6:00 PM, on February 2, 2023, at the Anna City Hall, located at 120 W. 7th Street, to consider the following items below.

1. **Call to Order, Roll Call, and Establishment of Quorum.**
2. **Invocation and Pledge of Allegiance.**
3. **Neighbor Comments.**
Persons may address the Board of Directors on items not on the agenda; please observe the time limit of three (3) minutes. Members of the Board cannot comment on or deliberate statements of the public except as authorized by Section 551.042 of the Texas Government Code.
4. **Consent Agenda.**
 - a. Approve minutes from the December 19, 2022, Special-Called Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
 - b. Approve minutes from the December 19, 2022, Special-Called Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)
5. **Individual Consideration.**
 - a. Consider/Discuss/Acton on a Resolution amending the FY 2022-2023 Budget by carrying forward unexpended promotional funds in the amount of \$39,511. (CDC)
 - b. Consider/Discuss/Action on a Resolution amending the FY 2022-2023 Budget by carrying forward unexpended promotional funds in the amount of \$21,147. (EDC)
 - c. Receive a presentation from Asst. to the City Manager Kimberly Winarski regarding the recent Community Survey.
 - d. Receive an update on the Municipal Complex Plaza and potential CDC participation.

IMPORTANT LEGAL NOTICE: The Corporation may vote and/or act upon each of the items listed in this agenda. The Corporation reserves the right to retire into executive session concerning any of the items listed on this agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. Disabled persons who want to attend this meeting and who may need assistance should contact the City Secretary at 972-924-3325 two working days prior to the meeting so that appropriate arrangements can be made.

- e. Consider/Discuss/Action on selecting finalists and determining next steps for the 4th Street Mural Panel Project. (EDC)
- f. Consider/Discuss/Action on electing a Vice-President CDC. (CDC)
- g. Consider/Discuss/Action on electing a Vice-President EDC. (EDC)
- 6. **Director's Report.**
 - a. Strategic Plan Update
 - b. 2023 ICSC Red River Update
 - c. March Meeting
- 7. **Closed Session.**
 - 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.
- 8. **Reconvene into open session and take any action on closed session items.**
- 9. **Receive reports from staff or Board Members about items of community interest.**
- 10. **Adjourn.**

This is to certify that I, Joey Grisham, Director of Economic Development, posted this agenda at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 5:00 p.m. on January 27, 2023.

Joey Grisham, Director of Economic
Development



AGENDA ITEM:
Neighbor Comments.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 3.

EDC/CDC Agenda
Staff Report

Meeting Date: 2/2/2023
Staff Contact:



Item No. 4.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 2/2/2023
Staff Contact:

AGENDA ITEM:

Approve minutes from the December 19, 2022, Special-Called Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

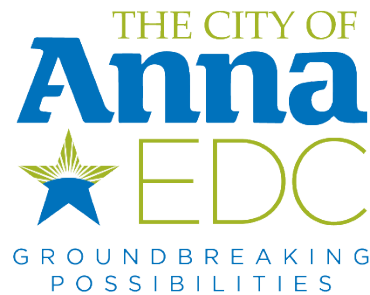
1. December 19 2022 CDC EDC Joint Meeting Minutes final

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

Monday, December 19, 2022, at 6:00 pm

Anna Municipal Complex, City Council 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 Monday, December 19, 2022, at the Anna Municipal Complex City Council 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: Bruce Norwood, Rocio Gonzalez, Gina Maria Ottavio, Kylee Kelley and Jody Bills. **CDC and EDC Board Members Absent:** Ronnie Kerr and Michelle Hawkins **Others Present:** Joey Grisham (Director of Economic Development), Taylor Lough (Assistant Director of Economic Development), Kimberly Garduno (Economic Development Coordinator), Lee Miller (Mayor Pro Tem), Pete Cain (City Council) and Clark McCoy (Attorney).

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

The meeting was called to order by Board President Bruce Norwood at 6:04 p.m.
Bruce Norwood recognized new member Jody Bills.

2. Invocation and Pledge of Allegiance.

Invocation and Pledge of Allegiance was led by Board President Bruce Norwood.

3. Neighbor Comments.

None.

4. Consent Agenda.

- a. Consider/Discuss/Act on approving minutes from the November 9, 2022, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (CDC)
- b. Consider/Discuss/Act on approving minutes from the November 9, 2022, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (EDC)

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

Gina Maria Ottavio made a motion on behalf of the CDC and EDC to approve the minutes from the November 9, 2022, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. Rocio Gonzalez seconded the motion. All were in favor. Motion passed.

5. Individual Consideration

a. Receive a presentation regarding Downtown projects.

Joey Grisham introduced Public Works Director Greg Peters who thanked the Board and introduced Phil Miller and Alma Zamora with Project Advocates, Bill Smith, Nicholas Nelson, and Paris Sanchez with Teague Nall and Perkins, and Neighborhood Services Director Marc Marchand. A presentation was given that highlighted elements of the proposed Plaza and details related to the Community Library project.

Phil Miller explained the plaza development ideally will coincide with the completion with the library. Greg Peters outlined the ability to phase the plaza design elements. Next steps include staff returning to the board with cost figures.

Taylor Lough provided a presentation on the Anice Read fund grant and downtown mural concept ideas for the north wall of 101 S. Powell Parkway and the Board provided feedback and preferences.

b. Consider/Discuss/Act on a resolution approving an incentive agreement with the North Texas Annual Conference of the United Methodist Church. (CDC)

Taylor Lough provided a presentation outlining the work and costs that the Methodist Church has planned for their 118 W. 2nd Street property. Staff had previously discussed providing a grant for this project and the Board provided positive feedback.

Kylee Kelley made a motion on behalf of the CDC hereby authorizes the Board President to execute the Agreement subject to approval as to legal form by the CDC's legal counsel and to charge the CDC's Economic Development Grant line item in an amount not to exceed \$2,000. Bruce Norwood seconded. All were in favor. Motion passed.

c. Consider/Discuss/Act on a resolution approving an agreement with Navi Retail for retail marketing and recruitment services. (CDC)

Joey Grisham introduced Casey Kidd who provided an update on retail activity over the past 12 months. Mr. Grisham stated that Navi Retail was doing a very good job and recommended a renewal Agreement for FY 23.

Bruce Norwood made a motion on behalf of the Community Development Corporation to authorize the Economic Development Director to execute a contract subject to approval as to legal form for retail marketing and recruitment services and to charge the CDC's contract services line item in an amount not to exceed \$45,000. 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/Act on appointing two (2) Board Members to the Wayfinding Stakeholder Task Force (CDC)**

Joey Grisham explained that the City Council has approved the wayfinding signage study after previous approval by the CDC Board, and that 2 CDC Board Members are needed for the Stakeholder Task Force.

Bruce Norwood made a motion to appoint Jody Bills and Rocio Gonzalez to the wayfinding stakeholder task force. Gina Maria Ottavio seconded the motion. All were in favor. Motion passed.

6. **Director's Report**

a. **Strategic Plan Update**

Joey Grisham shared that the brewery had begun demolition. The DCEO announcement was good marketing for the City. The NTCAR Expo was successful despite lower attendance.

b. **Business Retention & Expansion Update**

Economic Development Coordinator Kimberly Garduno discussed the Fiscal Year 2023 Program Guide and list of BRE-focused events.

c. **Financial Report/ Sales Tax Update**

Sales tax for the month of October was up 25%. Last year's sales tax was 30% higher than the previous year.

d. **January 2023 EDC/CDC Meeting**

The January meeting is scheduled for the 5th. Due to the upcoming holidays, the Board was more in favor of a January 12th meeting. The next meeting after that would be Thursday, February 2nd.

e. **ICSC 2023 Events Update**

ICSC Red River will take place at the Kay Bailey Hutchison Convention Center in Dallas on Thursday, January 19 – Friday, January 20. Bruce Norwood, Jody Bills, and Lee Miller plan to attend.

f. **AT&T Byron Nelson**

Event will be May 11-14, 2023 at TPC Craig Ranch in McKinney and is a great opportunity to network with real estate professionals. Staff recommended looking at possible sponsorship and marketing opportunities for 2024.

g. **Assistant Director Position**

The position has been posted online and shared on LinkedIn. Taylor Lough will serve as Assistant Director until the position is filled.

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 Government Code** (Tex. Gov't Code §551.071); Grant program; Lease agreement and professional services contract.
- c. **Discuss or deliberate Economic Development Negotiations:**

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

- (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.

Rocio Gonzalez made a motion to enter closed session. Kylee Kelley seconded the motion. All were in favor. Motion passed. CDC Board entered closed session at 8:01 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. Kylee Kelley seconded the motion. All were in favor. Motion passed. The CDC reconvened into open session at 8:16 p.m.

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

Appreciation Breakfast raised food goods for Grace Place Food Pantry

10. Adjourn.

Jody Bills made a motion to adjourn the meeting at 8:17 p.m. Gina Mario Ottavio seconded the motion. All were in favor. Motion passed.

APPROVED:

Bruce Norwood
President of CDC/EDC

ATTESTED:

Rocio Gonzalez
Secretary of CDC/EDC



Item No. 4.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 2/2/2023
Staff Contact:

AGENDA ITEM:

Approve minutes from the December 19, 2022, Special-Called Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

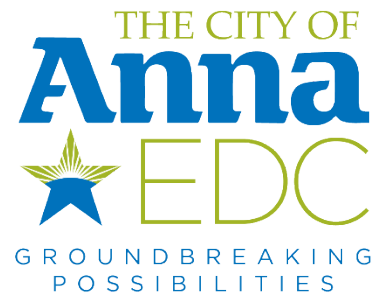
1. December 19 2022 CDC EDC Joint Meeting Minutes final

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

Monday, December 19, 2022, at 6:00 pm

Anna Municipal Complex, City Council 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 Monday, December 19, 2022, at the Anna Municipal Complex City Council 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: Bruce Norwood, Rocio Gonzalez, Gina Maria Ottavio, Kylee Kelley and Jody Bills. **CDC and EDC Board Members Absent:** Ronnie Kerr and Michelle Hawkins **Others Present:** Joey Grisham (Director of Economic Development), Taylor Lough (Assistant Director of Economic Development), Kimberly Garduno (Economic Development Coordinator), Lee Miller (Mayor Pro Tem), Pete Cain (City Council) and Clark McCoy (Attorney).

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

The meeting was called to order by Board President Bruce Norwood at 6:04 p.m.
Bruce Norwood recognized new member Jody Bills.

2. Invocation and Pledge of Allegiance.

Invocation and Pledge of Allegiance was led by Board President Bruce Norwood.

3. Neighbor Comments.

None.

4. Consent Agenda.

- a. Consider/Discuss/Act on approving minutes from the November 9, 2022, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (CDC)
- b. Consider/Discuss/Act on approving minutes from the November 9, 2022, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (EDC)

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

Gina Maria Ottavio made a motion on behalf of the CDC and EDC to approve the minutes from the November 9, 2022, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. Rocio Gonzalez seconded the motion. All were in favor. Motion passed.

5. Individual Consideration

a. Receive a presentation regarding Downtown projects.

Joey Grisham introduced Public Works Director Greg Peters who thanked the Board and introduced Phil Miller and Alma Zamora with Project Advocates, Bill Smith, Nicholas Nelson, and Paris Sanchez with Teague Nall and Perkins, and Neighborhood Services Director Marc Marchand. A presentation was given that highlighted elements of the proposed Plaza and details related to the Community Library project.

Phil Miller explained the plaza development ideally will coincide with the completion with the library. Greg Peters outlined the ability to phase the plaza design elements. Next steps include staff returning to the board with cost figures.

Taylor Lough provided a presentation on the Anice Read fund grant and downtown mural concept ideas for the north wall of 101 S. Powell Parkway and the Board provided feedback and preferences.

b. Consider/Discuss/Act on a resolution approving an incentive agreement with the North Texas Annual Conference of the United Methodist Church. (CDC)

Taylor Lough provided a presentation outlining the work and costs that the Methodist Church has planned for their 118 W. 2nd Street property. Staff had previously discussed providing a grant for this project and the Board provided positive feedback.

Kylee Kelley made a motion on behalf of the CDC hereby authorizes the Board President to execute the Agreement subject to approval as to legal form by the CDC's legal counsel and to charge the CDC's Economic Development Grant line item in an amount not to exceed \$2,000. Bruce Norwood seconded. All were in favor. Motion passed.

c. Consider/Discuss/Act on a resolution approving an agreement with Navi Retail for retail marketing and recruitment services. (CDC)

Joey Grisham introduced Casey Kidd who provided an update on retail activity over the past 12 months. Mr. Grisham stated that Navi Retail was doing a very good job and recommended a renewal Agreement for FY 23.

Bruce Norwood made a motion on behalf of the Community Development Corporation to authorize the Economic Development Director to execute a contract subject to approval as to legal form for retail marketing and recruitment services and to charge the CDC's contract services line item in an amount not to exceed \$45,000. 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/Act on appointing two (2) Board Members to the Wayfinding Stakeholder Task Force (CDC)**

Joey Grisham explained that the City Council has approved the wayfinding signage study after previous approval by the CDC Board, and that 2 CDC Board Members are needed for the Stakeholder Task Force.

Bruce Norwood made a motion to appoint Jody Bills and Rocio Gonzalez to the wayfinding stakeholder task force. Gina Maria Ottavio seconded the motion. All were in favor. Motion passed.

6. **Director's Report**

a. **Strategic Plan Update**

Joey Grisham shared that the brewery had begun demolition. The DCEO announcement was good marketing for the City. The NTCAR Expo was successful despite lower attendance.

b. **Business Retention & Expansion Update**

Economic Development Coordinator Kimberly Garduno discussed the Fiscal Year 2023 Program Guide and list of BRE-focused events.

c. **Financial Report/ Sales Tax Update**

Sales tax for the month of October was up 25%. Last year's sales tax was 30% higher than the previous year.

d. **January 2023 EDC/CDC Meeting**

The January meeting is scheduled for the 5th. Due to the upcoming holidays, the Board was more in favor of a January 12th meeting. The next meeting after that would be Thursday, February 2nd.

e. **ICSC 2023 Events Update**

ICSC Red River will take place at the Kay Bailey Hutchison Convention Center in Dallas on Thursday, January 19 – Friday, January 20. Bruce Norwood, Jody Bills, and Lee Miller plan to attend.

f. **AT&T Byron Nelson**

Event will be May 11-14, 2023 at TPC Craig Ranch in McKinney and is a great opportunity to network with real estate professionals. Staff recommended looking at possible sponsorship and marketing opportunities for 2024.

g. **Assistant Director Position**

The position has been posted online and shared on LinkedIn. Taylor Lough will serve as Assistant Director until the position is filled.

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 Government Code** (Tex. Gov't Code §551.071); Grant program; Lease agreement and professional services contract.
- c. **Discuss or deliberate Economic Development Negotiations:**

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

- (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.

Rocio Gonzalez made a motion to enter closed session. Kylee Kelley seconded the motion. All were in favor. Motion passed. CDC Board entered closed session at 8:01 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. Kylee Kelley seconded the motion. All were in favor. Motion passed. The CDC reconvened into open session at 8:16 p.m.

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

Appreciation Breakfast raised food goods for Grace Place Food Pantry

10. Adjourn.

Jody Bills made a motion to adjourn the meeting at 8:17 p.m. Gina Mario Ottavio seconded the motion. All were in favor. Motion passed.

APPROVED:

Bruce Norwood
President of CDC/EDC

ATTESTED:

Rocio Gonzalez
Secretary of CDC/EDC



AGENDA ITEM:
Individual Consideration.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 5.

EDC/CDC Agenda
Staff Report

Meeting Date: 2/2/2023
Staff Contact:



Item No. 5.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 2/2/2023
Staff Contact:

AGENDA ITEM:

Consider/Discuss/Act on a Resolution amending the FY 2022-2023 Budget by carrying forward unexpended promotional funds in the amount of \$39,511. (CDC)

SUMMARY:

The CDC had \$39,511 in promotional funds remaining in the FY 22 Budget and staff recommends carrying forward to the FY 23 Budget.

STAFF RECOMMENDATION:

Approve.

ATTACHMENTS:

1. CDC Budget Amendment 2023
2. CDC Budget

ANNA COMMUNITY DEVELOPMENT CORPORATION

RESOLUTION NO. _____

A RESOLUTION OF THE ANNA COMMUNITY DEVELOPMENT CORPORATION REGARDING THE APPROVAL OF AND AUTHORITY TO AMEND THE 2020-2021 FISCAL YEAR BUDGET BY CARRYING FORWARD UNEXPENDED PROMOTIONAL FUNDS IN THE AMOUNT OF \$39,511.

WHEREAS, effective October 1, 2022, the Anna Community Development Corporation (the "CDC"), with the approval of the City of Anna City Council, approved its current fiscal year budget; and

WHEREAS, the CDC seeks to make one or more line item amendments to its budget due to additional funds being needed in the promotion line item (890-825-67016).

NOW THEREFORE, BE IT RESOLVED BY THE ANNA COMMUNITY DEVELOPMENT CORPORATION, THAT:

Section 1. Recitals Incorporated

The recitals set forth above are incorporated herein for all purposes as if set forth in full.

Section 2. Adoption of Amendment to the Current Fiscal Year Budget

The CDC Board of Directors hereby approves amending the Anna Community Development Corporation current fiscal year budget as set forth in Exhibit A, amended budget, attached hereto and incorporated herein for all purposes as if set forth in full. The Board further directs that this amendment to the current fiscal year budget be submitted to the City of Anna City Council for approval.

PASSED AND APPROVED by the Anna Community Development Corporation this 2nd day of February 2023.

APPROVED:

ATTEST:

Bruce Norwood, CDC
President

Rocio Gonzalez,
CDC Secretary



ANNA, TX

Budget Report Account Summary

For Fiscal: 2021-2022 Period Ending: 09/30/2022

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 890 - Community Development Corporation							
Expense							
890-825-61010	Salaries	292,734.00	292,734.00	25,252.93	295,440.70	-2,706.70	-0.92 %
890-825-61019	Miscellaneous Payroll	100.00	100.00	0.00	0.00	100.00	100.00 %
890-825-61110	Payroll Taxes-City Part FICA	22,394.00	22,394.00	1,905.72	23,297.87	-903.87	-4.04 %
890-825-61210	Health Insurance	31,866.00	31,866.00	0.00	7,451.25	24,414.75	76.62 %
890-825-61220	TMRS Retirement	40,368.00	40,368.00	3,449.54	41,862.46	-1,494.46	-3.70 %
890-825-61230	Unemployment	750.00	750.00	0.00	361.67	388.33	51.78 %
890-825-61240	Worker's Compensation	1,318.00	1,318.00	0.00	467.85	850.15	64.50 %
890-825-62011	Office Supplies	2,000.00	2,000.00	0.00	829.30	1,170.70	58.54 %
890-825-62012	Other Supplies - Misc.	4,000.00	4,000.00	64.93	4,218.57	-218.57	-5.46 %
890-825-62210	Postage	100.00	100.00	0.00	48.69	51.31	51.31 %
890-825-62310	Clothing Supplies	1,000.00	1,000.00	457.09	1,972.79	-972.79	-97.28 %
890-825-62910	IT Supplies	3,500.00	3,500.00	0.00	2,871.09	628.91	17.97 %
890-825-66040	Telecom	700.00	700.00	0.00	0.00	700.00	100.00 %
890-825-67000	Contract Services	246,775.00	268,625.00	55,470.00	198,769.24	69,855.76	26.00 %
890-825-67016	Promotion Expense	185,000.00	163,000.00	7,812.00	123,488.69	39,511.31	24.24 %
890-825-67019	Legal Expense	14,000.00	14,000.00	2,091.84	11,137.32	2,862.68	20.45 %
890-825-67020	Audit/Accounting Expense	7,500.00	7,500.00	3,150.00	5,413.25	2,086.75	27.82 %
890-825-67031	Public Notices - Advertising	250.00	250.00	0.00	867.79	-617.79	-247.12 %
890-825-67053	Economic Development Grant Expe	575,000.00	575,000.00	0.00	510,534.00	64,466.00	11.21 %
890-825-67058	Insurance - Property & Liability	3,500.00	3,500.00	0.00	3,619.59	-119.59	-3.42 %
890-825-67061	Dues, Publications & Licenses	5,925.00	6,075.00	275.00	4,994.31	1,080.69	17.79 %
890-825-67200	Travel/Training Expense	31,495.00	31,495.00	3,231.29	30,193.06	1,301.94	4.13 %
890-825-67790	Interest Expense	167,463.00	167,463.00	0.00	96,836.50	70,626.50	42.17 %
890-825-67999	Other Services - Misc.	0.00	0.00	0.00	1,131.82	-1,131.82	0.00 %
890-825-71090	Debt-Service Principal	160,000.00	160,000.00	0.00	160,000.00	0.00	0.00 %
Expense Total:		1,797,738.00	1,797,738.00	103,160.34	1,525,807.81	271,930.19	15.13 %
Fund: 890 - Community Development Corporation Total:		1,797,738.00	1,797,738.00	103,160.34	1,525,807.81	271,930.19	15.13 %



Item No. 5.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 2/2/2023
Staff Contact:

AGENDA ITEM:

Consider/Discuss/Action on a Resolution amending the FY 2022-2023 Budget by carrying forward unexpended promotional funds in the amount of \$21,147. (EDC)

SUMMARY:

The EDC had \$21,147 in promotional funds remaining in the FY 22 Budget and staff recommends carrying forward to the FY 23 Budget.

STAFF RECOMMENDATION:

Approve.

ATTACHMENTS:

1. EDC Budget Amendment 2023
2. EDC Budget

ANNA ECONOMIC DEVELOPMENT CORPORATION RESOLUTION

NO. _____

A RESOLUTION OF THE ANNA ECONOMIC DEVELOPMENT CORPORATION REGARDING THE APPROVAL OF AND AUTHORITY TO AMEND THE 2020-2021 FISCAL YEAR BUDGET BY CARRYING FORWARD UNEXPENDED PROMOTIONAL FUNDS IN THE AMOUNT OF \$21,147.

WHEREAS, effective October 1, 2022, the Anna Economic Development Corporation (the "EDC"), with the approval of the City of Anna City Council, approved its current fiscal year budget; and

WHEREAS, the EDC seeks to make one or more line item amendments to its budget due to additional funds being needed in the promotion line item (900-826-67016).

NOW THEREFORE, BE IT RESOLVED BY THE ANNA ECONOMIC DEVELOPMENT CORPORATION, THAT:

Section 1. Recitals Incorporated

The recitals set forth above are incorporated herein for all purposes as if set forth in full.

Section 2. Adoption of Amendment to the Current Fiscal Year Budget

The EDC Board of Directors hereby approves amending the Anna Economic Development Corporation current fiscal year budget as set forth in Exhibit A, amended budget, attached hereto and incorporated herein for all purposes as if set forth in full. The Board further directs that this amendment to the current fiscal year budget be submitted to the City of Anna City Council for approval.

PASSED AND APPROVED by the Anna Economic Development Corporation this 2nd day of February 2023.

APPROVED:

ATTEST:

Bruce Norwood, EDC
President

Rocio Gonzalez,
EDC Secretary

Budget Report

For Fiscal: 2021-2022 Period Ending: 09/30/2022

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 892 - Economic Development Corporation							
Expense							
892-825-63012	Maint. & Repair - Buildings	3,000.00	3,000.00	0.00	1,044.93	1,955.07	65.17 %
892-825-66010	Electricity	3,500.00	3,500.00	435.73	4,901.28	-1,401.28	-40.04 %
892-825-66020	Gas - Natural/Propane	1,050.00	1,050.00	155.62	1,288.00	-238.00	-22.67 %
892-825-66040	Telecom	2,000.00	2,000.00	470.38	3,674.78	-1,674.78	-83.74 %
892-825-67000	Contract Services	64,200.00	64,200.00	9,936.46	29,324.69	34,875.31	54.32 %
892-825-67008	IT Support Services	0.00	0.00	0.00	468.27	-468.27	0.00 %
892-825-67016	Promotion Expense	0.00	28,355.00	0.00	7,207.70	21,147.30	74.58 %
892-825-67019	Legal Expense	6,000.00	6,000.00	4,635.84	11,106.33	-5,106.33	-85.11 %
892-825-67020	Audit/Accounting Expense	5,000.00	5,000.00	3,150.00	5,413.25	-413.25	-8.27 %
892-825-67058	Insurance - Property & Liability	1,050.00	1,050.00	0.00	1,050.00	0.00	0.00 %
Expense Total:		85,800.00	114,155.00	18,784.03	65,479.23	48,675.77	42.64 %
Fund: 892 - Economic Development Corporation Total:		85,800.00	114,155.00	18,784.03	65,479.23	48,675.77	42.64 %
Report Total:		1,883,538.00	1,911,893.00	121,944.37	1,591,287.04	320,605.96	16.77 %



Item No. 5.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 2/2/2023
Staff Contact:

AGENDA ITEM:

Receive a presentation from Asst. to the City Manager Kimberly Winarski regarding the recent Community Survey.

SUMMARY:

Asst. to the City Manager Kimberly Winarski will present results from the city survey.

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 5.d.

EDC/CDC Agenda
Staff Report

Meeting Date: 2/2/2023
Staff Contact:

AGENDA ITEM:

Receive an update on the Municipal Complex Plaza and potential CDC participation.

SUMMARY:

Updates will be provided on the Municipal Complex Plaza project.

Decision points:

1. Does CDC Board want to participate in the project financially, and if so, what level?

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 5.e.

EDC/CDC Agenda
Staff Report

Meeting Date: 2/2/2023
Staff Contact:

AGENDA ITEM:

Consider/Discuss/Action on selecting finalists and determining next steps for the 4th Street Mural Panel Project. (EDC)

SUMMARY:

Staff will provide a presentation updating the board since the December meeting on the Anice Read Fund Grant and enhancements to 101 S. Powell Parkway including installing mural panels. The deadline for responses to the request for proposals for mural panels was Sunday, January 29th. We received two responses for consideration.

STAFF RECOMMENDATION:

Provide feedback and direction. The Board may select an artist to move forward with or provide funding for both to create a concept for consideration and selection.

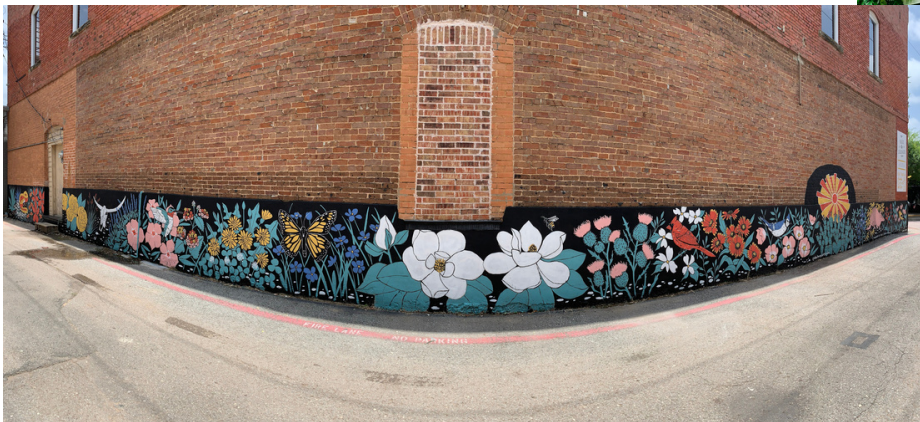
ATTACHMENTS:

1. Andrea Holmes
2. Bristen Lee Phillips

Anna, Texas Mural Panel Project

Andrea Holmes
aholmesartstudio@gmail.com
469-667-3956, Anna, Texas

Portfolio



Anna, Texas Mural Panel Project

Andrea Holmes
aholmesartstudio@gmail.com
469-667-3956, Anna, Texas

Statement of Interest

I bought my first house in Anna, Texas when I was 19 years old. That was 19 years ago! Since then I have been waiting for the day when Anna would have an opportunity to have public art, and today is the day! I am so excited for this project! As a long time resident of Anna, I of course am greatly invested in this project. I want to create a mural that the residents of Anna love, and that visitors come to see. It would be a huge source of pride for me to create one of the first public murals in Anna, Texas.

I specialize in public murals, signs, and birds. A. Holmes Art Studio is a female owned business, has general liability insurance, and has lift experience. I have worked with companies such as Mendocino Farms, ALoft Hotels, Common Desk, Tupps Brewery, Visit McKinney, & Main Street McKinney. I have created a 100' long mural, and I am contracted for another 13.5'x80' mural in 2023. I also have experience with wood panel installations at Tupps Brewery, The McKinney Day of the Dead Festival. The Cotton Mill, and Grady Lane.

BRISTEN LEE PHILLIPS

**306 South Colorado Street
Celina, TX 75009**

806-392-3463

BristenLeePhillips@me.com

BRISTEN LEE PHILLIPS

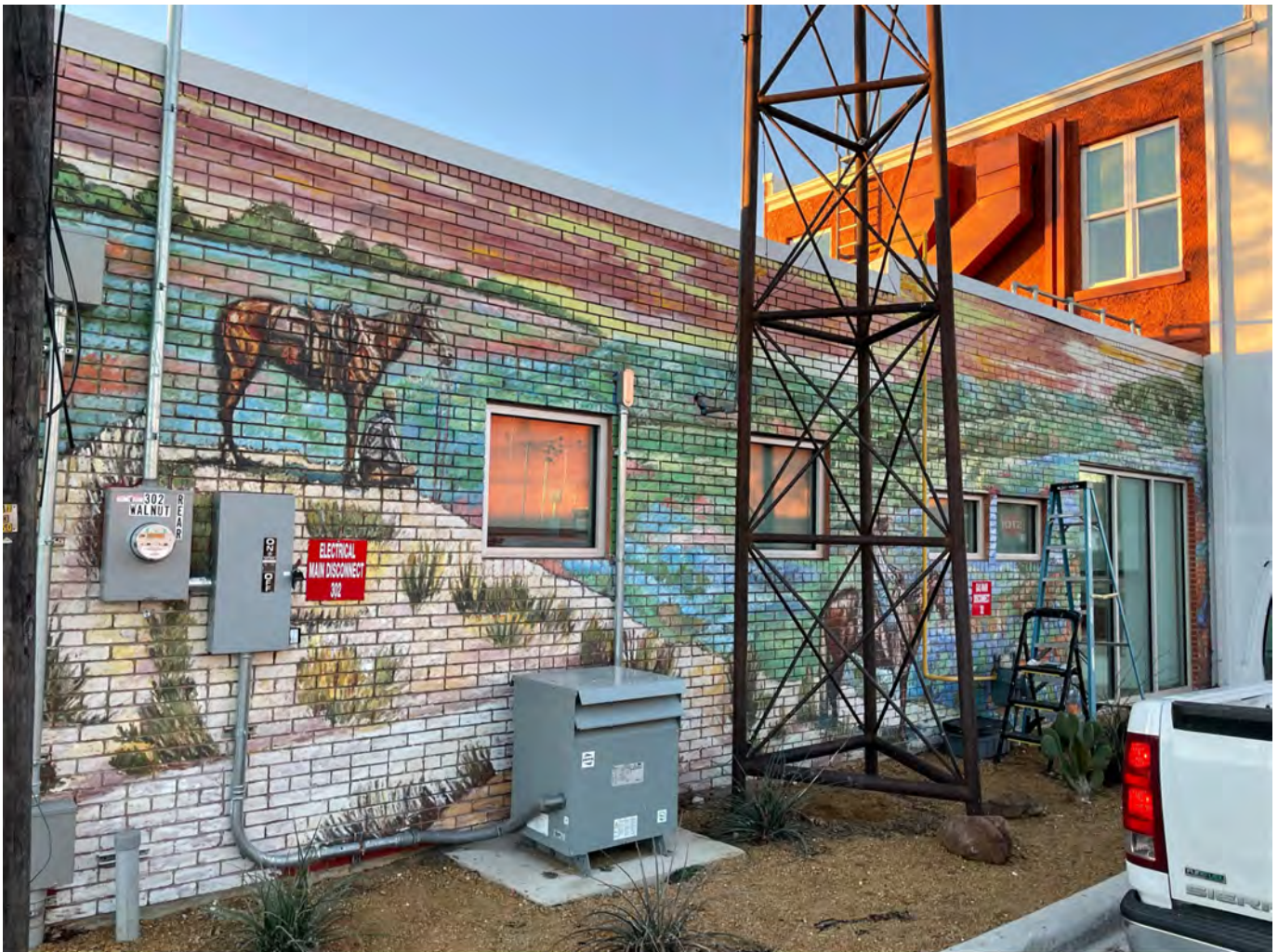
HI, MY NAME IS BRISTEN LEE PHILLIPS. I'M A PAINTER FROM TEXAS,
AND I LOVE THE STORIES SHE HAS TO TELL.



THE BLUELIGHT LUBBOCK
12x75 FEET
2012



A.SHERLEY & BRO./ BEECH-NUT SLICED BACON
100' X 6' / 80' X23'
ANNA, TX
2023





CELINA EDC / TOASTED WALNUT TABLE & MARKET
Celina, Tx
2020



THE BLUELIGHT DALLAS

Deep Ellum

Dallas, Tx

1,212 sq ft

2018







Furr's Lady
Rouge Beauty
Salon
Lubbock, Tx
2019



Hotel Turkey
Turkey, Tx
2019



LONGHORN
4X6 FEET
2019



QUANAH PARKER IN BLUE
3x2 FEET
2018



BOB WILLS
3x2 FEET
2018



DICK SHEPHERD
4x3 FEET
2018









Will Call Bar
Deep Ellum
Dallas, Tx
2019

BRISTEN LEE PHILLIPS

MURALS

2020

"Celina EDC Building" (3 murals totaling over 27,000 square feet.) Celina, Tx. Currently in progress.

2019

"Stay a little longer" 217 sq ft. Hotel Turkey, Turkey, TX. Spring 2019 - current.

"MD Tavern" 250 sq ft. Medical District Tavern, Dallas, TX. 2019 - current.

"Will Call ~ Deep Ellum" 752 sq ft. Will Call Bar, Dallas, Tx. 2019 - current.

"Toasted Walnut" 487 sq ft. Toasted Walnut Table and Market, Celina, Tx, 2019 - current.

"Furr's Lady" 108 sq ft. Rouge Salon, Lubbock, Tx. 2019 - current.

2018

"The Bluelight Dallas" (1, 212 total square feet), The Bluelight Dallas, Dallas, Tx. Fall 2018 - 2020.

2015

"Mary America" (20ft x 12ft) and "Legion of Horribles" (20ft x 12ft), Tom's Daiquiri, Lubbock, Tx. Summer 2015 - current.

2012

"The Bluelight Live - Storm (75ft x12ft), Horse (8ft x12ft) and Coyote (20ft x12ft)", The Bluelight Live, Lubbock, Tx. December 2012 - current.

2011

"Rock and Roll Murals", School of Rock, Frisco, Tx. May 2010 - current.
(From 2010 to 2011 I taught Music Lessons at the School of Rock in Dallas, Tx and was commissioned to paint over 150 rock and roll themed murals at three locations in the DFW metroplex - SouthLake, Tx, Ft. Worth, Tx, & Frisco, Tx)

BRISTEN LEE PHILLIPS

EDUCATION

HIGH SCHOOL

Crandall High School, Crandall, Tx class of 1999.
National Honors Society, top 10%.

COLLEGE

Bachelor of Fine Arts in Studio Art, emphasis in Painting and Drawing from Texas Tech University. Magna Cum Laude. Spring 2015.

Master of Fine Arts in Studio Art, emphasis in Painting and Sculpture from Texas Tech University. Fall 2015 - Spring 2017.

WORK EXPERIENCE

Spring 2017, Teaching Assistant to Tina Fuentes, Drawing 1, Texas Tech University.

Fall 2016 - Teaching Assistant to Song Mi Yoo, Drawing 1, Texas Tech University.

Spring 2016 - Teaching Assistant to Ghislaine Fremaux, Painting 2, Texas Tech University.

Fall 2015 - Teaching Assistant to Tina Fuentes, Painting 1, Texas Tech University.





Item No. 5.f.

EDC/CDC Agenda
Staff Report

Meeting Date: 2/2/2023
Staff Contact:

AGENDA ITEM:

Consider/Discuss/Action on electing a Vice-President CDC. (CDC)

SUMMARY:

A new VP is needed as Shane Williams resigned from the Board after relocating.

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 5.g.

EDC/CDC Agenda
Staff Report

Meeting Date: 2/2/2023
Staff Contact:

AGENDA ITEM:

Consider/Discuss/Action on electing a Vice-President EDC. (EDC)

SUMMARY:

A new VP is needed as Shane Williams resigned from the Board after relocating.

STAFF RECOMMENDATION:

ATTACHMENTS:



AGENDA ITEM:
Director's Report.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.

EDC/CDC Agenda
Staff Report

Meeting Date: 2/2/2023
Staff Contact:



Item No. 6.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 2/2/2023
Staff Contact:

AGENDA ITEM:

Strategic Plan Update

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. DecJan 2023 Strategic Plan Update (2)

Economic Development Strategic Plan Highlights

Dec 2022/Jan 2023

- Director attended Dallas Business Journal's Roundtable Discussion on the Power of Regionalism
- City Council approved the Wayfinding Signage Program
- Issued RFQ for mural panels for 101 S. Powell Parkway
- Hosted virtual Steering Committee kickoff with Lee Engineering and MERJE Design for Phase 1 of Anna's Wayfinding and Signage Program
- Posted Asst. Dir. of Economic Development position
- Economic Development staff and CDC/EDC Board members attended the 2023 ICSC Red River Conference and networked with over 150 individuals and brokers
- Hosted meeting with Public Management Inc., Economic Development and Public Works to strategize infrastructure project submittals for Community Development Fund and Downtown Revitalization grants



Measureables

Dec 2022/ Jan 2023



Real Estate Broker /
Developer Meetings: 16



Business Retention
Expansion Meetings: 8



Construction /
Architectural Meetings: 3



New Newsletter Subscribers:
107 (1,209 total)



Website Users: 3,960 (68%
Increase in new users in 60
days)



Website Pageviews: 6,157
(77% Increase in 60 days)



New LinkedIn Followers:
100 (1,117 total)



AGENDA ITEM:

2023 ICSC Red River Update

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 2/2/2023
Staff Contact:



AGENDA ITEM:

March Meeting

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 2/2/2023
Staff Contact:



AGENDA ITEM:
Closed Session.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 7.

EDC/CDC Agenda
Staff Report

Meeting Date: 2/2/2023
Staff Contact:



Item No. 8.

EDC/CDC Agenda
Staff Report

Meeting Date: 2/2/2023
Staff Contact:

AGENDA ITEM:

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

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:



AGENDA ITEM:

Adjourn.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 10.

EDC/CDC Agenda
Staff Report

Meeting Date: 2/2/2023
Staff Contact: