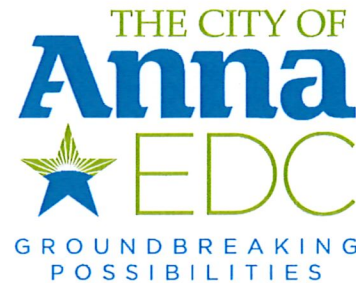


Officers:

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