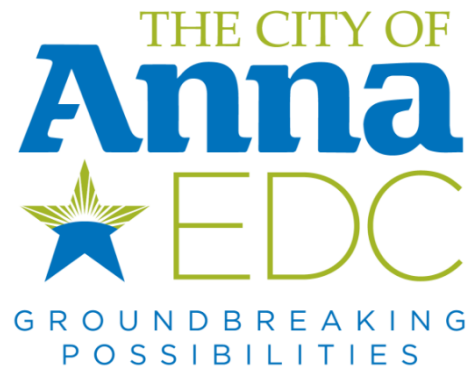




**MEETING AGENDA
ANNA COMMUNITY DEVELOPMENT CORPORATION
AND
ANNA ECONOMIC DEVELOPMENT CORPORATION**

Thursday, May 4, 2023 @ 6:00 PM

The EDC/CDC of the City of Anna will meet at 6:00 PM, on May 4, 2023, at the Anna Municipal Complex, located at 120 W. Seventh 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 April 6, 2023, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
 - b. Approve minutes from the April 6, 2023, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)
5. **Individual Consideration.**
 - a. Consider/discuss/action on a resolution approving a grant to the Anna Economic Development Corporation and entering into an agreement for economic development projects. (CDC)
 - b. Consider/discuss/action on a resolution entering into an agreement with the Anna Community Development Corporation for economic development projects. (EDC)
6. **Director's Report.**
 - a. Strategic Plan Updates
 - b. Financial Report / Sales Tax Updates

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.

- c. Wayfinding and Signage Program Update
 - d. Downtown Grant/Municipal Plaza Update
 - e. Strategic Planning Workshop - June 1st
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;
 - 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 Municipal Complex and on the Municipal Complex bulletin board at or before 5:00 p.m. on May 1, 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: 5/4/2023
Staff Contact:



Item No. 4.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/4/2023
Staff Contact:

AGENDA ITEM:

Approve minutes from the April 6, 2023, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

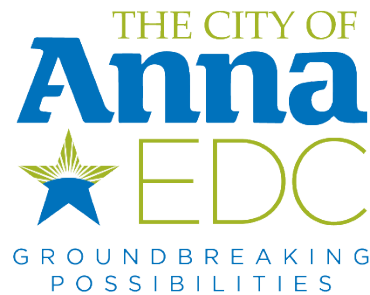
1. April 6 2023 CDC EDC Joint Meeting Minutes_Final

Officers:

Bruce Norwood, President
Jody Bills, 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, April 6, 2023, 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 meeting at 6:00 p.m. on Thursday, April 6, 2023, 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, Kylee Kelley, Jody Bills, Michelle Hawkins, Ronnie Kerr and Gina Maria Ottavio **CDC and EDC Board Members Absent:** Rocio Gonzalez. **Others Present:** Joey Grisham (Director of Economic Development), Kimberly Garduno (Economic Development Coordinator), Lee Miller (Mayor Pro Tem), 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 6:00 p.m.

2. Invocation and Pledge of Allegiance.

Invocation and Pledge of Allegiance was led by Bruce Norwood.

3. Neighbor Comments.

None.

4. Consent Agenda.

- a. Consider/Discuss/Act on approving minutes from the March 8, 2023, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (CDC)
- b. Consider/Discuss/Act on approving minutes from the March 8, 2023, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (EDC)

Officers:

Bruce Norwood, President
Jody Bills, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

Kylee Kelley made a motion on behalf of the CDC and EDC to approve the minutes from the March 8, 2023, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. Gina Maria Ottavio seconded the motion. All were in favor. Motion passed.

5. Individual Consideration

- a. **Conduct a Public Hearing and Consider/Discuss/Act on a Resolution authorizing an expenditure in support of the City's application for the Texas Community Development Block Grant - Community Development (CD) Fund Program. (CDC)**

Bruce Norwood opened the public hearing at 6:04 p.m.

Kimberly Garduno discussed Texas Department of Agriculture's (TDA) Community Development Fund and application process. This is a statewide grant and extremely competitive. The city retained Public Management Inc. (PMI) to assist staff with project coordination and grant writing. The Community Development Fund is a two-year Community Development Block Grant and requires 51 percent of residents in the project area to be low-to-moderate income. The proposed project includes street improvements along Riggins and Edwards Streets. A map illustrating the designated benefit area and project limits was included in the Board packet. Staff plans to submit an application in May on the City's behalf requesting the full grant amount of \$500,000. If accepted, a local contribution match of \$75,000 is required.

Gina Maria Ottavio asked when will the City receive the award notification. Kimberly stated the application will be submitted by May 3, 2023, and we will receive notification 3-4 months after submission. Kylee asked for clarification on PMI's fee structure. Kimberly shared that PMI's fees are contingent on approval of the City's grant application.

Bruce Norwood closed the public hearing at 6:15 p.m.

Jody Bills made a motion on behalf of the CDC a resolution authorizing an expenditure in support of the City's application for the Texas Community Development Block Grant – Community Development Fund Program. Gina Maria Ottavio seconded the motion. All were in favor. Motion passed.

- b. **Conduct a Public Hearing and Consider/Discuss/Act on a Resolution authorizing an expenditure in support of the City's application for the Texas Community Development Block Grant - Downtown Revitalization Program (DRP). (CDC)**

Bruce Norwood opened the public hearing at 6:16 p.m.

Kimberly Garduno discussed TDA's Downtown Revitalization Program and application process. Public Management Inc. (PMI) is currently assisting staff with project coordination and grant writing for the DRP application. The proposed project includes sidewalk

Officers:

Bruce Norwood, President
Jody Bills, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

improvements, lighting, and Americans with Disability Act (ADA) ramps along both sides of 4th Street in Downtown Anna. A map illustrating the project area and scope was included in the Board packet. Staff plans to submit an application on the City's behalf requesting the full grant amount of \$500,000. If accepted, a local contribution match of \$75,000 is required.

Joey Grisham mentioned as more investment is made in downtown, the need grows for sidewalks and lighting. Since 4th Street is in TxDOT's right-of-way, and all proposed improvements must meet TxDOT requirements.

Bruce Norwood closed the public hearing at 6:23 p.m.

Jody Bills made a motion on behalf of the CDC a resolution authorizing an expenditure in support of the City's application for the Texas Community Development Block Grant – Downtown Revitalization Program. Ronnie Kerr seconded the motion. All were in favor. Motion passed.

6. Director's Report

a. Strategic Plan Update

Joey Grisham shared the EDC sponsored the D CEO Commercial Real Estate Awards; 3 Nations Brewing and Liberty Hills were award finalists. 3 Nations is also a finalist for DBJ's Best Real Estate Awards. Mr. Grisham presented at two events this month, the Dallas Morning News' profiled Anna's growth in the March Edition of Boomtown Magazine. Bernie Parker was hired as the new Assistant Director of Economic Development and will start next week.

b. ICSC

The next conference will be ICSC in Las Vegas. Staff and members of the Board will have an opportunity to network and attend meetings with retailers. There is one available spot for ICSC Las Vegas. Board members wishing to attend should contact Joey Grisham immediately.

c. Greater Anna Chamber Banquet/Golf Tournament

Chamber Banquet will take place Saturday, April 8th at Anna High School. The Chamber Golf Tournament will take place at the Bridges Golf Club in Gunter on Monday, May 15th. The EDC is a sponsor of the event. Registration opens at 6:30 a.m. with an 8:00 a.m. shotgun start.

d. Wayfinding Project Updates

In December 2022, staff officially kicked-off Phase 1 of the Wayfinding and Signage Program. Consultants Lee Engineering and Merje Design met with internal staff and various stakeholder groups in February. Merje Design launched an online survey in March and received 122 survey responses. Merje will present their findings and several design options to City staff and the Wayfinding Taskforce next Tuesday, April 11th.

7. CLOSED SESSION (exceptions):

Officers:

Bruce Norwood, President
Jody Bills, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

- 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:**
 - (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. Kylee Kelley seconded the motion. All were in favor. Motion passed. CDC Board entered closed session at 6:46 p.m.

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

Michelle Hawkins 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 6:53 p.m.

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

Joey mentioned May 20th is the Touch-a-Truck event hosted by Parks and Recreation. As a reminder, the Annual Chamber Banquet is on Saturday, April 8, 2023.

10. Adjourn.

Kylee Kelley made a motion to adjourn the meeting at 7:03 p.m. Jody Bills 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: 5/4/2023
Staff Contact:

AGENDA ITEM:

Approve minutes from the April 6, 2023, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

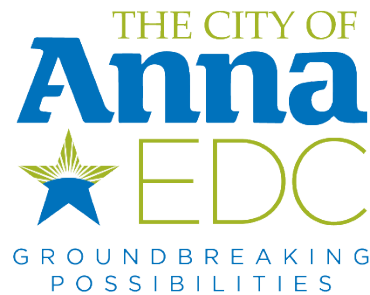
1. April 6 2023 CDC EDC Joint Meeting Minutes_Final

Officers:

Bruce Norwood, President
Jody Bills, 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, April 6, 2023, 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 meeting at 6:00 p.m. on Thursday, April 6, 2023, 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, Kylee Kelley, Jody Bills, Michelle Hawkins, Ronnie Kerr and Gina Maria Ottavio **CDC and EDC Board Members Absent:** Rocio Gonzalez. **Others Present:** Joey Grisham (Director of Economic Development), Kimberly Garduno (Economic Development Coordinator), Lee Miller (Mayor Pro Tem), 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 6:00 p.m.

2. Invocation and Pledge of Allegiance.

Invocation and Pledge of Allegiance was led by Bruce Norwood.

3. Neighbor Comments.

None.

4. Consent Agenda.

- a. Consider/Discuss/Act on approving minutes from the March 8, 2023, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (CDC)
- b. Consider/Discuss/Act on approving minutes from the March 8, 2023, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (EDC)

Officers:

Bruce Norwood, President
Jody Bills, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

Kylee Kelley made a motion on behalf of the CDC and EDC to approve the minutes from the March 8, 2023, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. Gina Maria Ottavio seconded the motion. All were in favor. Motion passed.

5. Individual Consideration

- a. **Conduct a Public Hearing and Consider/Discuss/Act on a Resolution authorizing an expenditure in support of the City's application for the Texas Community Development Block Grant - Community Development (CD) Fund Program. (CDC)**

Bruce Norwood opened the public hearing at 6:04 p.m.

Kimberly Garduno discussed Texas Department of Agriculture's (TDA) Community Development Fund and application process. This is a statewide grant and extremely competitive. The city retained Public Management Inc. (PMI) to assist staff with project coordination and grant writing. The Community Development Fund is a two-year Community Development Block Grant and requires 51 percent of residents in the project area to be low-to-moderate income. The proposed project includes street improvements along Riggins and Edwards Streets. A map illustrating the designated benefit area and project limits was included in the Board packet. Staff plans to submit an application in May on the City's behalf requesting the full grant amount of \$500,000. If accepted, a local contribution match of \$75,000 is required.

Gina Maria Ottavio asked when will the City receive the award notification. Kimberly stated the application will be submitted by May 3, 2023, and we will receive notification 3-4 months after submission. Kylee asked for clarification on PMI's fee structure. Kimberly shared that PMI's fees are contingent on approval of the City's grant application.

Bruce Norwood closed the public hearing at 6:15 p.m.

Jody Bills made a motion on behalf of the CDC a resolution authorizing an expenditure in support of the City's application for the Texas Community Development Block Grant – Community Development Fund Program. Gina Maria Ottavio seconded the motion. All were in favor. Motion passed.

- b. **Conduct a Public Hearing and Consider/Discuss/Act on a Resolution authorizing an expenditure in support of the City's application for the Texas Community Development Block Grant - Downtown Revitalization Program (DRP). (CDC)**

Bruce Norwood opened the public hearing at 6:16 p.m.

Kimberly Garduno discussed TDA's Downtown Revitalization Program and application process. Public Management Inc. (PMI) is currently assisting staff with project coordination and grant writing for the DRP application. The proposed project includes sidewalk

Officers:

Bruce Norwood, President
Jody Bills, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

improvements, lighting, and Americans with Disability Act (ADA) ramps along both sides of 4th Street in Downtown Anna. A map illustrating the project area and scope was included in the Board packet. Staff plans to submit an application on the City's behalf requesting the full grant amount of \$500,000. If accepted, a local contribution match of \$75,000 is required.

Joey Grisham mentioned as more investment is made in downtown, the need grows for sidewalks and lighting. Since 4th Street is in TxDOT's right-of-way, and all proposed improvements must meet TxDOT requirements.

Bruce Norwood closed the public hearing at 6:23 p.m.

Jody Bills made a motion on behalf of the CDC a resolution authorizing an expenditure in support of the City's application for the Texas Community Development Block Grant – Downtown Revitalization Program. Ronnie Kerr seconded the motion. All were in favor. Motion passed.

6. Director's Report

a. Strategic Plan Update

Joey Grisham shared the EDC sponsored the D CEO Commercial Real Estate Awards; 3 Nations Brewing and Liberty Hills were award finalists. 3 Nations is also a finalist for DBJ's Best Real Estate Awards. Mr. Grisham presented at two events this month, the Dallas Morning News' profiled Anna's growth in the March Edition of Boomtown Magazine. Bernie Parker was hired as the new Assistant Director of Economic Development and will start next week.

b. ICSC

The next conference will be ICSC in Las Vegas. Staff and members of the Board will have an opportunity to network and attend meetings with retailers. There is one available spot for ICSC Las Vegas. Board members wishing to attend should contact Joey Grisham immediately.

c. Greater Anna Chamber Banquet/Golf Tournament

Chamber Banquet will take place Saturday, April 8th at Anna High School. The Chamber Golf Tournament will take place at the Bridges Golf Club in Gunter on Monday, May 15th. The EDC is a sponsor of the event. Registration opens at 6:30 a.m. with an 8:00 a.m. shotgun start.

d. Wayfinding Project Updates

In December 2022, staff officially kicked-off Phase 1 of the Wayfinding and Signage Program. Consultants Lee Engineering and Merje Design met with internal staff and various stakeholder groups in February. Merje Design launched an online survey in March and received 122 survey responses. Merje will present their findings and several design options to City staff and the Wayfinding Taskforce next Tuesday, April 11th.

7. CLOSED SESSION (exceptions):

Officers:

Bruce Norwood, President
Jody Bills, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

- 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:**
 - (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. Kylee Kelley seconded the motion. All were in favor. Motion passed. CDC Board entered closed session at 6:46 p.m.

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

Michelle Hawkins 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 6:53 p.m.

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

Joey mentioned May 20th is the Touch-a-Truck event hosted by Parks and Recreation. As a reminder, the Annual Chamber Banquet is on Saturday, April 8, 2023.

10. Adjourn.

Kylee Kelley made a motion to adjourn the meeting at 7:03 p.m. Jody Bills 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: 5/4/2023
Staff Contact:



Item No. 5.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/4/2023
Staff Contact:

AGENDA ITEM:

Consider/discuss/action on a resolution approving a grant to the Anna Economic Development Corporation and entering into an agreement for economic development projects. (CDC)

SUMMARY:

Based on the advice of our tax professionals, the CDC will provide a grant to the EDC. If the CDC does not make these payments to the EDC and there were no other incoming contributions, the EDC would still be considered a non-profit, however, it would change to a private foundation rather than a public charity. A private foundation is subject to a 1.39% excise tax on its net investment income and is required to distribute roughly 5% of the fair market value of its assets each year. The funding from the EDC will be used for projects.

STAFF RECOMMENDATION:

Approve.

ATTACHMENTS:

1. CDC Grant to EDC Resolution C08009D20230428CR1
2. Grant to EDC Agreement C08009D20230428CR1

RESOLUTION NO. _____

**A RESOLUTION OF THE ANNA COMMUNITY DEVELOPMENT CORPORATION
APPROVING A GRANT AND AN AGREEMENT WITH THE ANNA ECONOMIC
DEVELOPMENT CORPORATION FOR ECONOMIC DEVELOPMENT PROJECTS**

WHEREAS, the Anna Community Development Corporation (the “CDC”) desires to provide a monetary grant (the “Grant”) to the Anna Economic Development Corporation (the “EDC”) and enter into an agreement with the EDC for economic development projects; and

WHEREAS, the CDC has determined that the Grant is in the best interests of the CDC and will promote economic development and expanded business development in the City of Anna, Texas;

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. Approval of Grant and Agreement; Authority to Execute Agreement.

The CDC Board of Directors (the “Board”) hereby approves and authorizes the Grant (a one-time lump-sum payment) to be made to the EDC in the amount of \$60,000 and further approves the Agreement for Economic Development Projects attached hereto as Exhibit A (the “Agreement”). The Board further authorizes the Board’s President to execute the Agreement on behalf of the CDC.

PASSED AND APPROVED by the Anna Community Development Corporation on this the 4th day of May 2023.

APPROVED:

ATTEST:

Bruce Norwood, CDC President

Rocio Gonzalez, CDC Secretary

AGREEMENT FOR ECONOMIC DEVELOPMENT PROJECTS

THIS AGREEMENT (this “Agreement”) FOR ECONOMIC DEVELOPMENT PROJECTS is made and entered into this ____ day of _____ 2023 by and between the Anna Community Development Corporation, a Texas Type B development corporation (the “CDC”) and Anna Economic Development Corporation, a Texas Type A development corporation (the “EDC”).

WHEREAS, the CDC desires to provide a monetary grant (the “Grant Funds”) to the EDC provided that the EDC use the Grant Funds solely for expenditures for the project(s), whether one or more, as specified in this Agreement (the “Project(s)"); and

WHEREAS, the CDC Board has found that the Project(s), and this Agreement will promote new or expanded business development in the City of Anna, Texas; and

WHEREAS, this Agreement serves a public purpose, and is in the public's best interest for the CDC to provide the Grant Funds to the EDC under the terms of this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein the CDC and the EDC agree as follows:

SECTION 1. Findings and Intent:

The recitals set forth above in the “Whereas” clauses are hereby ratified by the parties as being true and correct and are incorporated herein.

SECTION 2. CDC obligations and responsibilities:

- (A) The Grant Funds will be in the amount of \$and shall be paid \$60,000 by the CDC to the EDC on or before the 30th day of September 2023.
- (B) Other than providing the EDC with the Grant Funds, the CDC shall not be responsible for funding any part or portions of the Project(s) or otherwise participating in the Project(s).
- (C) The CDC shall not be a party to nor is it liable for any contractual arrangements or payments in connection with the Project(s) as relates to any contractors, engineers, architects, material providers, vendors, users, grantees or other third parties who may in any way be involved in the Project(s). Any such arrangements/payments as relates to any contractors, engineers, architects, material providers, vendors, users, grantees

or other third parties are the sole responsibility of the EDC. There are no third-party beneficiaries to this Agreement.

- (D) In no event will the CDC, its board members, agents, officers, directors, elected officials, employees or representatives be liable to the EDC or any other party for indirect, exemplary, punitive, special, or consequential damages in connection with the Project(s) under any theory of law or equity (whether in contract, tort, negligence, strict liability, by statute, or otherwise).

SECTION 3. EDC obligations and responsibilities:

- (A) The EDC agrees to fully and timely pay all amounts that it may owe in connection with the Project(s) to any and all contractors, engineers, architects, material providers, vendors, users, grantees, or other third parties and the EDC may use its own funds from any source in combination with the Grant funds.
- (B) The Project(s) shall be limited to the type of projects permitted for a Type A corporation under applicable law.
- (C) The EDC shall comply with all applicable federal, state, county and municipal laws, ordinances, codes and regulations; including, but not limited to those adopted by the City of Anna.

SECTION 4. Effective Date:

The effective date of this Agreement is the date of execution by the last party that executes this Agreement (the "Effective Date").

IN WITNESS WHEREOF, the parties hereto have set their hands as of the date(s) set forth below.

Anna Community Development Corporation

Anna Economic Development Corporation

By: Bruce Norwood, its President

Date: _____

By: Bruce Norwood, its President

Date: _____



Item No. 5.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/4/2023
Staff Contact:

AGENDA ITEM:

Consider/discuss/action on a resolution entering into an agreement with the Anna Community Development Corporation for economic development projects. (EDC)

SUMMARY:

STAFF RECOMMENDATION:

Approve.

ATTACHMENTS:

1. EDC Resolution C08009D20230428CR1

RESOLUTION NO. _____

A RESOLUTION OF THE ANNA ECONOMIC DEVELOPMENT CORPORATION APPROVING AN AGREEMENT WITH THE ANNA COMMUNITY DEVELOPMENT CORPORATION FOR ECONOMIC DEVELOPMENT PROJECTS

WHEREAS, the Anna Economic Development Corporation (the “EDC”) desires to enter into an agreement with the Anna Community Development Corporation (the “CDC”) for economic development projects under which the CDC shall provide a grant to the EDC and the grant funds will be used by the EDC for certain projects; and

WHEREAS, the EDC has determined that the Grant is in the best interests of the EDC and will promote economic development and expanded business development in the City of Anna, Texas;

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. Approval of Agreement; Authority to Execute Agreement.

The EDC Board of Directors (the “Board”) hereby approves the Agreement for Economic Development Projects attached hereto as Exhibit A (the “Agreement”). The Board further authorizes the Board’s President to execute the Agreement on behalf of the EDC.

PASSED AND APPROVED by the Anna Economic Development Corporation on this the 4th day of May 2023.

APPROVED:

ATTEST:

Bruce Norwood, EDC President

Rocio Gonzalez, EDC Secretary



AGENDA ITEM:
Director's Report.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/4/2023
Staff Contact:



AGENDA ITEM:

Strategic Plan Updates

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. April 2023 Strategic Plan Update_Final

Item No. 6.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/4/2023
Staff Contact:

Economic Development Strategic Plan Highlights

April 2023

- EDC sponsored Dallas Business Journal's Best Real Estate Awards Ceremony with the Mayor Pro Tem Lee Miller presenting to 300 plus attendees
- Bernie Parker started new position as Assistant Director of Economic Development
- Lee Engineering and MERJE Design conducted a presentation on Wayfinding Analysis and Schematic Design. Members of the internal Stakeholder group and Wayfinding Taskforce provided feedback and recommendations on signage location and design standards.
- Coordinator met with videographer and interviewed four business owners for Small Business Week Video
- Director presented to Anna's Neighbor Academy Spring Cohort and discussed Economic Development projects and initiatives



Measureables

April 2023



Real Estate Broker /
Developer Meetings: 15



Business Retention
Expansion Contacts: 7



Construction /
Architectural Meetings: 8



New Newsletter Subscribers:
57 (1,777 total)



Website Users: 2,470 (Past
30 Days)



Website Pageviews: 3,908
(Past 30 days)



New LinkedIn Followers: 20
(1,195 total)



Item No. 6.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/4/2023
Staff Contact:

AGENDA ITEM:

Financial Report / Sales Tax Updates

SUMMARY:

STAFF RECOMMENDATION:

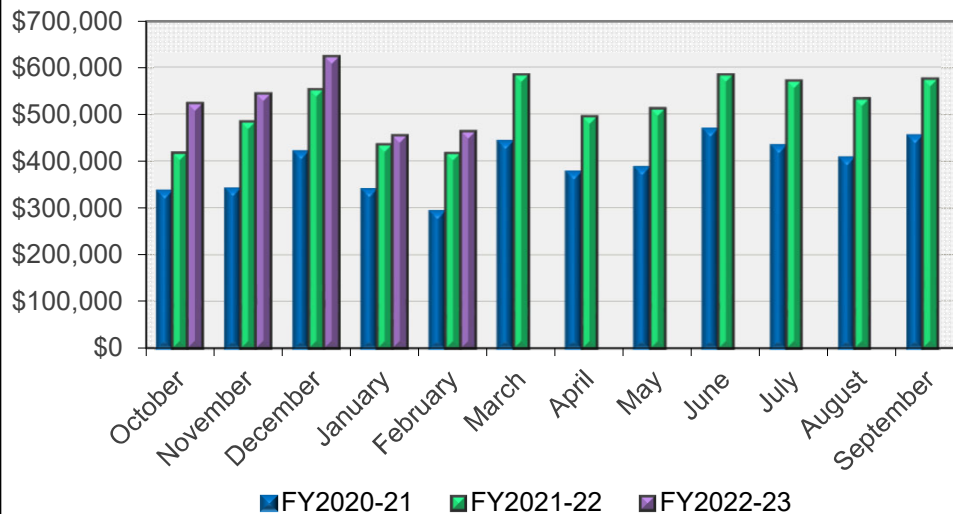
ATTACHMENTS:

1. Feb 2023 Monthly Sales Tax Report
2. 2023 Monthly CDC Sales Tax Report_003

CITY OF ANNA
Schedule of Sales Tax Collections
For the month February 28, 2023

	2022-23 Collections		% Change	2021-22 Collections	
	Monthly		from	Monthly	
			Prior Year		
October	\$	522,386	25.2%	\$	417,343
November		542,873	12.3%		483,556
December		622,388	12.7%		552,138
January		454,358	4.4%		435,037
February		463,016	11.3%		416,044
March					583,700
April					494,472
May					511,309
June					583,874
July					570,950
August					533,224
September					575,011
	\$	2,605,021		\$	6,156,658
 Budget:		6,753,000	38.6%		4,300,000

**Monthly Sales Tax Collections:
3 Year Comparison**



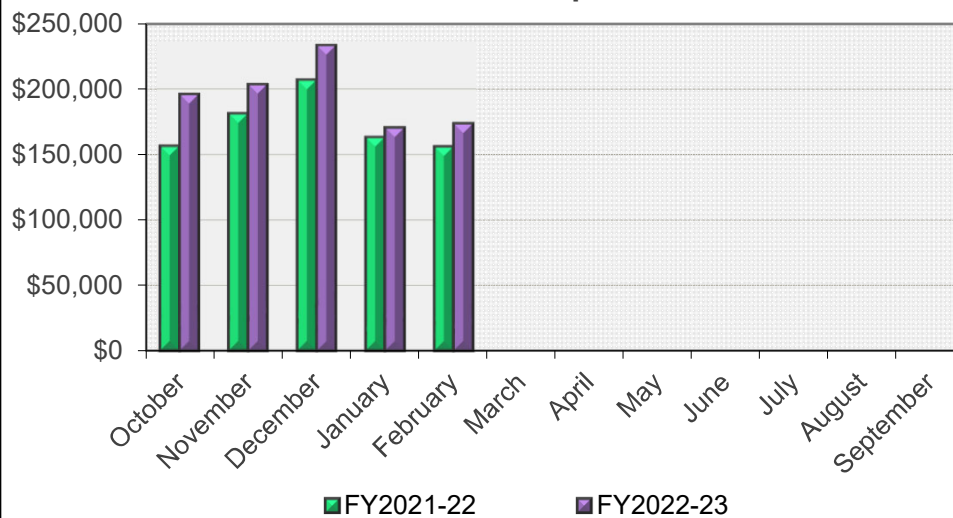
ANNA COMMUNITY DEVELOPMENT CORPORATION

Schedule of Sales Tax Collections

For the month February 2023

	2022-23 Collections		% Change	2021-22 Collections	
	Monthly		from	Monthly	
			Prior Year		
October	\$	195,895	25.2%	\$	156,504
November	\$	203,577	12.3%	\$	181,334
December	\$	233,395	12.7%	\$	207,052
January	\$	170,384	4.4%	\$	163,139
February	\$	173,631	11.3%	\$	156,016
March					
April					
May					
June					
July					
August					
September					
	\$	976,882		\$	864,045

**Monthly Sales Tax Collections:
2 Year Comparison**





Item No. 6.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/4/2023
Staff Contact:

AGENDA ITEM:

Wayfinding and Signage Program Update

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. Anna_Option4

DESIGN FEEDBACK

Basis for Design

- Option 1 with elements of Option 3

Option 1:

- Wood and stone are favored
- Gateway, kiosk, and trailhead signs
- Vehicular signs might be too rustic in areas near downtown & municipal complex

Option 3:

- The use of just the “A” on the vehicular signs is good
- Landmarks on back of signs are favorable
- Vehicular signs and poles

Additional Comments:

- Yes to a Digital Board near the Municipal Complex
- Gateway on Hwy 75 must be low maintenance

THE CITY OF Anna



City Gateway Monument

13'-6"

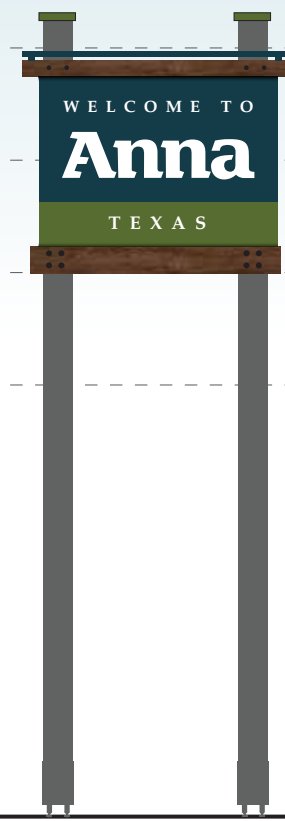
12'-0"

10'-6"

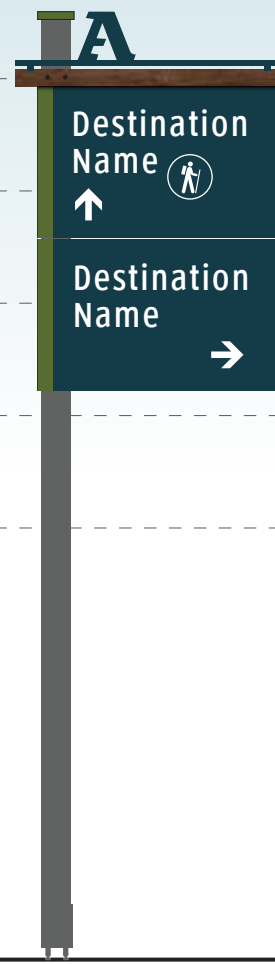
9'-0"

7'-6"

6'-0"



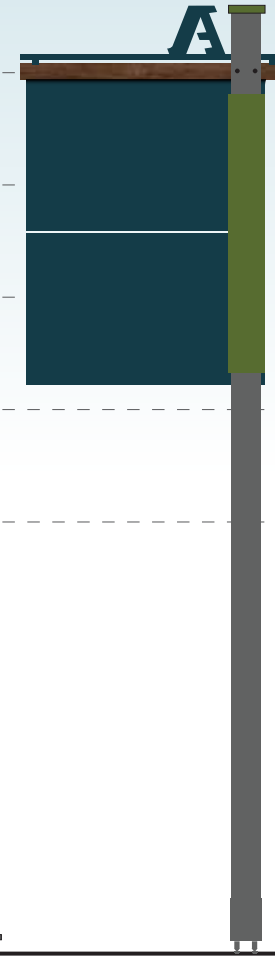
City Gateway



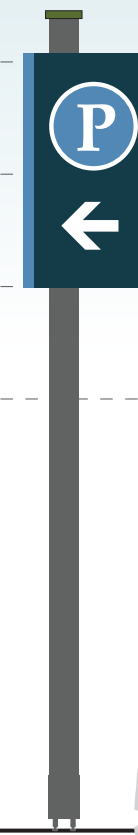
Vehicular Directional
(Downtown -25 MPH & Less)



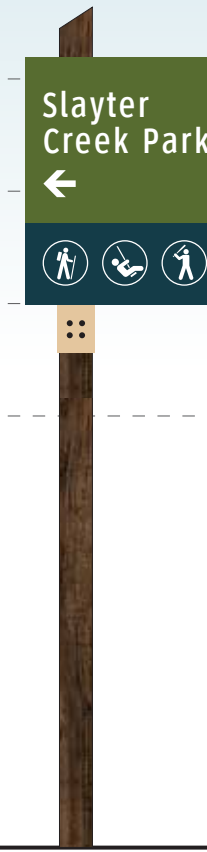
Side View



Back View

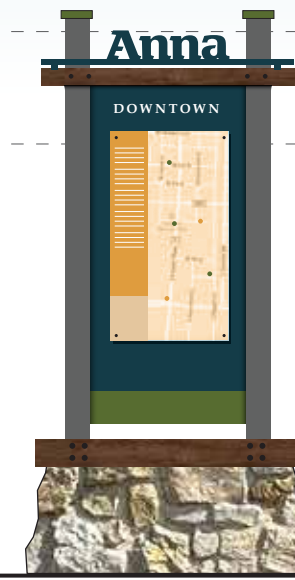


Parking Trailblazer



Park Trailblazer

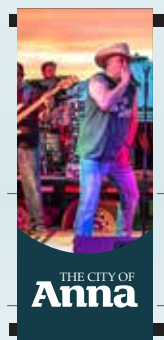
- KIOSK CONTENT:
- Citywide Map
 - Downtown Map
 - Event Information
 - History Panel



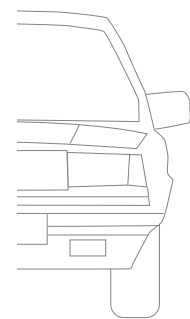
Pedestrian Kiosk



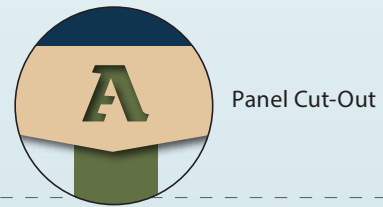
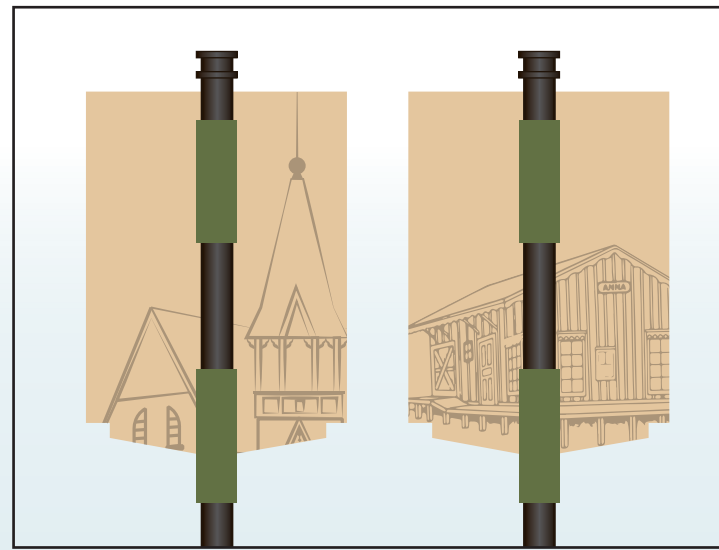
Trailhead Sign



Banners



SCALE: 3/8" = 1'-0"



13'-6"

12'-0"

10'-6"

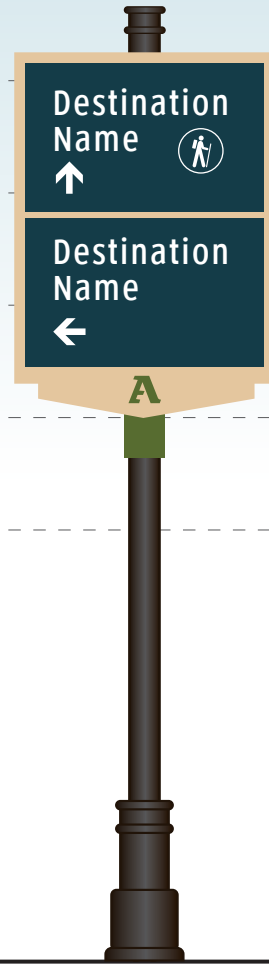
9'-0"

7'-6"

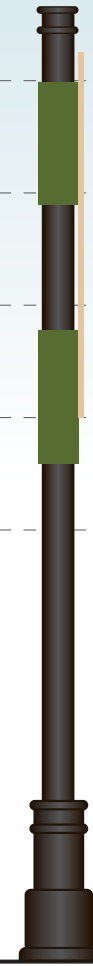
6'-0"



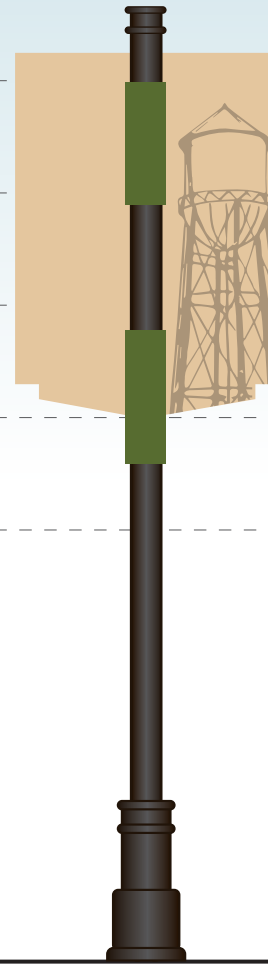
City Gateway



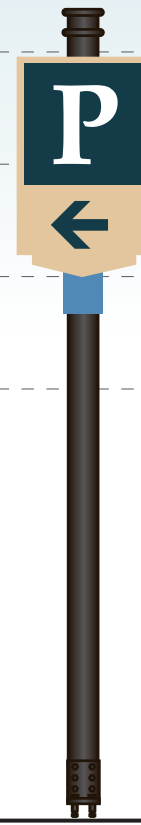
Vehicular Directional
(Downtown -25 MPH & Less)



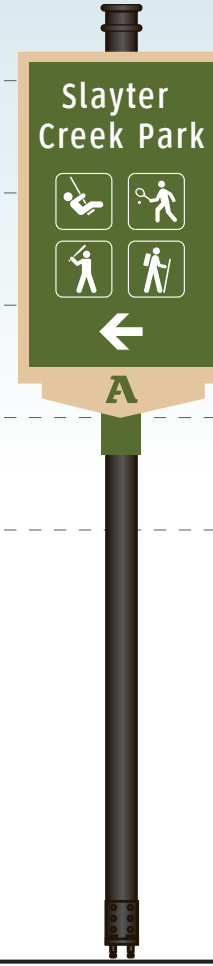
Side View



Back View



Parking Trailblazer



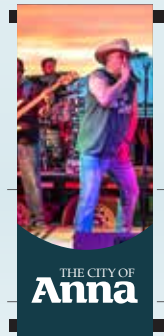
Park Trailblazer



Pedestrian Kiosk

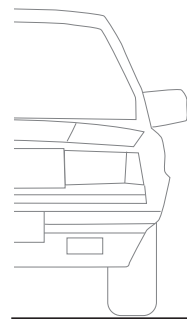


Trailhead Sign



Banners

- KIOSK CONTENT:
- Citywide Map
 - Downtown Map
 - Event Information
 - History Panel

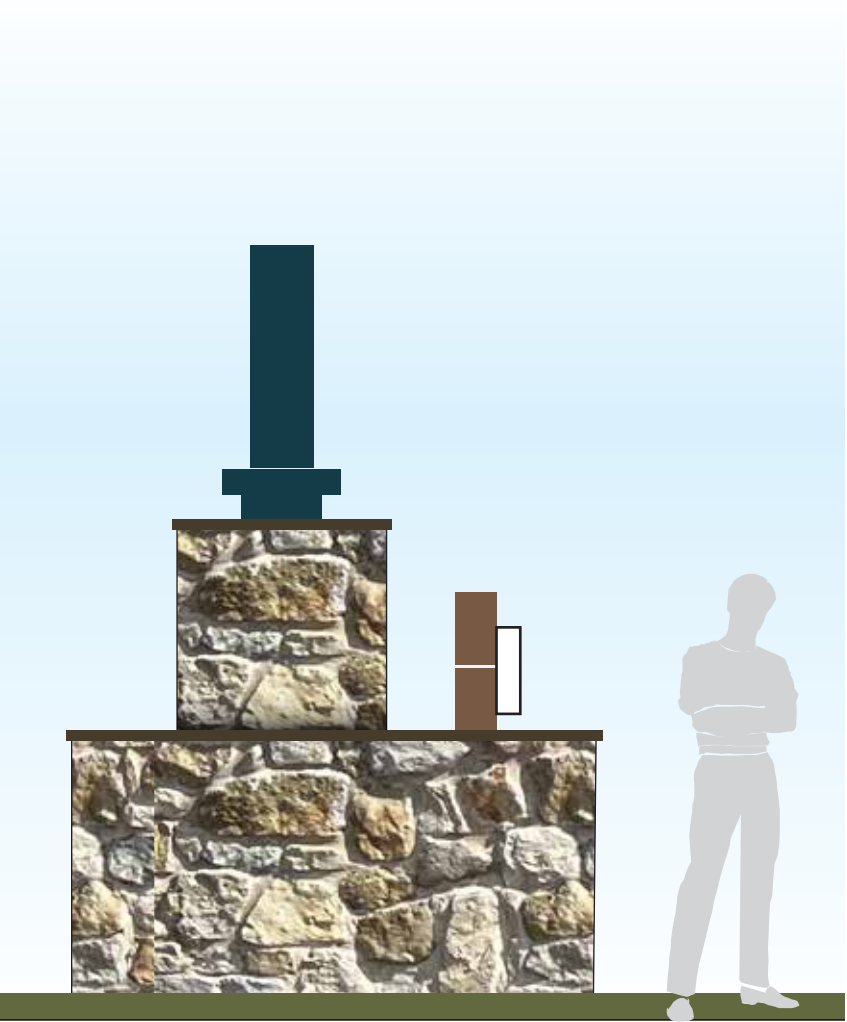


SCALE: 3/8" = 1'-0"

OPTION 1



City Gateway
(Hwy 75)

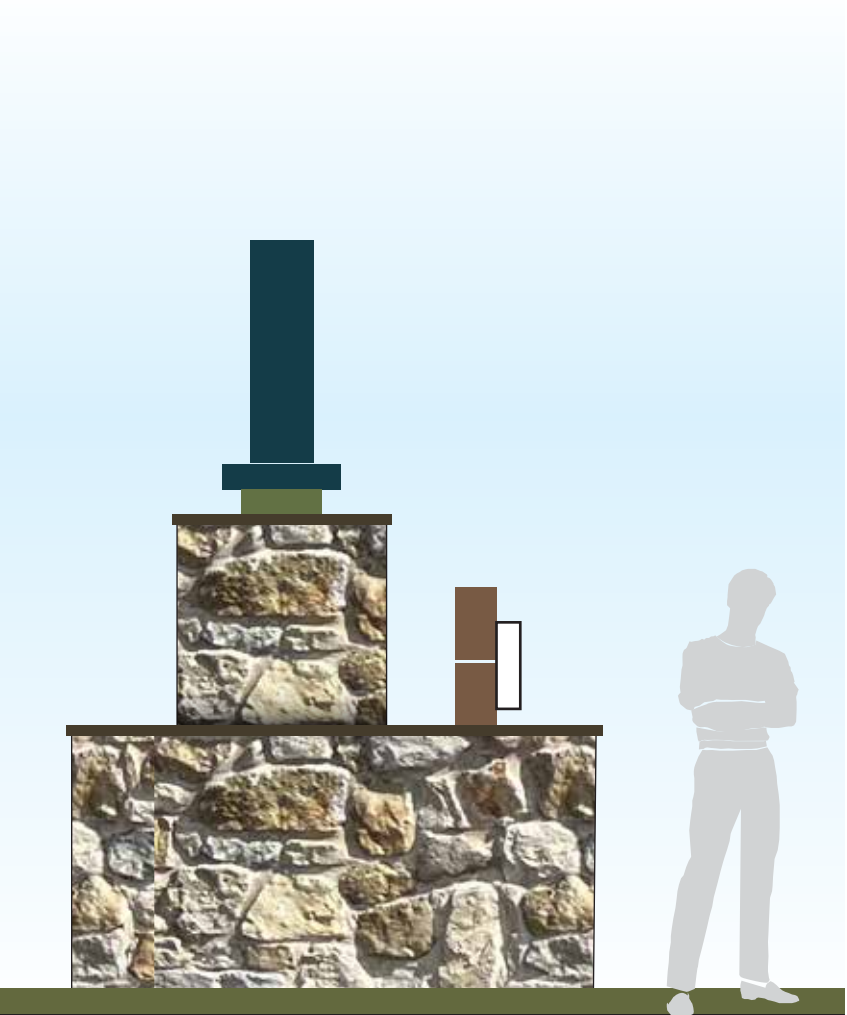


Side View

OPTION 1



City Gateway
(Hwy 75)

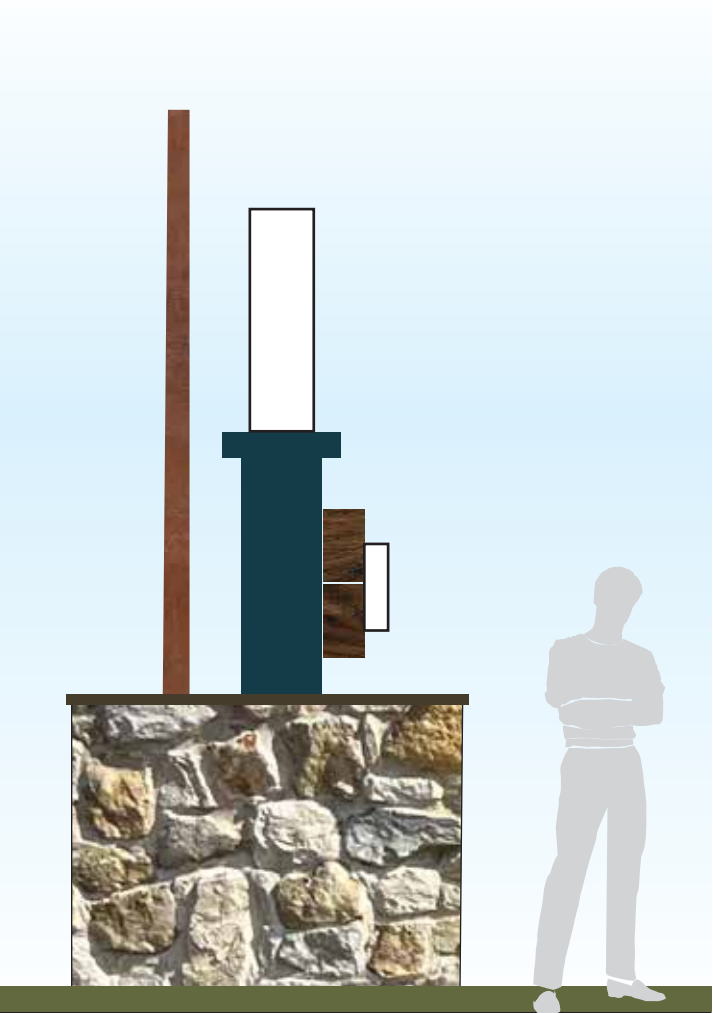


Side View

OPTION 2



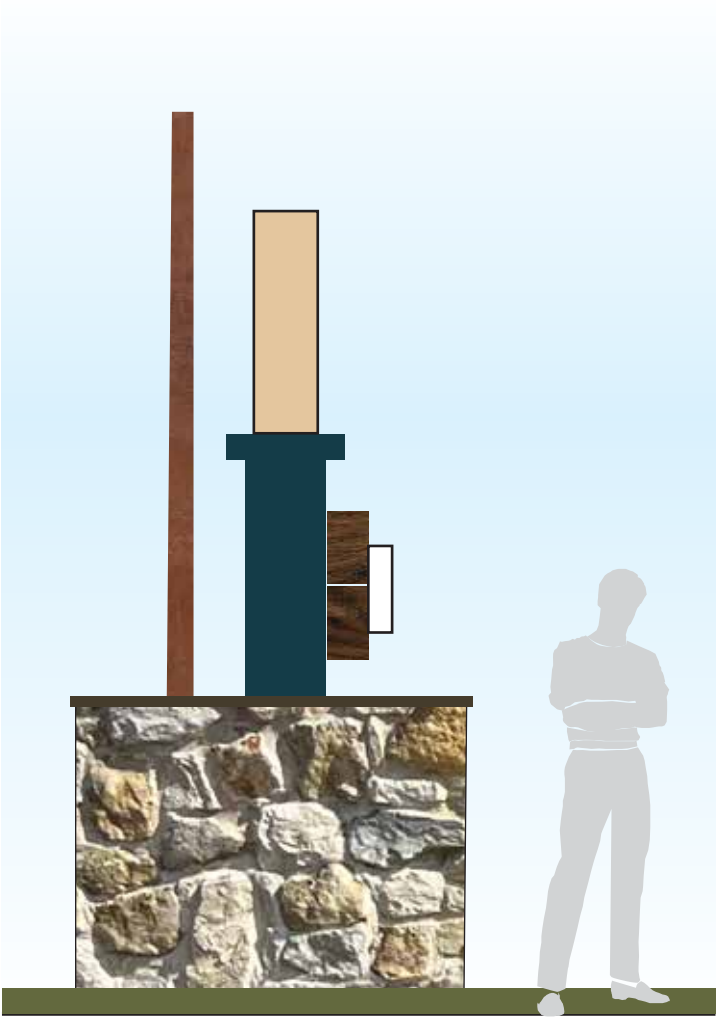
City Gateway
(Hwy 75)



Side View



City Gateway
(Hwy 75)



Side View



Item No. 6.d.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/4/2023
Staff Contact:

AGENDA ITEM:

Downtown Grant/Municipal Plaza Update

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. Plaza Rendering





Item No. 6.e.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/4/2023
Staff Contact:

AGENDA ITEM:

Strategic Planning Workshop - June 1st

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:



AGENDA ITEM:
Closed Session.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 7.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/4/2023
Staff Contact:



Item No. 8.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/4/2023
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: 5/4/2023
Staff Contact: