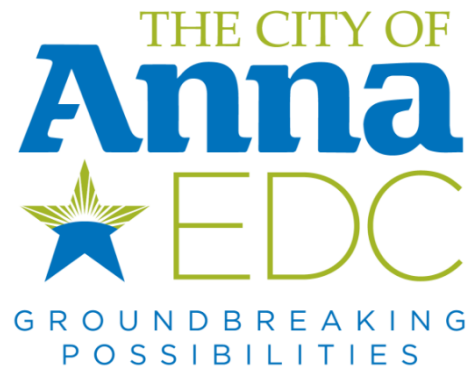




**MEETING AGENDA
ANNA COMMUNITY DEVELOPMENT CORPORATION
AND
ANNA ECONOMIC DEVELOPMENT CORPORATION**

Thursday, June 1, 2023 @ 6:00 PM

The EDC/CDC of the City of Anna will meet at 6:00 PM, on June 1, 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 May 4, 2023, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
 - b. Approve minutes from the May 4, 2023, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)
5. **Individual Consideration.**
 - a. Discuss budget and strategic planning priorities for FY 2024.
 - b. Consider/Discuss/Act on a resolution approving an Amendment to the 3 Nations Brewing, LLC Incentive Agreement. (EDC)
6. **Director's Report.**
 - a. ICSC ReCON (Las Vegas) Update
 - b. Strategic Plan Update
 - c. 2023 Chamber Golf Tournament Update
 - d. Development Forum

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. Job Fair – June 15th
- f. July 6th Meeting
- g. Financial Report / Sales Tax Updates
- 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 City Hall and on the City Hall bulletin board at or before 5:00 p.m. on May 26, 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: 6/1/2023
Staff Contact:



Item No. 4.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/1/2023
Staff Contact:

AGENDA ITEM:

Approve minutes from the May 4, 2023, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

SUMMARY:

STAFF RECOMMENDATION:

Approve

ATTACHMENTS:

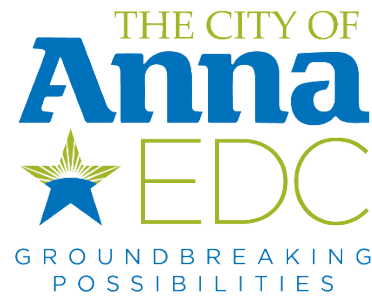
1. May 4 2023 CDC EDC Joint Meeting Minutes_final

Officers:

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

Staff:

Joey Grisham, Director of Economic Development
Bernie Parker, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator



Anna Community Development Corporation and Anna Economic Development Corporation Meeting Minutes

Thursday, May 4, 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, May 4, 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, Jody Bills, Michelle Hawkins, Rocio Gonzalez and Gina Maria Ottavio. **CDC and EDC Board Members Absent:** Kylee Kelley and Ronnie Kerr. **Others Present:** Joey Grisham (Director of Economic Development), Bernie Parker (Assistant Director of Economic Development), Kimberly Garduno (Economic Development Coordinator), Lee Miller (Mayor Pro Tem) Pete Cain (Council Member) 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 6:03 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 April 6, 2023, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (CDC)
- b. Consider/Discuss/Act on approving minutes from the April 6, 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
Bernie Parker, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

Michelle Hawkins made a motion on behalf of the CDC and EDC to approve the minutes from the April 6, 2023, 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. **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)**

Joey Grisham outlined the history of the disbursement of the 2-cent local sales tax among the CDC/EDC, and the city's general fund; because of the restructuring in 2016. Currently, the 2 (two) cent sales tax disbursement is: CDC .75, EDC 0.0 and the city's general fund receives 1.25 (.25 of the 1.25 is allocated for streets/maintenance). The EDC's funding was reallocated to the CDC in conjunction with the purchase of the business park in 2016. The EDC still serves a purpose and co-owner of properties with the CDC.

Staff consulted with Weaver (the city and CDC/EDC accounting firm) on the taxing classification of the EDC. Weaver reported that due to the lack of public revenue (income) to the EDC, the EDC would be viewed as a private foundation. As a private foundation, the EDC would be subject to a 1.39% excise tax on its net investments; as well the EDC would be required to distribute roughly 5% of the fair market value of its assets. To keep the EDC as a public charity, Weaver recommends the CDC provide a grant (\$60,000) to the EDC for projects; this grant would suffice as public revenue (income).

The EDC receives rental income, but this does not count towards public revenue. This grant from the CDC was a non-budgeted item for the fiscal year (22-23). In future budgets, this grant will be accounted for during the budget process. The resolution presented this evening is a grant from the CDC (\$60,000) to the EDC for projects in this year's budget. It will now go to the Anna City Council for two readings.

Bruce Norwood made a motion on behalf of the CDC a resolution approving a grant to the Anna Economic Development Corporation entering into an agreement for economic development projects not to exceed \$60,000 dollars. Jody Bills seconded the motion. All were in favor. Motion passed.

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

Officers:

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

Staff:

Joey Grisham, Director of Economic Development
Bernie Parker, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

Bruce Norwood made a motion on behalf of the CDC a resolution entering into an agreement with the Anna Community Development Corporation for economic development projects. Jody Bills seconded the motion. All were in favor. Motion passed.

6. Director's Report

a. Strategic Plan Updates

Joey Grisham shared that the CDC/EDC sponsored the D CEO Commercial Real Estate Awards where Mayor Pro Tem Lee Miller presented multiple awards; Assistant Director Bernie Parker started the first part of April; Kimberly Garduno is working with Lee Engineering on the Wayfinding project; Kimberly Garduno worked with videographer for Small Business week highlighting a few local businesses; Joey Grisham presented to Neighbor Academy; Joey Grisham had with multiple real estate broker and developer meetings.

b. Financial Report / Sales Tax Updates

Sales tax data for March will be presented at the next meeting.

c. Wayfinding and Signage Program Update

Kimberly Garduno presented the current renditions and proposed locations for the wayfinding and signage program from Merje Design and Lee Engineering. Board members provided feedback on color and material items from presented options. Staff will provide these recommendations to the consultants.

d. Downtown Grant / Municipal Plaza Update

Bernie Parker presented the current rendering of the downtown plaza from Teague Nall & Perkins and discussed where the city was in moving forward with funding and construction timelines. Kimberly Garduno gave an update that the two TDA grants were officially submitted on Tuesday May 2nd.

e. Strategic Planning Workshop – June 1st

Joey Grisham mentioned that during the workshop staff would discuss and look for direction from the board on upcoming budget items.

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:

- (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,

Officers:

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

Staff:

Joey Grisham, Director of Economic Development
Bernie Parker, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

- (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.

Jody Bills made a motion to enter closed session. Gina Maria Ottavio seconded the motion. All were in favor. Motion passed. CDC Board entered closed session at 6:33 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. Jody Bills seconded the motion. All were in favor. Motion passed. The CDC reconvened into open session at 7:05 p.m.

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

May 20th Touch a Truck.

Anna Chamber Golf tournament on May 15th.

Joey Grisham thanked Gina Maria Ottavio for her service on the EDC/CDC board.

Bruce Norwood mentioned citywide garage sell on May 19th and 20th.

10. Adjourn.

Gina Maria Ottavio made a motion to adjourn the meeting at 7:07 p.m. Jody Mills 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: 6/1/2023
Staff Contact:

AGENDA ITEM:

Approve minutes from the May 4, 2023, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

SUMMARY:

STAFF RECOMMENDATION:

Approve

ATTACHMENTS:

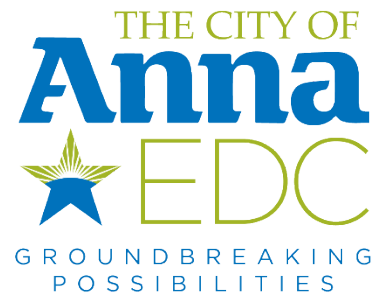
1. May 4 2023 CDC EDC Joint Meeting Minutes_final

Officers:

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

Staff:

Joey Grisham, Director of Economic Development
Bernie Parker, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator



Anna Community Development Corporation and Anna Economic Development Corporation Meeting Minutes

Thursday, May 4, 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, May 4, 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, Jody Bills, Michelle Hawkins, Rocio Gonzalez and Gina Maria Ottavio. **CDC and EDC Board Members Absent:** Kylee Kelley and Ronnie Kerr. **Others Present:** Joey Grisham (Director of Economic Development), Bernie Parker (Assistant Director of Economic Development), Kimberly Garduno (Economic Development Coordinator), Lee Miller (Mayor Pro Tem) Pete Cain (Council Member) 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 6:03 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 April 6, 2023, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (CDC)
- b. Consider/Discuss/Act on approving minutes from the April 6, 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
Bernie Parker, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

Michelle Hawkins made a motion on behalf of the CDC and EDC to approve the minutes from the April 6, 2023, 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. **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)**

Joey Grisham outlined the history of the disbursement of the 2-cent local sales tax among the CDC/EDC, and the city's general fund; because of the restructuring in 2016. Currently, the 2 (two) cent sales tax disbursement is: CDC .75, EDC 0.0 and the city's general fund receives 1.25 (.25 of the 1.25 is allocated for streets/maintenance). The EDC's funding was reallocated to the CDC in conjunction with the purchase of the business park in 2016. The EDC still serves a purpose and co-owner of properties with the CDC.

Staff consulted with Weaver (the city and CDC/EDC accounting firm) on the taxing classification of the EDC. Weaver reported that due to the lack of public revenue (income) to the EDC, the EDC would be viewed as a private foundation. As a private foundation, the EDC would be subject to a 1.39% excise tax on its net investments; as well the EDC would be required to distribute roughly 5% of the fair market value of its assets. To keep the EDC as a public charity, Weaver recommends the CDC provide a grant (\$60,000) to the EDC for projects; this grant would suffice as public revenue (income).

The EDC receives rental income, but this does not count towards public revenue. This grant from the CDC was a non-budgeted item for the fiscal year (22-23). In future budgets, this grant will be accounted for during the budget process. The resolution presented this evening is a grant from the CDC (\$60,000) to the EDC for projects in this year's budget. It will now go to the Anna City Council for two readings.

Bruce Norwood made a motion on behalf of the CDC a resolution approving a grant to the Anna Economic Development Corporation entering into an agreement for economic development projects not to exceed \$60,000 dollars. Jody Bills seconded the motion. All were in favor. Motion passed.

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

Officers:

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

Staff:

Joey Grisham, Director of Economic Development
Bernie Parker, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

Bruce Norwood made a motion on behalf of the CDC a resolution entering into an agreement with the Anna Community Development Corporation for economic development projects. Jody Bills seconded the motion. All were in favor. Motion passed.

6. Director's Report

a. Strategic Plan Updates

Joey Grisham shared that the CDC/EDC sponsored the D CEO Commercial Real Estate Awards where Mayor Pro Tem Lee Miller presented multiple awards; Assistant Director Bernie Parker started the first part of April; Kimberly Garduno is working with Lee Engineering on the Wayfinding project; Kimberly Garduno worked with videographer for Small Business week highlighting a few local businesses; Joey Grisham presented to Neighbor Academy; Joey Grisham had with multiple real estate broker and developer meetings.

b. Financial Report / Sales Tax Updates

Sales tax data for March will be presented at the next meeting.

c. Wayfinding and Signage Program Update

Kimberly Garduno presented the current renditions and proposed locations for the wayfinding and signage program from Merje Design and Lee Engineering. Board members provided feedback on color and material items from presented options. Staff will provide these recommendations to the consultants.

d. Downtown Grant / Municipal Plaza Update

Bernie Parker presented the current rendering of the downtown plaza from Teague Nall & Perkins and discussed where the city was in moving forward with funding and construction timelines. Kimberly Garduno gave an update that the two TDA grants were officially submitted on Tuesday May 2nd.

e. Strategic Planning Workshop – June 1st

Joey Grisham mentioned that during the workshop staff would discuss and look for direction from the board on upcoming budget items.

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:

- (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,

Officers:

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

Staff:

Joey Grisham, Director of Economic Development
Bernie Parker, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

- (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.

Jody Bills made a motion to enter closed session. Gina Maria Ottavio seconded the motion. All were in favor. Motion passed. CDC Board entered closed session at 6:33 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. Jody Bills seconded the motion. All were in favor. Motion passed. The CDC reconvened into open session at 7:05 p.m.

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

May 20th Touch a Truck.

Anna Chamber Golf tournament on May 15th.

Joey Grisham thanked Gina Maria Ottavio for her service on the EDC/CDC board.

Bruce Norwood mentioned citywide garage sell on May 19th and 20th.

10. Adjourn.

Gina Maria Ottavio made a motion to adjourn the meeting at 7:07 p.m. Jody Mills 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: 6/1/2023
Staff Contact:



Item No. 5.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/1/2023
Staff Contact:

AGENDA ITEM:

Discuss budget and strategic planning priorities for FY 2024.

SUMMARY:

Staff wanted to visit with the Board regarding the FY 2024 budget priorities and hear feedback on strategic planning priorities. Below are a few items to consider:

1. Wayfinding/Entry Signage
2. Interurban Pedestrian Only Corridor (between 4th and 5th Streets)
3. Small Business Loans/Grants
4. Downtown Projects

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 5.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/1/2023
Staff Contact:

AGENDA ITEM:

Consider/Discuss/Act on a resolution approving an Amendment to the 3 Nations Brewing Company, LLC Incentive Agreement. (EDC)

SUMMARY:

Based on the increased costs of installing a new roof and other improvements to the EDC building, staff recommends approving an Amended Incentive Agreement to add an additional \$50,000 for a total grant of \$700,000. \$450,000 was paid when the building permit was issued and the remaining \$250,000 will be paid upon issuance of the certificate of occupancy (estimated in late August).

STAFF RECOMMENDATION:

Approve.

ATTACHMENTS:

1. 3 Nations Resolution
2. Amended Incentive Agreement C08010D20230525CR1

ANNA ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. _____

**A RESOLUTION OF THE ANNA ECONOMIC DEVELOPMENT CORPORATION
APPROVING A FIRST AMENDED INCENTIVE AGREEMENT FOR NEW ECONOMIC
DEVELOPMENT FOR A BREWPUB PROJECT**

WHEREAS, the EDC owns real property consisting of approximately 0.879 acres and a 5,580 square foot building (the “Property”); and

WHEREAS, the EDC and Company entered into that certain “Incentive Agreement for New Economic Development” executed by the EDC on November 8, 2022 and executed by Company on November 7, 2022 (the “Agreement”); and

WHEREAS, the EDC and Company desire to amend the Agreement to the extent set forth in this Amendment and the remaining portions of the Agreement shall continue in full force and effect;

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 Amendment

The EDC hereby authorizes the Board President to execute the Amendment.

PASSED AND APPROVED by the Board of Directors of the Anna Economic Development Corporation this 1st day of June 2023.

APPROVED:

ATTEST:

Bruce Norwood, EDC President

Rocio Gonzalez, EDC Secretary

AMENDED INCENTIVE AGREEMENT FOR NEW ECONOMIC DEVELOPMENT

THIS AMENDED INCENTIVE AGREEMENT FOR NEW ECONOMIC DEVELOPMENT (this “Amendment”) is entered into by and between the Anna Economic Development Corporation (the “EDC”) and 3 Nations Brewing, LLC, a Texas limited liability company (“Company”).

WHEREAS, the EDC owns real property consisting of approximately 0.879 acres and a 5,580 square foot building (the “Property”); and

WHEREAS, the EDC and Company entered into that certain “Incentive Agreement for New Economic Development” executed by the EDC on November 8, 2022 and executed by Company on November 7, 2022 (the “Agreement”); and

WHEREAS, the EDC and Company desire to amend the Agreement to the extent set forth in this Amendment and the remaining portions of the Agreement shall continue in full force and effect;

NOW, THEREFORE, in consideration of the covenants, promises, and conditions stated in this Amendment, the EDC and Company agree as follows:

SECTION 1. Amendment to Definition of “Incentive Grant”.

The definition of “Incentive Grant” set forth in Section 3.02 of the Agreement is deleted in its entirety and replaced with the following:

“ ‘Incentive Grant’ means the dollar amount of \$700,000.”

SECTION 2. Amendment to Section 5.

Section 5 of the Agreement is deleted in its entirety and replaced with the following:

“Section 5. Incentive Grant Payment.

Provided that the EDC has not terminated or initiated termination of this Agreement under Section 2.02, the EDC hereby approves the payment of the Incentive Grant to the Company, which shall be paid to Company on the following schedule:

- \$400,000 within 30 days after issuance of building permit for the Brewpub Project; and
- \$300,000 within 30 days after issuance of a Certificate of Occupancy for the Brewpub Project.

Notwithstanding the foregoing or any other provision of this Agreement, beginning on the 300th day after the Effective Date, for each and every period of 30 consecutive days that Company has

not met or maintained the Job Creation requirement, the Company shall pay the EDC in the amount of \$10,800; provided, however, that this payment obligation shall not apply to any time period for which the EDC has granted an extension in accordance with Section 4.01 as relates to meeting or maintaining the Job Creation Requirement.

Notwithstanding the foregoing or any other provision of this Agreement, \$50,000 shall be permanently deducted from the amount of the Incentive Grant unless by the date of the issuance of a Certificate of Occupancy Company has completed—as part of the Brewpub Project—the following in a good and workmanlike manner:

- construction of a new roof on the building on the Property with at least a 20-year warranty (fully replacing the existing roof);
- demolition of the existing sidewalk on the north side of the Property and removal of existing landscaping; and
- construction of a five (5)-foot wide concrete sidewalk to replace the above-referenced sidewalk.”

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

EXECUTED BY THE PARTIES:

3 Nations Brewing, LLC a Texas limited liability company

By: _____
John Royer, its President

State of Texas
County of _____

Before me, on this day personally appeared John Royer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his capacity as President of 3 Nations Brewing, LLC for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____ 2023.

Notary – State of Texas

ANNA ECONOMIC DEVELOPMENT CORPORATION

By: _____
Bruce Norwood, its President

State of Texas
County of Collin

Before me, on this day personally appeared Bruce Norwood, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his capacity as President of Anna Economic Development Corporation for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____ 2023.

Notary – State of Texas



AGENDA ITEM:
Director's Report.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/1/2023
Staff Contact:



AGENDA ITEM:

ICSC ReCON (Las Vegas) Update

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/1/2023
Staff Contact:



AGENDA ITEM:

Strategic Plan Update

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. May 2023 Strategic Plan Update_v2

Item No. 6.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/1/2023
Staff Contact:

Economic Development Strategic Plan Highlights

May 2023

- Mayor Pro Tem Lee Miller, CDC/EDC Board President Bruce Norwood and Economic Development Director Joey Grisham attended ICSC and met with several prospective developers and retailers.
- EDC sponsored the Chamber's Annual Golf Tournament with over 100 plus participants.
- Asst. Director Bernie Parker attended a networking and informational session hosted by the Dallas Regional Chamber for a delegation of Taiwanese semiconductor-related companies on May 11th at University of Texas at Dallas.
- Coordinator partnered with Anna ISD CTE & STEAM Director and Grayson College and issued flyer announcing the North Texas Job Fair on June 15.
- Celebrated Nat'l Small Business Week by issuing four videos featuring Anna business owners from Lihoudies, the UPS Store, Promo Lab, and Bronco Manufacturing.
- Hosted Lunch & Learn Workshop for Anna businesses featuring a presentation from the U.S. Small Business Admin. on May 31.



Measureables

May 2023



Real Estate Broker /
Developer Meetings: 15



Business Retention
Expansion Contacts: 20



Construction /
Architectural Meetings: 5



New Newsletter Subscribers:
40 (1,817 total)



Website Users: 3,215 (Past
30 Days)



Website Pageviews: 4,809
(Past 30 days)



New LinkedIn Followers: 23
(1,218 total)



Item No. 6.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/1/2023
Staff Contact:

AGENDA ITEM:

2023 Chamber Golf Tournament Update

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:



AGENDA ITEM:

Development Forum

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.d.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/1/2023
Staff Contact:



AGENDA ITEM:

Job Fair – June 15th

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. North Texas Job Fair PRINT_FINAL

Item No. 6.e.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/1/2023
Staff Contact:

NORTH TEXAS JOB FAIR

AT GRAYSON COLLEGE IN VAN ALSTYNE

Discover exciting new opportunities and take your career to the next level! Local employers from Anna, Van Alstyne, Melissa and neighboring cities are ready to meet with you!

Industries represented include: manufacturing, medical, service, education, public sector and more!



Date

Thursday, June 15



Time

11:00am - 1:00pm



Location

**Grayson College South Campus
1455 W Van Alstyne Pkwy
Van Alstyne, TX 75495**

**Scan the QR Code To
Register Today!**



Event Contacts

Theodore Mackey III
Director of CTE & STEAM (Anna ISD)
theodore.mackey@annaisd.org
972-924-1128

Kimberly Garduno, MPA
Economic Development Coordinator (Anna)
KGarduno@annatexas.gov
214-831-5321



THE CITY OF
Anna
EDC
GROUNDBREAKING
POSSIBILITIES



GRAYSON
COLLEGE



AGENDA ITEM:

July 6th Meeting

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.f.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/1/2023
Staff Contact:



Item No. 6.g.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/1/2023
Staff Contact:

AGENDA ITEM:

Financial Report / Sales Tax Updates

SUMMARY:

STAFF RECOMMENDATION:

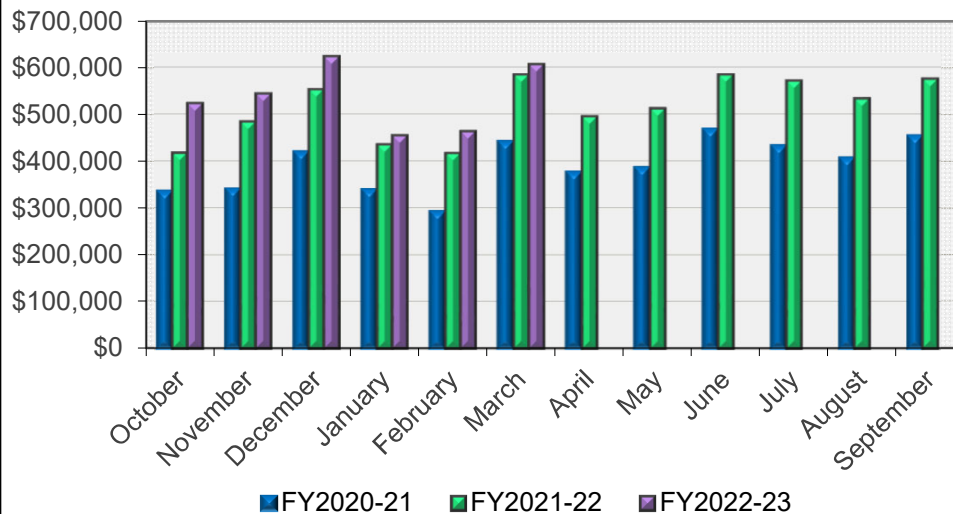
ATTACHMENTS:

1. Monthly Sales Tax Report_March 2023
2. CDC SALES TAX COLLECTIONS MARCH_2023

CITY OF ANNA
Schedule of Sales Tax Collections
For the month March 31, 2023

	2022-23 Collections Monthly	% Change from Prior Year	2021-22 Collections Monthly
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	605,483	3.7%	583,700
April			494,472
May			511,309
June			583,874
July			570,950
August			533,224
September			575,011
	\$ 3,210,504		\$ 6,156,658
Budget:	6,753,000	47.5%	4,300,000

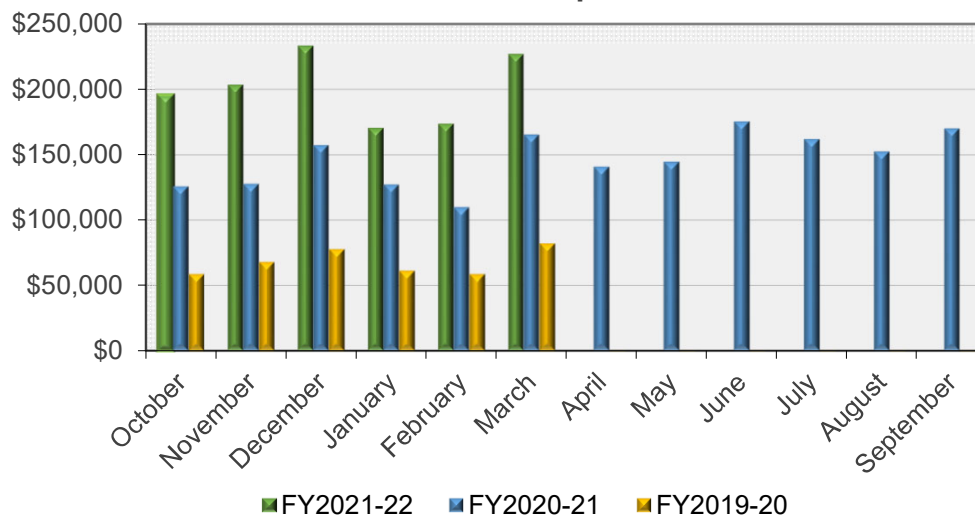
**Monthly Sales Tax Collections:
3 Year Comparison**



CITY OF ANNA
COMMUNITY DEVELOPMENT CORPORATION
Schedule of Sales Tax Collections

	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	\$	227,056	3.7%	\$	218,887
April					
May					
June					
July					
August					
September					
	\$	1,203,938		\$	1,082,932

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





AGENDA ITEM:
Closed Session.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 7.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/1/2023
Staff Contact:



Item No. 8.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/1/2023
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: 6/1/2023
Staff Contact: