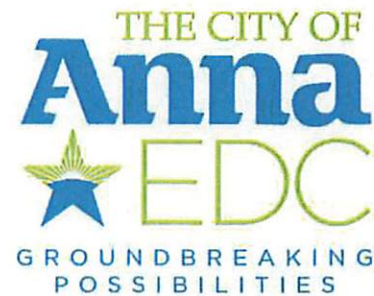


Officers:

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:

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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)**

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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,

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- (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