

**SPECIAL-CALLED MEETING AGENDA
ANNA COMMUNITY DEVELOPMENT CORPORATION
AND
ANNA ECONOMIC DEVELOPMENT CORPORATION**

Thursday, July 20, 2023 @ 6:00 PM

The EDC/CDC of the City of Anna will meet at 6:00 PM for a Special-Called Meeting, on Thursday, July 20, 2023, at the Anna Municipal Complex located at 120 W. 7th Street, Anna, TX 75409, to consider the following items below.

If you wish to speak, please fill out the Speaker Registration Form and turn it in to city staff before the meeting starts.

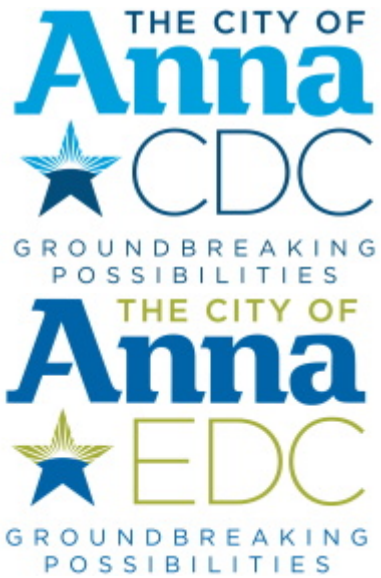
1. **Call to Order, Roll Call, and Establishment of Quorum.**
2. **Invocation and Pledge of Allegiance.**
3. **Neighbor Comments.**
Persons may address the Board of Directors on items not on the agenda; please observe the time limit of three (3) minutes. Members of the Board cannot comment on or deliberate statements of the public except as authorized by Section 551.042 of the Texas Government Code.
4. **Consent Agenda.**
 - a. Approve minutes from the June 1, 2023, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
 - b. Approve minutes from the June 1, 2023, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)
5. **Individual Consideration.**
 - a. Conduct a public hearing and Consider/Discuss/Act on a resolution approving the Fiscal Year 2023-2024 Anna CDC budget and authorizing publication of the adopted budget. (CDC)
 - b. Consider/Discuss/Act on a resolution approving the Fiscal Year 2023-2024 Anna EDC budget. (EDC)
 - c. Consider/Discuss/Act on electing a Board President. (CDC & EDC)

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.

- d. Consider/Discuss/Act on electing a Board Vice-President. (CDC & EDC)
 - e. Consider/Discuss/Act on electing a Board Secretary. (CDC & EDC)
 - f. Consider/Discuss/Act on a resolution approving a Second Amended Economic Development Incentive Agreement with 3 Nations Brewing Company, LLC. (EDC)
6. **Director's Report.**
- a. Strategic Plan Update - June 2023
 - b. Development Forum Update
 - c. Financial Report / Sales Tax Updates
 - d. August 3rd Meeting
7. **Closed Session.**
- a. Deliberate regarding the purchase, exchange, lease or value of real property. (Tex. Gov't Code §551.072) possible property acquisition; possible land sale/purchase.
 - 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.**
- a. Consider/Discuss/Act on resolutions concerning real estate acquisitions. (CDC)
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 Monday, July 17, 2023.

Joey Grisham, Director of Economic
Development



Item No. 3.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/20/2023
Staff Contact:

AGENDA ITEM:
Neighbor Comments.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 4.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/20/2023
Staff Contact:

AGENDA ITEM:

Approve minutes from the June 1, 2023, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

SUMMARY:

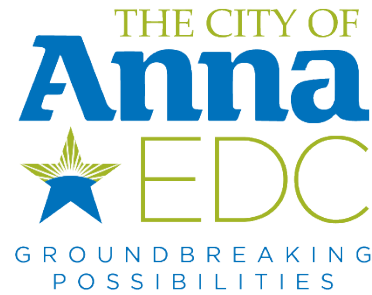
STAFF RECOMMENDATION:

ATTACHMENTS:

1. June 1 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, June 1, 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, June 1, 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, Michelle Hawkins, Rocio Gonzalez, Kylee Kelley and Allison Inesta. **CDC and EDC Board Members Absent:** Jody Bills 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 6:00 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 May 4, 2023, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
- b. Consider/Discuss/Act on approving minutes from the May 4, 2023, Joint Community Development Corporation and Economic Development Corporation 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

Rocio Gonzalez made a motion on behalf of the CDC and EDC to approve the minutes from the May 4, 2023, Joint Community Development Corporation and Economic Development Corporation Meeting. Kylee Kelley seconded the motion. All were in favor. Motion passed.

5. Individual Consideration

a. Discuss budget and strategic planning priorities for FY 2024.

Joey Grisham provided a snapshot of CDC and EDC financials and inquired about the Board's upcoming budget and strategic planning priorities. Mr. Grisham shared that the CDC is required to adopt its budget 60 days prior to the next fiscal year. He discussed the CDC and EDC fund balances because of the sale of the business park, the progression of the five-year strategic plan, proposed projects as to implementing downtown master plan, wayfinding signage projects, increased sales tax, fiscal year 2024 projected revenue, incentive programs, and land acquisition possibilities. Board members directed staff to continue to focus on downtown development, job creation, public infrastructure, and access to broadband internet. Mr. Grisham stated the next step was to schedule another meeting before August 1 for budget approval.

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

Joey Grisham updated the board on the 3 Nations Brewing project. He stated that 3 Nations had increased cost for roof repair and additional concrete flat work totaling \$50,000 dollars. Mr. Grisham said that the Board could simply amend the current incentive agreement to add \$50,000 to the final disbursement upon issuance of a CO.

Michelle Hawkins made a motion on behalf of the EDC a resolution approving an Amendment to the 3 Nations Brewing, LLC Incentive Agreement. Rocio Gonzalez seconded the motion. All were in favor. Motion passed.

6. Director's Report

a. ICSC ReCON (Las Vegas) Update

Economic Development Director Joey Grisham, CDC/EDC President Bruce Norwood, Mayor Pro Tem Lee Miller had several meetings with retailers, brokers and developers interested in Anna.

b. Strategic Plan Update

Joey presented May's CDC/EDC measurables and updated additional information from ICSC. Bernie Parker attended a networking event for a delegation of Taiwanese semiconductor related business owners in Dallas. Kimberly Garduno presented information for upcoming Job Fair, Anna small business week video program and lunch and learn from U.S. Small Business Administration.

c. 2023 Chamber Golf Tournament Update

The EDC sponsored the chamber event with over 100 plus attendees at The Bridges Golf Course.

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

- d. **Development Forum**
Joey updated the Board on the July 12th forum and possibly having to change the date.
 - e. **Job Fair – June 15th**
Kimberly Garduno presented information on the partnership with Anna ISD CTE & STEAM Director and said that a job fair will be held on June 15th at Grayson College.
 - f. **July 6th Meeting**
Board recommended canceling July 6th meeting and rescheduling for July 20th.
 - g. **Financial Report / Sales Tax Updates**
Joey Grisham stated sales tax in March had 3.7% increase.
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,
 - (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.

Bruce Norwood made a motion to enter closed session. Kylee Kelley seconded the motion. All were in favor. Motion passed. CDC Board entered closed session at 6:54 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 7:31 p.m.

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

Joey Grisham said that Music in the Park was taking place tonight at City Hall.

10. **Adjourn.**

Bruce Norwood made a motion to adjourn the meeting at 7:33 p.m. Rocio Gonzalez seconded the motion. All were in favor. Motion passed.

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

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: 7/20/2023
Staff Contact:

AGENDA ITEM:

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SUMMARY:

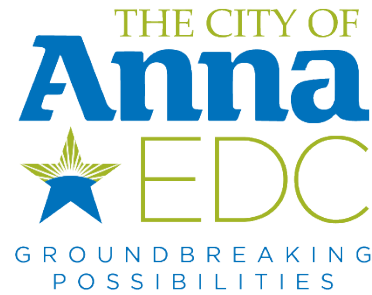
STAFF RECOMMENDATION:

ATTACHMENTS:

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Jody Bills, Vice-President
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Joey Grisham, Director of Economic Development
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Jody Bills, Vice-President
Rocio Gonzalez, Secretary

Staff:

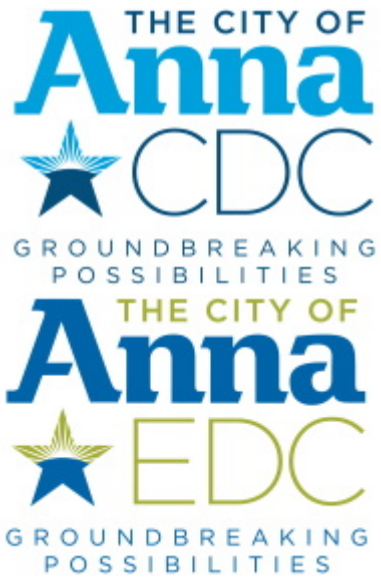
Joey Grisham, Director of Economic Development
Bernie Parker, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

APPROVED:

Bruce Norwood
President of CDC/EDC

ATTESTED:

Rocio Gonzalez
Secretary of CDC/EDC



AGENDA ITEM:
Individual Consideration.

SUMMARY:

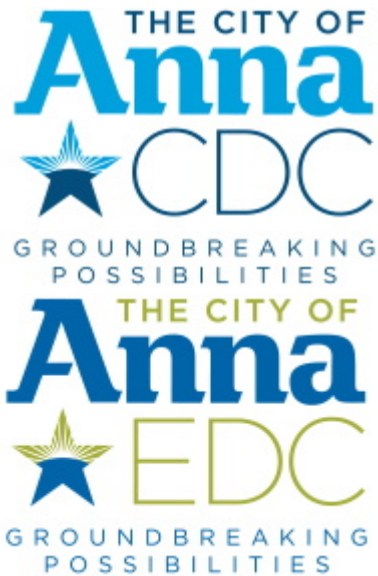
STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 5.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/20/2023
Staff Contact:



Item No. 5.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/20/2023

Staff Contact:

AGENDA ITEM:

Conduct a public hearing and Consider/Discuss/Act on a resolution approving the Fiscal Year 2023-2024 Anna CDC budget and authorizing publication of the adopted budget. (CDC)

SUMMARY:

The staff is proposing a \$5,321,405 FY 2024 CDC Budget--the amount is higher this year as the CDC Board expressed an interest in providing \$2 million for the city plaza project. This budget will allow the CDC to continue focusing on downtown redevelopment, business recruitment and retention, and more.

STAFF RECOMMENDATION:

Approve.

ATTACHMENTS:

1. CDC Budget Resolution FY24
2. CDC Proposed Budget FY2024

ANNA COMMUNITY DEVELOPMENT CORPORATION

RESOLUTION NO. _____

**A RESOLUTION OF THE ANNA COMMUNITY DEVELOPMENT CORPORATION
ADOPTING THE FY 2023-2024 FISCAL YEAR BUDGET AND AUTHORIZING
PUBLICATION OF NOTICE OF PROJECTS**

WHEREAS, to be effective October 1, 2023, the Anna Community Development Corporation (the "CDC") and subject to approval of the City of Anna City Council, the Board of directors of the CDC desires to approve and adopt the CDC budget for the 2023-2024 fiscal year;

WHEREAS, the Board of Directors (the "Board of Directors") of the Anna Community Development Corporation (the "Corporation"), created by the City of Anna, Texas (the "City"), in accordance with Article 5190.6, V.A.T.C.S., Section 4B, and now operating under Texas Local Government Code, Chapter 505 (the "Act") has determined that it is advisable and in the best interests of the Corporation to give notice of the intention of the Corporation to undertake the following projects:

Land and building improvements, equipment purchases, park facilities and improvements, capital expenditures, targeted infrastructure, site improvements, promotional expenditures, engineering and/or legal services, administrative personnel services, and other purposes permitted by law, in order to provide improved community development and/or to promote new or expanded business enterprises for the benefit of the public. The costs of the Projects are estimated not to exceed \$5,321,405 including but not limited to the specific projects or general types of projects set forth in the Anna Community Development Corporation's 2023-2024 fiscal year budget.

The Projects will be financed and/or paid from the proceeds of sales tax revenue and other resources of the Corporation.

WHEREAS, such projects are authorized under the Act and found by the Board of Directors to promote new or expanded business development pursuant to Section 505.158, Texas Local Government Code; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was passed, was open to the public and public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code;

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

Section 1. Recitals Incorporated

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

Section 2. Adoption of Fiscal Year 2023-2024 Budget

The CDC Board of Directors hereby approves adopting the Anna Community Development Corporation 2023-2024 fiscal year budget as set forth in Exhibit A, attached hereto and incorporated herein for all purposes as if set forth in full, subject to approval by the City of Anna City Council.

PASSED AND APPROVED by the Anna Community Development Corporation this 20th day of July 2023.

APPROVED:

ATTEST:

Bruce Norwood, CDC President

Rocio Gonzalez, CDC Secretary



Account Number	Account Name	2023-2024 PB 2023-2024			
Fund: 890 - Community Development Corporation					
Department: 400 - Administration					
890-400-98100	Transfers Out	0.00			
Total Department: 400 - Administration:		0.00			
Department: 825 - Community Development Corporation					
890-825-61010	Salaries	347,859.00			
890-825-61019	Miscellaneous Payroll	0.00			
890-825-61110	Payroll Taxes-City Part FICA	26,613.00			
890-825-61210	Health Insurance	36,729.00			
890-825-61220	TMRS Retirement	49,970.00			
890-825-61230	Unemployment	750.00			
890-825-61240	Worker's Compensation	713.00			
890-825-61910	Compensated Absences	0.00			
890-825-62011	Office Supplies	3,500.00			
Budget Detail					
Budget Code	Description	Units	Price	Amount	
PB 2023-2024	basic needs	1.00	3,500.00	3,500.00	
890-825-62012	Other Supplies - Misc.	5,500.00			
Budget Detail					
Budget Code	Description	Units	Price	Amount	
PB 2023-2024	meals, meetings supplies, or other administrative	1.00	5,500.00	5,500.00	
890-825-62013	Printing & Copying	0.00			
890-825-62210	Postage	100.00			
Budget Detail					
Budget Code	Description	Units	Price	Amount	
PB 2023-2024	mailing bills, etc	1.00	100.00	100.00	
890-825-62310	Clothing Supplies	2,500.00			
Budget Detail					
Budget Code	Description	Units	Price	Amount	
PB 2023-2024	new logo, new councilmembers, new board members	1.00	2,500.00	2,500.00	
890-825-62910	IT Supplies	4,500.00			
890-825-66040	Telecom	0.00			
890-825-67000	Contract Services	343,200.00			
Budget Detail					
Budget Code	Description	Units	Price	Amount	
PB 2023-2024	Cooksey Marketing Plan & Website Hosting	1.00	80,000.00	80,000.00	
PB 2023-2024	Costar	1.00	6,000.00	6,000.00	
PB 2023-2024	Downtown Plan Consulting	1.00	25,000.00	25,000.00	
PB 2023-2024	GISWebtech	1.00	6,000.00	6,000.00	
PB 2023-2024	Impact Data Source	1.00	6,500.00	6,500.00	
PB 2023-2024	Interurban Pedestrian Corridor Project	1.00	200,000.00	200,000.00	
PB 2023-2024	Residential Strategies	1.00	3,500.00	3,500.00	
PB 2023-2024	Resimplifi Real Estate Data	1.00	5,200.00	5,200.00	
PB 2023-2024	Small Business Software	1.00	6,000.00	6,000.00	
PB 2023-2024	Tax software	1.00	5,000.00	5,000.00	
890-825-67016	Promotion Expense	235,000.00			

Budget Listing

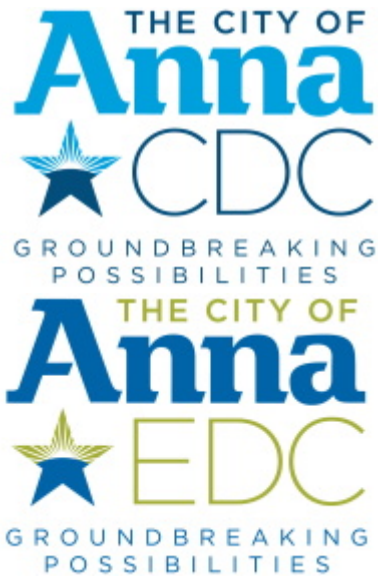
For Fiscal: 2023-2024 Period Ending: 10/31/2023

		2023-2024			
Account Number	Account Name	PB 2023-2024			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2023-2024	Chamber Event Sponsorship		1.00	7,500.00	7,500.00
PB 2023-2024	Development Forum Event		1.00	2,500.00	2,500.00
PB 2023-2024	Marketing Plan Implementation - digital, social, p		1.00	225,000.00	225,000.00
890-825-67019	Legal Expense	25,000.00			
890-825-67020	Audit/Accounting Expense	7,500.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2023-2024	CPA services - audit, 990, 1099s		1.00	7,500.00	7,500.00
890-825-67022	Engineering/Design	0.00			
890-825-67031	Public Notices - Advertising	500.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2023-2024	publish notices		1.00	500.00	500.00
890-825-67053	Economic Development Grant Expense	3,629,990.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2023-2024	CDC grant to EDC		1.00	60,000.00	60,000.00
PB 2023-2024	CDC Municipal Plaza Project		1.00	2,000,000.0	2,000,000.00
PB 2023-2024	Holiday Inn Express Incentive		1.00	209,990.00	209,990.00
PB 2023-2024	Other Targeted Area Economic Development Grants		1.00	600,000.00	600,000.00
PB 2023-2024	Sales Tax Reimbursement agreement with Chief Partn		1.00	610,000.00	610,000.00
PB 2023-2024	TDA Downtown Revitalization Grant/CDF Match Grant		2.00	75,000.00	150,000.00
890-825-67058	Insurance - Property & Liability	2,125.00			
890-825-67061	Dues, Publications & Licenses	10,350.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2023-2024	Anna Chamber of Commerce Membership		1.00	3,000.00	3,000.00
PB 2023-2024	Canva (Newsletter)		1.00	250.00	250.00
PB 2023-2024	Dallas Morning News		1.00	200.00	200.00
PB 2023-2024	DBJ		1.00	350.00	350.00
PB 2023-2024	ICMA/TCMA KG		1.00	400.00	400.00
PB 2023-2024	ICSC		10.00	200.00	2,000.00
PB 2023-2024	IEDC		3.00	400.00	1,200.00
PB 2023-2024	Mailchimp (Newsletter)		1.00	600.00	600.00
PB 2023-2024	NTCAR		1.00	450.00	450.00
PB 2023-2024	TEDC		3.00	550.00	1,650.00
PB 2023-2024	Texas Downtown Association		1.00	250.00	250.00
890-825-67200	Travel/Training Expense	36,000.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2023-2024	Bisnow Event Registrations		1.00	1,000.00	1,000.00
PB 2023-2024	DFW Marketing Team Trips		1.00	2,500.00	2,500.00
PB 2023-2024	International Council of Shopping Centers Annual C		1.00	12,000.00	12,000.00
PB 2023-2024	International Council Shopping Centers Texas		1.00	6,000.00	6,000.00
PB 2023-2024	International Economic Development Council Annual		2.00	1,250.00	2,500.00
PB 2023-2024	OU EDI Courses for AD/EDC		2.00	4,000.00	8,000.00
PB 2023-2024	Texas Economic Development Council Annual Conferen		2.00	2,000.00	4,000.00
890-825-67790	Interest Expense	88,006.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2023-2024	Bond Debt Series 2012-B August payment		1.00	15,092.00	15,092.00
PB 2023-2024	Bond Debt Series 2012-B February payment		1.00	16,709.00	16,709.00

Budget Listing

For Fiscal: 2023-2024 Period Ending: 10/31/2023

		2023-2024			
Account Number	Account Name	PB 2023-2024			
PB 2023-2024	Bond Debt Series 2016 (Business Park) Aug		1.00	28,000.00	28,000.00
PB 2023-2024	Bond Debt Series 2016 (Business Park) Feb		1.00	28,205.00	28,205.00
890-825-67850	Bad Debt Expense	0.00			
890-825-67950	Bond/Trustee Fees	0.00			
890-825-67999	Other Services - Misc.	0.00			
890-825-69010	Construction in Progress	0.00			
890-825-69110	Machinery & Equipment	0.00			
890-825-69310	Land Acquisition	350,000.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2023-2024	Downtown		1.00	350,000.00	350,000.00
890-825-71090	Debt Service - Principal	115,000.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2023-2024	Bond Debt Series 2012-B		1.00	105,000.00	105,000.00
PB 2023-2024	Bond Debt Series 2016		1.00	10,000.00	10,000.00
890-825-71490	Other Financing Use - Debt Refundings	0.00			
890-825-98100	Transfers Out	0.00			
Total Department: 825 - Community Development Corporation:		5,321,405.00			
Total Fund: 890 - Community Development Corporation:		5,321,405.00			
Report Total:		5,321,405.00			



Item No. 5.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/20/2023

Staff Contact:

AGENDA ITEM:

Consider/Discuss/Act on a resolution approving the Fiscal Year 2023-2024 Anna EDC budget. (EDC)

SUMMARY:

The staff is recommending a FY 2024 budget of \$534,550 for the EDC--most of the funds are set aside for building costs and prospective incentives.

STAFF RECOMMENDATION:

Approve.

ATTACHMENTS:

1. EDC Budget Resolution 24
2. EDC Proposed Budget FY2024

ANNA ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. _____

**A RESOLUTION OF THE ANNA ECONOMIC DEVELOPMENT CORPORATION
ADOPTING THE FY 2023-2024 FISCAL YEAR BUDGET**

WHEREAS, to be effective October 1, 2023, the Anna Economic Development Corporation (the “EDC”) and subject to approval of the City of Anna City Council, the Board of Directors of the EDC desires to approve and adopt the EDC budget for the 2023-2024 fiscal year;

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

Section 1. Recitals Incorporated

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

Section 2. Adoption of Fiscal Year 2023-2024 Budget

The EDC Board of Directors hereby approves adopting the Anna Economic Development Corporation 2023-2024 fiscal year budget as set forth in Exhibit A, attached hereto and incorporated herein for all purposes as if set forth in full, subject to approval by the City of Anna City Council.

PASSED AND APPROVED by the Anna Economic Development Corporation this 20th day of July, 2023.

APPROVED:

ATTEST:

Bruce Norwood, EDC President

Rocio Gonzalez, EDC Secretary



Account Number	Account Name	2023-2024 PB 2023-2024			
Fund: 892 - Economic Development Corporation					
Department: 825 - Community Development Corporation					
892-825-62012	Other Supplies - Misc.	0.00			
892-825-62210	Postage	0.00			
892-825-63012	Maint. & Repair - Buildings	50,000.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2023-2024	Maintenance/Repairs -312 N. Powell/101 S. Powell		1.00	50,000.00	50,000.00
892-825-66010	Electricity	5,000.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2023-2024	Based on three year history		1.00	5,000.00	5,000.00
892-825-66020	Gas - Natural/Propane	1,500.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2023-2024	Based on three year history		1.00	1,500.00	1,500.00
892-825-66030	City Utilities Water/Sewer/Trash	0.00			
892-825-66040	Telecom	1,800.00			
892-825-67000	Contract Services	46,250.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2023-2024	Janitorial		1.00	1,200.00	1,200.00
PB 2023-2024	Mowing and Landscaping - 312 North Powell Pkwy		1.00	2,700.00	2,700.00
PB 2023-2024	Pest Control		1.00	850.00	850.00
PB 2023-2024	Printing		1.00	1,500.00	1,500.00
PB 2023-2024	Professional Services (target industry analysis)		1.00	40,000.00	40,000.00
892-825-67008	IT Support Services	0.00			
892-825-67016	Promotion Expense	0.00			
892-825-67019	Legal Expense	20,000.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2023-2024	legal fees		1.00	20,000.00	20,000.00
892-825-67020	Audit/Accounting Expense	5,000.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2023-2024	CPA Services - Audit, 1099 form 990		1.00	5,000.00	5,000.00
892-825-67053	Economic Development Grant Expense	400,000.00			
892-825-67058	Insurance - Property & Liability	5,000.00			
892-825-67200	Travel/Training Expense	0.00			
892-825-67999	Other Services - Misc.	0.00			
892-825-68910	Depreciation	0.00			
892-825-69010	Construction in Progress	0.00			
892-825-69310	Land Acquisition	0.00			
892-825-69410	Capital Expenditures	0.00			

Budget Listing

For Fiscal: 2023-2024 Period Ending: 10/31/2023

Account Number	Account Name	2023-2024 PB 2023-2024
892-825-98100	Transfers Out	0.00
Total Department: 825 - Community Development Corporation:		534,550.00
Total Fund: 892 - Economic Development Corporation:		534,550.00
Report Total:		534,550.00



Item No. 5.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/20/2023
Staff Contact:

AGENDA ITEM:

Consider/Discuss/Act on electing a Board President. (CDC & EDC)

SUMMARY:

It is time for the annual election of officers.

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 5.d.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/20/2023
Staff Contact:

AGENDA ITEM:

Consider/Discuss/Act on electing a Board Vice-President. (CDC & EDC)

SUMMARY:

It is time for the annual election of officers.

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 5.e.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/20/2023
Staff Contact:

AGENDA ITEM:

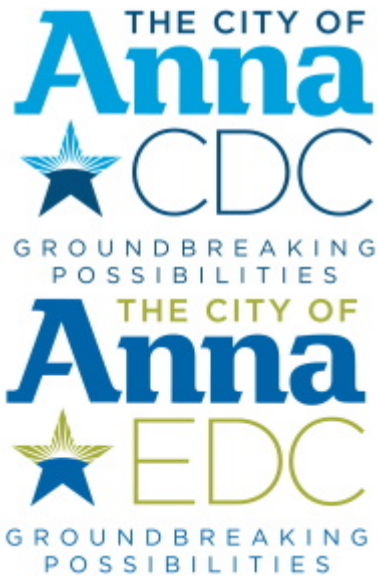
Consider/Discuss/Act on electing a Board Secretary. (CDC & EDC)

SUMMARY:

It is time for the annual election of officers.

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 5.f.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/20/2023
Staff Contact:

AGENDA ITEM:

Consider/Discuss/Act on a resolution approving a Second Amended Economic Development Incentive Agreement with 3 Nations Brewing Company, LLC. (EDC)

SUMMARY:

Due to construction and equipment delays, staff recommends adding more time for the completion of the brewery project, moving from 225 days to 370. While we believe the project will be completed sometime in early September, we wanted to allow some extra time for other delays.

STAFF RECOMMENDATION:

Approve.

ATTACHMENTS:

1. 3 Nations Resolution- EDC
2. 2nd Amendment - 3 Nations Incentive Agreement C08010D20230711CR1

ANNA ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. _____

A RESOLUTION OF THE ANNA ECONOMIC DEVELOPMENT CORPORATION APPROVING A SECOND 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 entered into that certain “Amended Incentive Agreement for New Economic Development” executed by the EDC on June 7, 2023 and executed by Company on June 8, 2023 (the “First Amendment”); 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 20th day of July 2023.

APPROVED:

ATTEST:

Bruce Norwood, EDC President

Rocio Gonzalez, EDC Secretary

SECOND AMENDED INCENTIVE AGREEMENT FOR NEW ECONOMIC DEVELOPMENT

THIS SECOND AMENDED INCENTIVE AGREEMENT FOR NEW ECONOMIC DEVELOPMENT (this “Second 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 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 entered into that certain “Amended Incentive Agreement for New Economic Development” executed by the EDC on June 7, 2023 and executed by Company on June 8, 2023 (the “First Amendment”); and

WHEREAS, it is the intention of the EDC and Company that this Second Amendment shall extend the Company’s deadline to obtain a Certificate of Occupancy to be 370 days after the Effective Date of the Agreement; and

WHEREAS, the EDC and Company desire to make an additional amendment to the Agreement to the extent set forth in this Second Amendment and the remaining portions of the Agreement—as amended by the First Amendment—shall continue in full force and effect;

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

Amendment to Deadline for Certificate of Occupancy.

In Section 4.01, the following sentence is deleted in its entirety: “The deadline for Company to obtain a Certificate of Occupancy for the Brewpub Project is 225 days after the Effective Date.” Said deleted sentence is replaced with the following: “The deadline for Company to obtain a Certificate of Occupancy for the Brewpub Project is 370 days after the Effective Date.”

[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

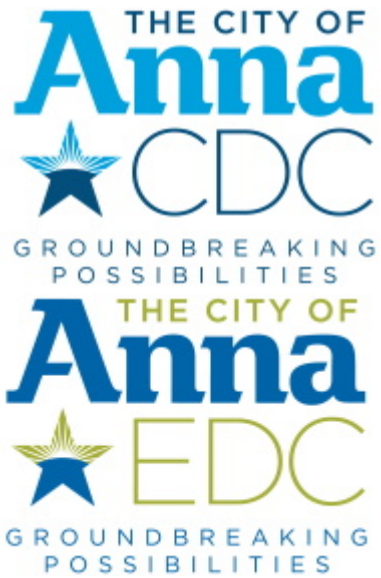
By: _____
Bruce Norwood, its President

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



Item No. 6.

EDC/CDC Agenda
Staff Report

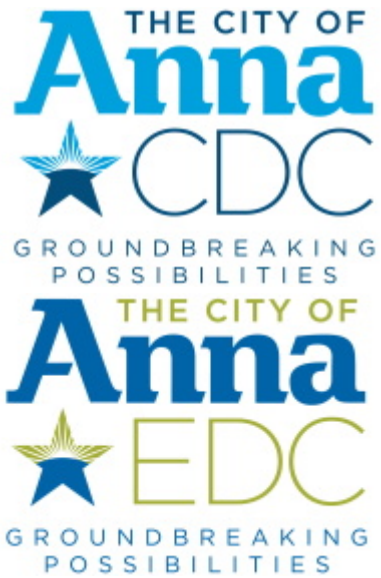
Meeting Date: 7/20/2023
Staff Contact:

AGENDA ITEM:
Director's Report.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 6.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/20/2023
Staff Contact:

AGENDA ITEM:

Strategic Plan Update - June 2023

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. June 2023 Strategic Plan Update_Final

Economic Development Strategic Plan Highlights June 2023

- Issued flyer announcing the third annual Economic Development Forum at the Anna Municipal Complex on Thursday, July 27th.
- Conducted new board member luncheon and orientation for CDC/EDC Board Member Allison Inesta
- Director and Assistant Director attended Anna Town Square Development Project Meeting
- EDC hosted the first North Texas Job Fair in partnership with Anna ISD CTE & STEAM Program and Grayson College's South Campus. The event featured 17 employers and over 60 participants.
- Coordinator attended Texas Economic Development Council's Mid-Year Conference in Allen, TX



Measureables

June 2023



Real Estate Broker /
Developer Meetings: 18



Business Retention
Expansion Contacts: 15



Construction /
Architectural Meetings: 2



New Newsletter Subscribers:
54 (1,871 total)



Website Users: 2,567(Past
30 Days)



Website Pageviews: 3,382
(Past 30 days)



New LinkedIn Followers: 34
(1,252 total)



Item No. 6.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/20/2023
Staff Contact:

AGENDA ITEM:

Development Forum Update

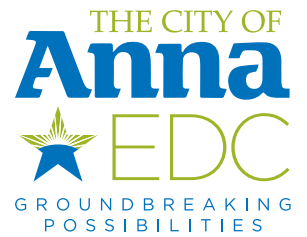
SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. Anna Economic Development Forum Flyer 2023 v2.1_no crop marks

The ideal location for growth.



Anna Economic Development Forum

(Target audience is developers, brokers and commercial real estate professionals)

Thursday, July 27, 2023

Breakfast and Networking – 8:15 a.m.

Welcome from Mayor Nate Pike – 9:00 a.m.

Anna Municipal Complex

120 W 7th St. • Anna TX, 75409

Please join us for our **2023 Economic Development Forum** to learn more about the City of Anna, the exciting projects happening in our community and the opportunities still available. The event will feature networking, breakfast and representatives from the Dallas Regional Chamber, City of Anna, the Anna CDC/EDC Board, Anna ISD and the Anna EDC team.

Following the event, we hope you will visit our local establishments to enjoy lunch.



Please RSVP
with the **QR-Code**
or visit rb.gy/pl48z.
(Space is limited)

To learn how Anna can help build
a framework for future growth
and opportunity,
visit opportunityannatx.com



Item No. 6.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/20/2023
Staff Contact:

AGENDA ITEM:

Financial Report / Sales Tax Updates

SUMMARY:

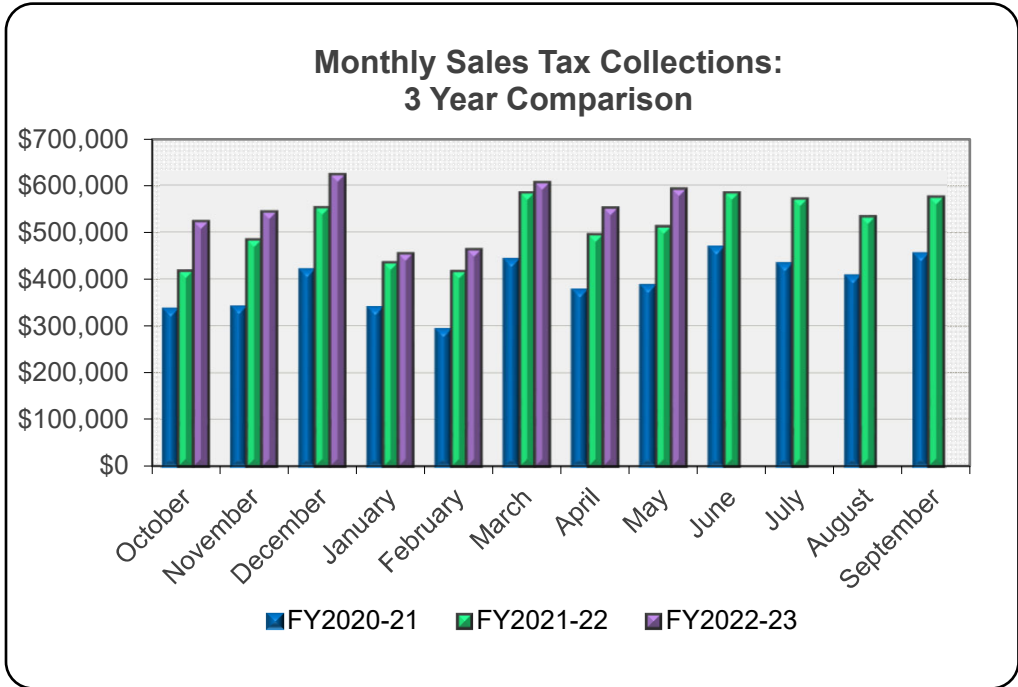
STAFF RECOMMENDATION:

ATTACHMENTS:

1. 2023 Monthly Sales Tax Report_May 2023
2. CDC SALES TAX COLLECTIONS FY23_May

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

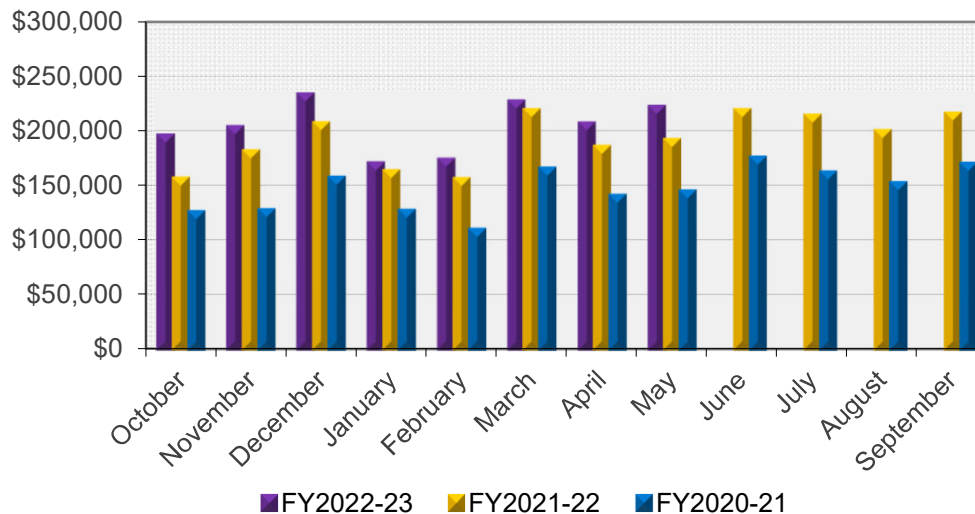
	2022-23 Collections Monthly	% Change from Prior Year	2021-22 Collections Monthly
October	\$ 522,386	25.2%	\$ 417,343
November	542,873	12.3%	483,556
December	622,388	12.7%	552,138
January	454,358	4.4%	435,037
February	463,016	11.3%	416,044
March	605,483	3.7%	583,700
April	551,653	11.6%	494,472
May	591,858	15.8%	511,309
June			583,874
July			570,950
August			533,224
September			575,011
	\$ 4,354,015		\$ 6,156,658
Budget:	6,753,000	64.5%	4,300,000



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	\$	206,870	11.6%	\$	185,427
May	\$	221,947	15.8%	\$	191,741
June				\$	218,953
July				\$	214,106
August				\$	199,959
September				\$	215,629
	\$	1,632,755		\$	2,308,747

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





AGENDA ITEM:
August 3rd Meeting

SUMMARY:

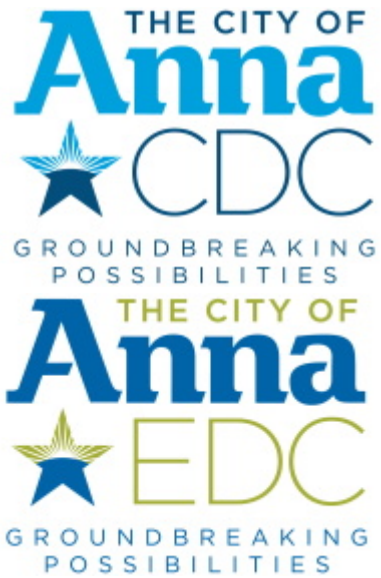
STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.d.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/20/2023
Staff Contact:



Item No. 7.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/20/2023
Staff Contact:

AGENDA ITEM:
Closed Session.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 8.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/20/2023
Staff Contact:

AGENDA ITEM:

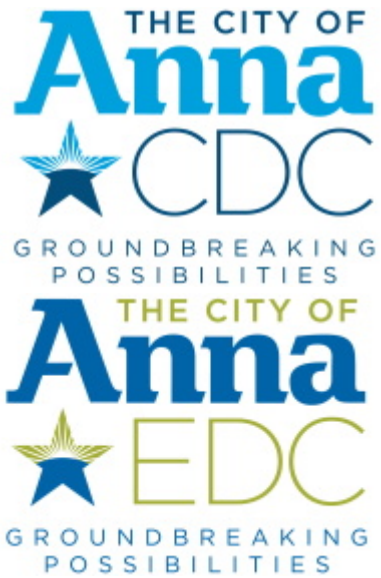
Reconvene into open session and take any action on closed session items.

- a. Consider/Discuss/Act on resolutions concerning real estate acquisitions. (CDC)

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:



AGENDA ITEM:

Adjourn.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 10.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/20/2023

Staff Contact: