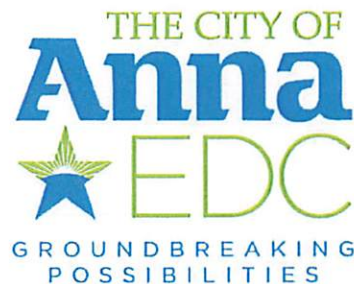


Officers:
Bruce Norwood, President
Jody Bills, Vice-President
Rocio Gonzalez, Secretary

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 Special-Called Meeting Minutes

Thursday, July 20, 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 special-called meeting at 6:00 p.m. on Thursday, July 20, 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, Ronnie Kerr, Jody Bills and Allison Inesta. **CDC and EDC Board Members Absent: None.** **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. 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)

Officers:

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Michelle Hawkins made a motion on behalf of the CDC and EDC to approve the consent agenda. Rocio Gonzalez seconded the motion. All were in favor. Motion passed.

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)

Bruce Norwood opened the public hearing at 6:08 p.m.

Joey Grisham provided a presentation explaining that the proposed CDC budget is a total of \$5,321,405 including a \$2,000,000.00 contribution for the City Plaza. The Fiscal Year 2024 budget is heavily focused on Downtown Implementation, Interurban Pedestrian Projects, and Land Acquisitions. We continue to focus on maintaining a healthy fund balance to aid in incentivizing new business and development.

Bruce Norwood closed the public hearing at 6:37 p.m.

Bruce Norwood made a motion on behalf of the CDC to adopt a resolution approving the Fiscal Year 2023-2024 Anna CDC budget and authorizing publication of the adopted budget. Kylee Kelley seconded the motion. All were in favor. Motion passed.

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

Joey Grisham explained that the total proposed budget for the EDC is \$534,550.

Bruce Norwood made a motion on behalf of the EDC to adopt a resolution approving the Fiscal Year 2023-2024 Anna EDC budget. Jody Bills seconded the motion. All were in favor. Motion passed.

- c. Consider/Discuss/Act on electing a Board President. (CDC & EDC)
Ronnie Kerr nominated Bruce Norwood as CDC/EDC Board President. Jody Bills seconded the motion. All were in favor. Nomination passed. Bruce Norwood abstained.
- d. Consider/Discuss/Act on electing a Board Vice-President. (CDC & EDC)
Ronnie Kerr nominated Jody Bills as CDC/EDC Board Vice-President. Kylee Kelley seconded the motion. All were in favor. Nomination passed. Jody Bills abstained.

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- e. Consider/Discuss/Act on electing a Board Secretary. (CDC & EDC)
Bruce Norwood nominated Rocio Gonzalez as CDC/EDC Board Secretary. Kylee Kelley seconded the motion. All were in favor. Nomination passed. Rocio Gonzalez abstained.
- f. Consider/Discuss/Act on a resolution approving a Second Amended Economic Development Incentive Agreement with 3 Nations Brewing Company, LLC. (EDC)

Joey Grisham recommended to the board adding days to the economic development incentive agreement with 3 Nations Brewing Company.

Kylee Kelley made a motion on behalf of the EDC to adopt a resolution approving a Second Amended Economic Development Incentive Agreement with 3 Nations Brewing Company, LLC.. Ronnie Kerr seconded the motion. All were in favor. Motion passed.

6. Director's Report.

- a. Strategic Plan Update - June 2023
Joey presented June's CDC/EDC measurables and updated additional information on the EDC and Anna ISD CTE &STEAM's first North Texas Job Fair.
- b. Development Forum Update
Joey informed the Board of pre-registration numbers for attendees, time and date of the event, and a list of the event's guest speakers.
- c. Financial Report / Sales Tax Updates
Joey stated sales tax in May had a 16% increase.
- d. August 3rd Meeting
Joey informed the board CDC/EDC meetings would resume their regularly scheduled meetings. The EDC/CDC board members discussed what location would be conducive to meet.

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,

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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) Anna Business Park Property; potential retail and medical projects.

Ronnie Kerr made a motion to enter closed session. Jody Bills seconded the motion. All were in favor. Motion passed. CDC Board entered closed session at 7:00 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. Rocio Gonzalez seconded the motion. All were in favor. Motion passed. The CDC reconvened into open session at 7:33 p.m.

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

Michelle Hawkins made a motion on behalf of the CDC to adopt a resolution approving real estate acquisitions. Rocio Gonzalez seconded the motion. All were in favor. Motion passed.

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

Joey Grisham stated the EDC/CDC forum will be held July 27th from 8 a.m. to Noon at City Hall.

Bruce Norwood said that Anna Boosters were having an event at the High School the evening of July 22nd.

10. Adjourn.

Bruce made a motion to adjourn the meeting at 7:34 p.m. Kylee Kelley seconded the motion. All were in favor. Motion passed.

APPROVED:

ATTESTED:

Bruce Norwood
President of CDC/EDC

Rocio Gonzalez
Secretary of CDC/EDC