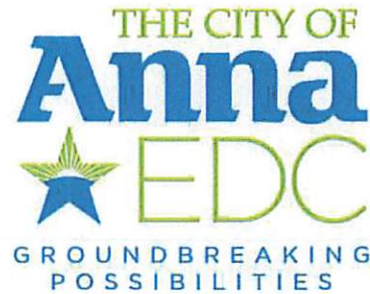


Officers:

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, August 3, 2023, at 6:00 pm
Anna Municipal Complex, City Council Chambers
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, August 3, 2023, at the Anna Municipal Complex City Council City Council Chambers, 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, Rocio Gonzalez, Kylee Kelley, Ronnie Kerr, Jody Bills and Allison Inesta. **CDC and EDC Board Members Absent:** Michelle Hawkins. **Others Present:** Joey Grisham (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 July 20, 2023, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
 - b. Approve minutes from the July 20, 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 consent agenda. Jody Bills 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 a loan agreement with Government Capital Corporation for the CDC to finance land acquisition. (CDC)

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

Joey Grisham introduced Matt Sullivan, Municipal Finance Specialist with Government Capital Corporation and mentioned their extensive experience assisting Type A and Type B economic development corporations. Mr. Sullivan explained the loan agreement finances the land acquisition of nine tracts of land located downtown. Mr. Sullivan presented a breakdown between the differences of the 60, 80 and 100 adjustable interest rate payment options.

Bruce Norwood closed the public hearing at 6:13 p.m.

Jody Bills made a motion on behalf of the CDC to adopt a resolution approving a loan agreement with Government Capital Corporation for the CDC to finance land acquisition, with the terms including 60 quarterly payments at an adjustable rate, not to exceed \$1,800,000. Bruce Norwood seconded the motion. All were in favor. Motion passed.

6. Director's Report.

- a. Inc Cube Cubicles
The Board expressed no issues with allowing Planning and Zoning to use cubicles in the Inc Cube.
- b. EDC Forum Update
Joey Grisham shared the turnout at this year's Forum was high. To maximize space, future forums will target specific sectors such as Medical and Industrial Forums.

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.

Officers:

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Rocio Gonzalez, Secretary

Staff:

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Kimberly Garduno, Economic Development Coordinator

- 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.

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 6:23 p.m.

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

Ronnie Kerr 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 6:45p.m.

- a. Consider/Discuss/Act on a resolution amending the incentive agreement with 3 Nations Brewing Company, LLC to require payment by the Community Development Corporation of \$300,000 on September 1, 2023, instead of the current payment date which was tied to the issuance of the certificate of occupancy. (CDC)

Jody Bills made a motion on behalf of the CDC to adopt a resolution approving an amended agreement with 3 Nations Brewing, LLC to require payment by the Community Development Corporation of \$300,000 on September 1, 2023, instead of the current payment date which was tied to the issuance of the certificate of occupancy. Bruce Norwood seconded the motion. All were in favor. Motion passed.

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

None.

10. Adjourn.

Kylee Kelley a motion to adjourn the meeting at 6:47 p.m. Rocio Gonzalez seconded the motion. All were in favor. Motion passed.

Officers:

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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

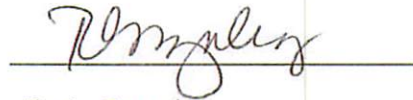
APPROVED:



Bruce Norwood

President of CDC/EDC

ATTESTED:



Rocio Gonzalez

Secretary of CDC/EDC