



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

Thursday, October 1, 2020 @ 6:00 PM

The EDC/CDC of the City of Anna will meet at 6:00 PM, on October 1, 2020, at the Anna City Hall, Located at 111 North Powell Parkway (Hwy 5), to consider the following items.

Welcome to the EDC/CDC meeting. Please sign the Sign-In-Sheet as a record of attendance. If you wish to speak on an open-session agenda item, please fill out the Opinion/Speaker Registration Form and turn it in to the 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. **Consider/Discuss/Act on approving minutes from the September 3, 2020 CDC Special Called Meeting. (CDC)**
5. **Consider/Discuss/Act on approving minutes from the September 3, 2020 EDC Special Called Meeting. (EDC)**
6. **Receive an update from Cooksey Communications regarding the Marketing Plan and Tagline.**
7. **Consider/Discuss/Act approving a resolution adopting an Anna Economic Development Incentives Policy and recommending to the City of Anna City Council. (CDC/EDC)**
8. **Consider/Discuss/Act on appointing an ex-officio member to the Greater Anna Chamber of Commerce Board of Directors. (CDC)**

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.

9. **Director's Report**
 - a. **Financial Status**
 - b. **ED Strategic Plan Update**
 - c. **Anna Business Park Update**
 - d. **Comprehensive Plan, Downtown Master Plan, and Parks/Trails Master Plan Update**
10. **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; Anna Business Park.**
 - 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 promotional 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.**
11. **Reconvene into open session and take any action on closed session items.**
12. **Receive reports from staff or Board Members about items of community interest.**

Items of community interest include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen (but not including a change in status of a person's public office or public employment); a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after posting of the agenda.
13. **Adjourn**



Item No. 4.

EDC/CDC Agenda
Staff Report

Meeting Date: 10/1/2020

Staff Contact:

AGENDA ITEM:

Consider/Discuss/Act on approving minutes from the September 3, 2020 CDC Special Called Meeting. (CDC)

SUMMARY:

STAFF RECOMMENDATION:

Approve the September 3, 2020 meeting minutes on behalf of the CDC and EDC Boards.

ATTACHMENTS:

1. September 2020 CDC EDC Joint Meeting Minutes

Officers:

Anthony Richardson, President
Stan Carver, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Economic Development Director
Taylor Lough, Economic Development Manager



Anna Community Development Corporation and Anna Economic Development Corporation Regular Meeting Minutes

Thursday, September 3, 2020 at 6:00 pm

Anna City Hall, Council Chambers

111 N. Powell Parkway, Anna, Texas 75409

The Anna Community Development Corporation and the Anna Economic Development Corporation conducted a regular meeting at 6:00 p.m. on Thursday, September 3, 2020. Some members of Anna Community Development Corporation and the Economic Development Corporation participated in this meeting remotely in compliance with the Texas Open Meetings Act as suspended or modified under the pending Declaration of Disaster and associated executive orders and proclamations of the Governor of Texas.

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: Anthony Richardson, Shane Williams, Bruce Norwood and Doris Pierce. **CDC and EDC Board Members Participating Remotely:** Rocio Gonzalez and Stan Carver **Others Present:** Councilmember Lee Miller, Joey Grisham (Economic Development Director) **Others Participating Remotely:** Taylor Lough (Economic Development Manager), Clark McCoy (CDC/EDC Legal Counsel) and Kevin Johnson (IT Manager)

1. Call to Order. Roll Call and Establishment of Quorum.

The meeting was called to order by Anthony Richardson, Board President, at 6:03 p.m.

2. Invocation and Pledge.

Invocation was given by Anthony Richardson. Pledge of Allegiance was led by Stan Carver.

3. Citizen Comments.

There were no citizen comments.

4. Consider/Discuss/Act on approving minutes from the July 30, 2020 CDC Special Called Meeting. (CDC)

5. Consider/Discuss/Act on approving minutes from the July 30, 2020 EDC Special Called Meeting. (EDC)

Officers:

Anthony Richardson, President
Stan Carver, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Economic Development Director
Taylor Lough, Economic Development Manager

Rocio Gonzalez asked that the second on item 15 be changed from Rocio Gonzalez to Shane Williams.

Doris Pierce made a motion to approve the minutes, with the change on behalf of the CDC and EDC for the June Joint CDC and EDC Meeting. Michelle Hawkins seconded the motion. All were in favor. Motion passed.

6. Consider/Discuss/Act on a resolution approving a License Agreement with GIS Web Tech. (CDC)

Joey Grisham explained this contract is to update the current map on the opportunityannatx.com webpage and to enhance the data offerings for prospective businesses and developers. The current map platform is organized by GIS Planning. GIS Web Tech has advanced offerings such as ESRI demographic and workforce data that can be added to the map. He also stated that a company called Real Massive provides the real estate listings for the platform.

Joey Grisham explained that the term is one year, and we asked to be notified of any price changes in the future. He also stated that we would have the contract updated to say City of Anna CDC instead of City of Anna.

Anthony Richardson made a motion on behalf of the CDC to approve a resolution expending funds with GIS Web Tech, LLC, not to exceed \$7,575.00 and authorizing the Economic Development Director to execute an agreement. Stan Carver seconded the motion. All were in favor. Motion passed.

7. Consider/Discuss/Act on approving the annual agreement with the Greater Anna Chamber of Commerce for Fiscal Year 2021. (CDC)

Joey Grisham stated that staff had been working with Kevin Hall, President of the Greater Anna Chamber of Commerce, on updating the CDC Agreement with the Chamber. The CDC has had a long-standing agreement with the Chamber for community events like fireworks, Harvest Fest, Christmas Parade, Chamber Banquet and Annual Golf Tournament. The new agreement is a professional services agreement for the Chamber to provide business retention services and organizing an Anna Day in Austin during the Legislative Session. The Chamber would work with the Neighborhood Services Department on events. Joey explained that \$30,000 would be earmarked for the agreement with the Chamber and \$12,000 earmarked for the 4th of July Fireworks Event that the Neighborhood Services Dept. would organize.

Stan Carver agreed we should have our own day to visit with our elected officials in Austin. Anthony Richardson asked about budgeted funds for traveling to Austin this spring and Joey Grisham explained there is funding available for the Board and Staff. Anthony Richardson asked about the section on having an ex-officio Board Member and Joey Grisham explained the CDC Board would appoint a member to attend Chamber Board meetings.

Stan Carver made a motion on behalf of the CDC to approve a resolution approving a professional services agreement with the Greater Anna Chamber of Commerce. Anthony Richardson seconded the motion. All were in favor. Motion passed.

Officers:

Anthony Richardson, President
Stan Carver, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Economic Development Director
Taylor Lough, Economic Development Manager

8. **Director's Report**

A. Report on current corporate financial status—Discussion Only

Joey Grisham explained that the June sales tax collections were 40% higher than the previous year. We are projecting ending the year at \$1.31M. No revenue is coming to the EDC. The surplus funding the EDC budget is due to TxDOT's purchase of the Inc-Cube Building Right of Way.

B. Comp Plan, Downtown Master Plan, and Parks/Trails Master Plan Update

We are on track for a spring plan adoption. Thank you for participating in the August 11th joint meeting. In addition to the workshop survey that was sent to each of you, we have another new opportunity for Anna 2050 input this week. There is now a second 'virtual room' as part of the community engagement on the website. This means that anyone interested in Anna has more choices for how they want to help shape Anna's future. The virtual rooms are open to anyone. Spread the word to get everyone involved.

<https://anna2050.com/>

C. ED Strategic Plan Update

Joey Grisham reminded the Board that the marketing plan is underway, and a draft will be presented to the Board at the October or the November meeting.

D. COVID-19 Recovery Grant Program Survey Results

Anthony Richardson complimented the staff. Joey Grisham shared that Collin County is currently offering small business grants.

E. Incentive Policy

A draft policy was included in the packet for review. Joey Grisham shared that the incentive policy is meant to be flexible and serve as a guide. Doris Pierce stated she liked the project criteria was framed as questions. Joey Grisham explained the criteria is a generalized summary. Along with other tools, we can determine return on investment. Joey Grisham explained flexibility is needed because a downtown project will have different needs than a large industrial project. Anthony Richardson asked about editing the first sentence under job creation to be sure the jobs are located within the City of Anna. Anthony Richardson asked about adding other states to the exclusionary factors. Staff will review will legal. Anthony Richardson asked about creating a separate email to go to both Joey and Taylor for incentive requests. Anthony Richardson asked to see impact analysis of future project and Joey Grisham stated this would be completed in executive session.

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; Anna Business Park.
- 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 promotional 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:

Anthony Richardson, President
Stan Carver, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Economic Development Director
Taylor Lough, Economic Development Manager

(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.

Rocio Gonzalez made a motion to enter closed session. Doris Pierce seconded the motion. All were in favor. Motion passed. The CDC moved into closed session at 7:04 p.m.

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

Shane Williams made a motion to reconvene into open session. Doris Pierce seconded the motion. All were in favor. Motion passed. The CDC reconvened into open session at 7:49 p.m.

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

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The Greater Anna Chamber of Commerce is planning an end of October event featuring fireworks. Be on the lookout for more information.

Stan Carver shared that Anna ISD schools are open, businesses are open, and there are low COVID-19 numbers with lots of recovery. Stan Carver shared the City has a new solid waste management company: CARDS.

H. Adjourn.

Rocio Gonzalez made a motion to adjourn the meeting at 7:57 pm. Anthony Richardson seconded the motion. All were in favor. Motion passed.

APPROVED:

Anthony Richardson
President of CDC/EDC

ATTESTED:

Rocio Gonzalez
Secretary of CDC/EDC



Item No. 5.

EDC/CDC Agenda
Staff Report

Meeting Date: 10/1/2020

Staff Contact:

AGENDA ITEM:

Consider/Discuss/Act on approving minutes from the September 3, 2020 EDC Special Called Meeting. (EDC)

SUMMARY:

STAFF RECOMMENDATION:

Approve the September 3, 2020 meeting minutes on behalf of the CDC and EDC Boards.

ATTACHMENTS:

1. September 2020 CDC EDC Joint Meeting Minutes

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Stan Carver, Vice-President
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Officers:

Anthony Richardson, President
Stan Carver, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Economic Development Director
Taylor Lough, Economic Development Manager

(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.

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H. Adjourn.

Rocio Gonzalez made a motion to adjourn the meeting at 7:57 pm. Anthony Richardson seconded the motion. All were in favor. Motion passed.

APPROVED:

Anthony Richardson
President of CDC/EDC

ATTESTED:

Rocio Gonzalez
Secretary of CDC/EDC



Item No. 6.

EDC/CDC Agenda
Staff Report

Meeting Date: 10/1/2020
Staff Contact:

AGENDA ITEM:

Receive an update from Cooksey Communications regarding the Marketing Plan and Tagline.

SUMMARY:

Cooksey Communications will provide an update on the draft marketing plan and tagline.

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 7.

EDC/CDC Agenda
Staff Report

Meeting Date: 10/1/2020
Staff Contact:

AGENDA ITEM:

Consider/Discuss/Act approving a resolution adopting an Anna Economic Development Incentives Policy and recommending to the City of Anna City Council. (CDC/EDC)

SUMMARY:

Following last month's Board meeting, staff made changes with input from legal counsel. A new version is attached for the Board's review. Should the Board approve the attachment, the policy will be taken to the City Council for their consideration. As discussed previously, having a written policy is very helpful to staff as it lays out guidelines and expectations up front.

STAFF RECOMMENDATION:

Approve the resolution.

ATTACHMENTS:

1. CDC Incentive Policy Resolution
2. EDC Incentive Policy Resolution
3. Clean Post September Board Meeting Anna-CDC-EDC Incentives Policy Draft_

ANNA COMMUNITY DEVELOPMENT CORPORATION

RESOLUTION NO. _____

A RESOLUTION OF THE ANNA COMMUNITY DEVELOPMENT CORPORATION APPROVING AN ECONOMIC DEVELOPMENT INCENTIVE POLICY TO PROMOTE ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY OF ANNA; ESTABLISHING GUIDELINES AND CRITERIA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Development Corporation Act (“the Act”), now codified in Chapters 501-505 of the Texas Local Government Code, authorizes communities to collect Type A and/or Type B economic development sales and use taxes, and

WHEREAS, the residents of the City of Anna “City” passed an election approving the collection of sales and use tax for the benefit of a Type B Corporation called the Anna Community Development Corporation (“CDC”), and

WHEREAS, the CDC desires to attract high-quality developments and the creation of new jobs to stimulate business and commercial activity in the City of Anna, and

WHEREAS, the CDC recognizes that it may be necessary to provide economic development incentives, and

WHEREAS, upon full review and consideration, the CDC wishes to adopt an Economic Development Incentive Policy, attached hereto as Exhibit A, to stimulate business and commercial activity and attract new jobs to the City of Anna;

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 Policy

The Board of Directors of the Anna Community Development Corporation hereby approve and adopt the Economic Development Incentive Policy attached hereto as Exhibit A.

PASSED AND APPROVED by the Anna Community Development Corporation this 1st day of October 2020.

APPROVED:

ATTEST:

Anthony Richardson, CDC President

Rocio Gonzalez, CDC Secretary

ANNA ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. _____

A RESOLUTION OF THE ANNA ECONOMIC DEVELOPMENT CORPORATION APPROVING AN ECONOMIC DEVELOPMENT INCENTIVE POLICY TO PROMOTE ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY OF ANNA; ESTABLISHING GUIDELINES AND CRITERIA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Development Corporation Act (“the Act”), now codified in Chapters 501-505 of the Texas Local Government Code, authorizes communities to collect Type A and/or Type B economic development sales and use taxes, and

WHEREAS, the EDC desires to attract high-quality developments and the creation of new jobs to stimulate business and commercial activity in the City of Anna, and

WHEREAS, the EDC recognizes that it may be necessary to provide economic development incentives, and

WHEREAS, upon full review and consideration, the EDC wishes to adopt an Economic Development Incentive Policy, attached hereto as Exhibit A, to stimulate business and commercial activity and attract new jobs to the City of Anna;

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 Policy

The Board of Directors of the Anna Economic Development Corporation hereby approve and adopt the Economic Development Incentive Policy attached hereto as Exhibit A.

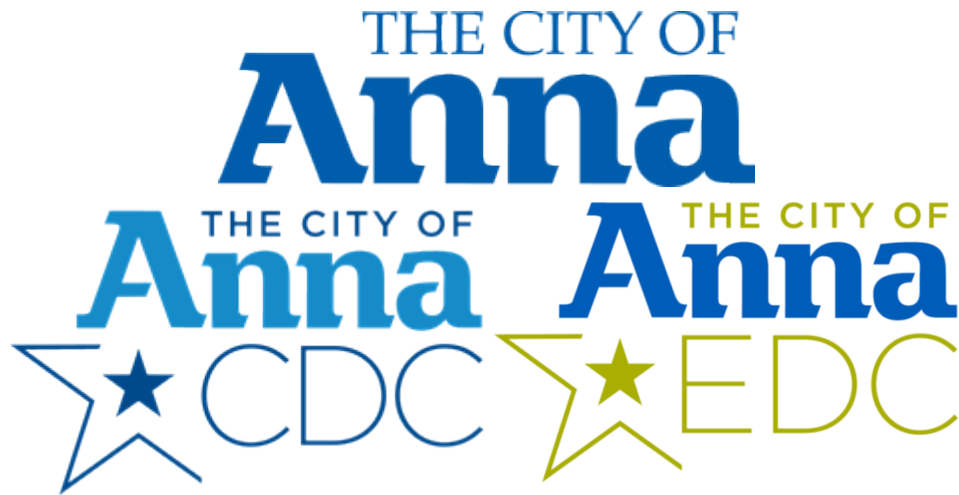
PASSED AND APPROVED by the Anna Economic Development Corporation this 1st day of October 2020.

APPROVED:

ATTEST:

Anthony Richardson, EDC President

Rocio Gonzalez, EDC Secretary



Economic Development Incentives Policy

The City of Anna, Texas, (City), in partnership with the Anna Community Development Corporation (CDC) and the Anna Economic Development Corporation (EDC), is committed to the promotion and retention of high quality development that increases economic diversity and sustainability, creates jobs, and provides value to the community. The City considers incentives based on the merit of each project and in accordance with the criteria outlined in this document, the City of Anna Economic Development Strategic Plan, and the City of Anna Strategic Plan. All recipients that are awarded incentives must meet or exceed the criteria and performance standards outlined below and enter into a performance agreement with the City, CDC, and/or EDC. Nothing in this policy shall imply or suggest that the City, CDC, or EDC are under any obligation to provide an incentive to any applicant. All applications are considered on a case-by-case basis.

City of Anna Strategic Plan Goal 1: Growing Anna Economy

Objectives:

1. Maintain and enhance an effective economic development organization that markets Anna, finds prospects, and closes the deal
2. Expand the commercial tax base
3. Provide more jobs for neighbors
4. Develop parcels along U.S. 75 with viable businesses
5. Have a built-out Business Park
6. Have expanded medical and healthcare services, including Clinic and Outpatient Surgical Center(s)
7. Expand retail, restaurant and entertainment businesses

Anna Economic Development Vision

Anna has created a balanced and sustainable tax base that invites high quality jobs and facilitates, excellent quality of life with well-maintained and first-rate infrastructure, and offers a wide range of housing and public facilities that build community identity and pride and engage neighbors in meaningful ways.

Economic Development Corporation (EDC) & Community Development Corporation (CDC)

The City has both a Type A and Type B Economic and Community Development Corporation as set up by the Texas Development Corporation Act of 1979. The Type A sales tax is primarily intended for manufacturing and industrial development. EDCs may use Type A revenues may fund land, buildings, equipment, facilities expenditures, targeted infrastructure and improvements for projects and job creation. The Type B sales tax may be used for any project eligible under Type A rules and several other project types, including quality of life improvements. Type B corporations may pay for land, buildings, equipment, facilities, targeted infrastructure and improvements. Type B corporations created by cities with a population of 20,000 or less and those classified as landlocked communities may use sales tax revenue to fund projects that promote new or expanded business development that do not create or retain primary jobs.

Project Criteria

Eligible projects must provide a return on investment (ROI) and benefit for public funds provided. ROI may be determined through an analysis of:

- Total capital investment and resulting taxable value generating annual increases of property tax revenue
- The number and type of jobs to be created
- Estimated ability to generate direct and/or indirect sales tax revenue
- Estimated ability to generate future overnight stays that result in future direct hotel occupancy fund revenue and indirect revenue associated with visitors

Recommendations for incentives are based on the evaluation of the following:

- Fiscal Impact
 - What is the estimated total value of capital investment for buildings, other real property improvements and furniture, fixtures, and equipment?
 - What is the total projected annual operating budget of the facility?
 - What is the value of real and business personal property that will be added to the tax rolls?
 - How much direct sales tax will be generated?
 - How much infrastructure construction be required?
 - What is the estimated return on public investment?
- Employment Impact
 - How many permanent jobs will be brought to Anna?
 - How many jobs will be retained?
 - What types of jobs will be created?
 - What will the total annual payroll be?
 - What is the average annual salary of jobs created and/or retained?
- Community Impact
 - How compatible is the project with the City's Comprehensive Plan and Economic Development Strategic Plan goals?
 - How does the project support quality of life benefits such as preservation of open space and development enhancements?
 - What effect would the project have on the local housing market?
 - What environmental impact, if any, will be created by the project?
 - What effect would the project have on other taxing entities?

Targeted Priorities

The City may consider providing incentives for projects that further the City's strategic plans.

- Job Creation – The City may consider an incentive for the creation and maintenance of jobs by offering a grant payment for companies that create or relocate a minimum of 25 full-time jobs within the City. The company must maintain the number of jobs created and/or relocated for at least a 5-year period to receive the total grant payment. Each job eligible for grant payment must pay at least 100% of the average annual wage for Collin County, as determined by the United States Dept. of Labor, Bureau of Labor Statistics.
- Downtown – The City may consider incentives for projects within or immediately surrounding the City's downtown that advance the goals of the Downtown Master Plan. Incentives may include grants or reimbursement for improvements to new or existing buildings, pedestrian corridors, façades, murals or public art, iconic signage and/or lighting.
- Niche / Specialty Retail, Entertainment, Restaurant – The City may consider providing incentives to “destination” retailers or restaurants that have the capability to attract customers from outside the area, serve as a catalyst for other development in the area, and/or provide new and different shopping, dining, or entertainment experiences.
- Office – The City may consider providing incentives for corporate headquarters and/or regional offices as well as multi-tenant offices for professional services (accountants, engineers, architects, medical, information technology, lawyers, advertising and media, management consulting, financial, insurance, wealth management, actuary, etc.).
- Distribution and Logistics – The City may consider providing incentives to support the supply chain of existing primary employers and better serve current and future neighbors.
- Advanced and Light Manufacturing – The City may consider providing incentives for corporate headquarters and/or regional service locations.
- Medical / Healthcare – The City may consider providing incentives to provide additional medical and healthcare related businesses to support the existing and better serve current and future neighbors.
- Data Centers – The City may consider providing incentives for projects including data centers to support current and future businesses.

List of Available Incentives

The following may be offered by the City, CDC, and/or EDC for economic development projects that meet eligibility criteria. Not all tools are available for each project and any incentive is at the discretion of the Anna City Council and/or CDC and EDC Board. Investment from the City does not preclude other state, county or local incentives.

- Chapter 380 Agreements – Authorized under Chapter 380 of the Texas Local Government Code, this agreement between the taxpayer and taxing entity offers a variety of fee-based or tax-based incentives, including grants, loans, or rebates to promote local economic development and stimulate business and commercial activity.
- Economic Development Grants – The City has both Type A and Type B sales tax corporations. Funds may be available to finance qualified projects as determined by the Boards of the EDC and/or CDC.
- Fee Reductions / Waivers – The City may consider decreasing or waiving certain development fees on eligible projects.

- Triple Freeport Tax Exemption – The City, Anna Independent School District, and Collin County all allow freeport exemption on certain types of tangible personal property (i.e. inventory, etc.) from ad valorem property taxation provided the property is:
 - Acquired in or imported into Texas to be forwarded out of the state.
 - Detained in Texas for assembling, storing, manufacturing, processing, or fabricating purposes by the entity acquiring or importing it.
 - Transported out of state within 175 days after the date acquired or imported it into Texas.
 - Applications for freeport exemptions must be filed with the Collin County Appraisal District.
- Infrastructure Assistance – The City may facilitate development through enhancement of water, sewer, and/or roadway infrastructure relevant to sites selected for significant projects as needed.
- Modification of Development Regulations / Standards – The City may provide provisions for modifying development standards or regulations for unique developments that support major new tax benefits for the City or incorporates construction or design features that far exceed the City's regulations.
- Property Tax Rebates / Abatements – Authorized by Chapter 312 of the Texas Property Tax Code, the City may exempt all or a portion of the increase in the value of real and/or business personal property from taxation. A cost benefit analysis will be performed to determine the feasibility of the project as well as the percentage and terms of abatement. All abatements are subject to final approval of the City Council.
- Public Improvement Districts (PID) – Authorized by Chapter 372 of the Texas Local Government Code, the City may finance the cost of qualified improvements within a defined area. Applications for a PID must be made separately from other incentives. Please refer to the City of Anna Public Improvement District Policy.
- Tax Increment Reinvestment Zone (TIRZ) – Authorized by Chapter 311 of the Texas Tax Code, the City may use tax increment financing to enter into economic development and infrastructure reimbursement agreements to pay for improvements. The TIRZ, whether City-initiated or petitioned by the property owners, sets up a geographic boundary that can be used develop raw land and proactively address decline or deterioration. Note: The creation of a TIRZ may specify how tax revenue is allocated or spent, but does not in any way impact the tax rate as TIRZs have no taxing or assessment powers.

Statement on Tax Abatement

The Property Development and Tax Abatement Act, Chapter 312, Texas Tax Code, allows the City to establish its own criteria for tax abatements. Tax abatements may be offered in two categories: 1) real property and/or 2) business personal property.

Real property abatements will be offered to applicants that pursue the construction of new or expanded facilities in which to house the applicable project. The abatement will apply to the assessed value of improvements made.

Business personal property abatements will be offered to applications that pursue the purchase or long-term lease of existing facilities. The abatement will apply to the assessed value of new personal property brought into the taxing jurisdiction. Assessed value shall mean the taxable value of real property improvements and business personal property as determined by the county appraisal district in which the property is located.

Value of Incentives

The subject criteria outlined herein will be used in determining whether it is in the best interest of the City, CDC and EDC to provide incentives. Specific considerations include how the individual project furthers the goals and objectives of the community and the impact of the project. The public benefit or amount of revenue realized by the City and attributable to the project must equal or exceed the value of any incentives granted under the application.

Eligible Activities

Incentive funds may be used for one or more of the following to assist development or redevelopment:

- Capital investment related to real property construction and acquisition
- Improvements to an existing building
- Infrastructure
- Site enhancements such as upgraded aesthetics or amenities
- Other purposes which bring value to the community as determined by the Anna City Council, EDC and CDC

Exclusionary Factors

While a project may meet all minimum project qualifications, it will not be considered for public investment if any of the following factors apply:

- The project would, for any reason, result in a net reduction of the ad valorem tax valuation of facilities in the City owned by the company, or its parent, subsidiary or affiliated companies
- The company is not in good legal or financial standing with the State of Texas (or other state if not formed in Texas), Collin County, or City
- The company is not registered to do business in Texas as evidenced by the records of the Texas Secretary of State
- The financial condition of the company is such that the ability of the company to meet its obligations is uncertain

Public Information

While Section 522.131 of the Texas Government Code (Public Information Act) makes information related to economic development negotiations between the City and business prospect confidential, any information provided by an applicant may be subject to release to the public pursuant to the Act.

It is the responsibility of the applicant to clearly identify proprietary or confidential information it wishes to protect from release. According to Section 312.003 of the Texas Tax Code, part of an application that describes the specific process or business activities to be conducted or equipment or other property is not subject to public disclosure until the incentive agreement is executed.

The City will make reasonable attempts to notify the applicant if a request is made for information that is indicated as confidential so that the applicant may assert its rights to be withheld from release to the Texas Attorney General.

Application

The first step for any applicant is to submit an application and include information detailing the criteria outlined above. For the application to be complete, the applicant shall prepare a map or other documents that show the precise location of the property. The map or other documents should show the existing uses and conditions of real property, proposed improvements and uses, and proposed zoning changes if applicable. Additional documentation should also show compatibility with the City of Anna 2035 Comprehensive Plan and applicable building codes and City ordinances. An application for financial or other incentives shall not be considered an application for a permit under Chapter 245 of the Texas Local Government Code.

Applications are submitted through a third-party software program and can be found online at <https://opportunityannatx.com/the-edc-cdc/>.

Application Review Procedural Guidelines

- All information in the application package will be reviewed for completeness and accuracy.
- The City's Economic Development Department will review the application with the City Manager and appropriate City departments for internal review and comments. Additional information may be requested as needed.
- The Anna Community Development Corporation (CDC) Board and Anna Economic Development Corporation (EDC) may serve as an advisory body which make recommendations to the City Council regarding whether economic development incentives should be offered in each individual case. The CDC and/or EDC Board may also provide incentives using CDC/EDC funds when appropriate. All meetings of the CDC/EDC Board shall be held in compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code. Additional information may be requested as needed.
- The CDC/EDC Board may consider adoption of a resolution approving the terms and conditions of a contract between the CDC/EDC and the applicant.
- If the City Council decides to grant a tax abatement, it shall call a public hearing to consider establishment of a tax reinvestment zone in accordance with Section 312.201 of the Tax Code. This does not preclude the City from entering into a Chapter 380 agreement that may have incentives similar to those derived by tax abatement.
- The City Council may consider adoption of an ordinance or resolution approving the terms and conditions of a contract between the City and the applicant governing the provision of the tax abatement or incentive and the commitments of the applicant, including all terms required by Section 312.205 of the Tax Code and other terms and conditions as the City Council may require
- The City reserves the authority to enter into tax abatement agreements at differing percentages and/or terms, consistent with the requirements of the Texas Tax Code. The City also reserves the authority to enter into incentives agreements under Chapter 380 of the Texas Local Government Code.
- Those receiving incentives will be required to enter into a performance agreement. Projects that do not meet performance measures are subject to recapture of all or a portion of the incentive value.



Item No. 8.

EDC/CDC Agenda
Staff Report

Meeting Date: 10/1/2020
Staff Contact:

AGENDA ITEM:

Consider/Discuss/Act on appointing an ex-officio member to the Greater Anna Chamber of Commerce Board of Directors. (CDC)

SUMMARY:

The adopted professional services agreement with the Greater Anna Chamber of Commerce includes the ability for the CDC Board to appoint an ex-officio member to the Greater Anna Chamber of Commerce Board of Directors. The Greater Anna Chamber of Commerce Board of Directors meets on the third Tuesday of each month at 6:30 p.m.

According to the GACC website, the primary purposes of the GACC Board of Directors is to ensure the organization is on track with regard to meeting its goals, as well as to craft policies in support of those goals. The responsibilities of the Board of Directors include:

1. Support the Organization's Mission and Purpose
2. Select, support, and evaluate the Executive Director and performance
3. Ensure effective organizational planning
4. Ensure adequate resources for the organization
5. Manage resources effectively
6. Determine, guide, and monitor the organization's programs and services
7. Enhance the organization's public image

STAFF RECOMMENDATION:

ATTACHMENTS:



AGENDA ITEM:
Director's Report

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 9.

EDC/CDC Agenda
Staff Report

Meeting Date: 10/1/2020
Staff Contact:



Item No. 9.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 10/1/2020
Staff Contact:

AGENDA ITEM:
Financial Status

SUMMARY:
Discussion related to latest financial statements.

STAFF RECOMMENDATION:

ATTACHMENTS:

1. CDC August 2020 Financials
2. EDC August 2020 Financials

CDC Balance Sheet
For Period Ending 08/31/2020

		Beginning Balance 10/1/2019	Current Month Activity 8/31/2020	YTD Activity	Ending Balance 8/31/2020
Assets					
89-000-1010	Bank - Operating Funds	736,827.82	(93,485.32)	269,854.89	1,006,682.71
89-000-1012	Bank - Restricted Funds	19,118.43	9.22	240.12	19,358.55
89-000-1150	Accounts Receivable	-	-	-	-
89-000-1160	Accounts Receivable - Sales Tax	188,459.31	-	(188,459.31)	-
89-000-1202	Receivables - Due From General Fund	-	-	-	-
89-000-1215	Receivables - Local Business Loans	91,310.00	-	-	91,310.00
Total Assets		1,035,715.56	(93,476.10)	81,635.70	1,117,351.26
Liabilities					
89-000-2001	Accounts Payable	13,857.47	-	(13,857.47)	0.00
89-000-2020	Federal W/H Tax Payable	-	-	(0.00)	(0.00)
89-000-2021	FICA Payable	-	-	-	-
89-000-2024	Flexible Spending Payable	-	-	-	-
89-000-2025	Deferred Compensation Payable	-	-	-	-
89-000-2026	TMRS Payable	-	-	-	-
89-000-2027	Health Insurance Payable	-	-	-	-
89-000-2029	Salaries Payable	1,817.28	-	(1,817.28)	-
89-000-2102	Payable - Due To General Fund(10)	-	-	-	-
89-000-2115	Deferred Revenue - Local Business Loans	41,310.00	-	-	41,310.00
Total Liabilities		56,984.75	-	(15,674.75)	41,310.00
Fund Balance					
89-000-3711	Fund Balance	887,420.81	(93,476.10)	97,310.45	984,731.26
89-000-3711	Fund Balance - Restricted	91,310.00	-	-	91,310.00
Total Fund Balance		978,730.81	(93,476.10)	97,310.45	1,076,041.26

CDC Income Statement
For Period Ending 08/31/2020

		Current Month Activity 8/31/2020	YTD Activity
Revenues			
89-825-5225	Sales Tax Revenue - General	149,111.37	985,711.14
89-825-5329	Donations	-	156.00
89-825-5499	Miscellaneous Revenue	-	-
89-825-5530	Interest Revenue	559.28	11,098.85
89-825-5800	Transfers in	-	-
89-825-5840	Bond Proceeds	-	-
	Total Revenues	<u>149,670.65</u>	<u>996,965.99</u>
Expenses			
89-825-6101	Salaries	7,086.40	63,551.71
89-825-6114	Payroll Taxes-City Part FICA	542.12	5,000.79
89-825-6121	Health Insurance	78.96	868.56
89-825-6125	TMRs Retirement	1,007.69	9,400.50
89-825-6126	Unemployment	-	144.00
89-825-6127	Worker's Compensation	-	153.00
89-825-6129	Miscellaneous Payroll	-	-
89-825-6208	Office Supplies	86.00	693.34
89-825-6209	Other Supplies - Misc.	108.37	1,056.21
89-825-6210	Clothing Supplies	378.00	908.00
89-825-6212	Postage	-	-
89-825-6299	IT Supplies	-	-
89-825-6700	Economic Development Grant Expense	160,965.46	284,432.81
89-825-6703	Contract Services	16,886.50	88,865.50
89-825-6710	Travel/Training Expense	-	13,391.77
89-825-6722	Insurance - Property & Liability	-	3,500.00
89-825-6731	Public Notices - Advertising	-	-
89-825-6735	Promotion Expense	-	17,806.06
89-825-6753	Legal Expense	2,115.00	6,411.31
89-825-6755	Audit Expense	-	3,389.15
89-825-6756	Engineering	-	-
89-825-6761	Dues, Publications, Permits & Licenses	-	3,029.33
89-825-6783	Telephones - Pagers	-	-
89-825-6789	Debt-Service Principal	-	215,000.00
89-825-6790	Interest Expense	53,892.25	110,901.00
89-825-6795	Bond Fees	-	-
89-825-6799	Other Services - Misc.	-	71,152.50
89-825-6901	Construction in Progress	-	-
89-825-6911	Machinery & Equipment	-	-
89-825-6931	Land & Improvements	-	-
89-825-8900	Other Financing Use - Debt Refundings	-	-
89-825-9800	Transfers Out	-	-
	Total Expenses	<u>243,146.75</u>	<u>899,655.54</u>

[illegible]

City of Anna Trial Balance

For Funds from 89 to 89
For the Fiscal Period 2020-11 Ending August 31, 2020

Community Development Corporation (89) Account	Beginning Balance		Transactions		Ending Balance	
	Debit	Credit	Debit	Credit	Debit	Credit
39-000-1010 Bank - Operating Funds	1,100,168.03		149,661.43	243,146.75	1,006,682.71	
39-000-1012 Bank - Restricted Funds	19,349.33		9.22	0.00	19,358.55	
39-000-1150 Accounts Receivable	0.00		0.00	0.00	0.00	
39-000-1160 Accounts Receivable - Sales Tax	0.00		0.00	0.00	0.00	
39-000-1202 Receivables - Due From General F	0.00		0.00	0.00	0.00	
39-000-1215 Receivables - Local Business Loan	91,310.00		0.00	0.00	91,310.00	
39-000-2001 Accounts Payable		0.00	239,644.88	239,644.88		0.00
39-000-2020 Federal W/H Tax Payable		0.00	348.12	348.12		0.00
39-000-2021 FICA Payable		0.00	1,084.24	1,084.24		0.00
39-000-2024 Flexible Spending Payable		0.00	0.00	0.00		0.00
39-000-2025 Deferred Compensation Payable		0.00	2,190.00	2,190.00		0.00
39-000-2026 TMRS Payable		0.00	496.04	496.04		0.00
39-000-2027 Health Insurance Payable		0.00	0.00	0.00		0.00
39-000-2029 Salaries Payable		0.00	0.00	0.00		0.00
39-000-2102 Payable - Due To General Fund(10		0.00	0.00	0.00		0.00
39-000-2115 Deferred Revenue - Local Business		41,310.00	0.00	0.00		41,310.00
39-000-3711 Fund Balance		978,730.81	0.00	0.00		978,730.81
39-825-5225 Sales Tax Revenue - General		836,599.77	0.00	149,111.37		985,711.14
39-825-5329 Donations		156.00	0.00	0.00		156.00
39-825-5499 Miscellaneous Revenue		0.00	0.00	0.00		0.00
39-825-5530 Interest Revenue		10,539.57	0.00	559.28		11,098.85
39-825-5800 Transfers In		0.00	0.00	0.00		0.00
39-825-5840 Bond Proceeds		0.00	0.00	0.00		0.00
39-825-6101 Salaries	56,465.31		7,086.40	0.00	63,551.71	
39-825-6114 Payroll Taxes-City Part FICA	4,458.67		542.12	0.00	5,000.79	
39-825-6121 Health Insurance	789.60		87.21	8.25	868.56	
39-825-6125 TMRS Retirement	8,392.81		1,007.69	0.00	9,400.50	
39-825-6126 Unemployment	144.00		0.00	0.00	144.00	
39-825-6127 Worker's Compensation	153.00		0.00	0.00	153.00	
39-825-6129 Miscellaneous Payroll	0.00		0.00	0.00	0.00	
39-825-6208 Office Supplies	607.34		86.00	0.00	693.34	
39-825-6209 Other Supplies - Misc.	947.84		108.37	0.00	1,056.21	
39-825-6210 Clothing Supplies	530.00		378.00	0.00	908.00	
39-825-6212 Postage	0.00		0.00	0.00	0.00	
39-825-6299 IT Supplies	0.00		0.00	0.00	0.00	
39-825-6700 Economic Development Grant Exp	123,467.35		160,965.46	0.00	284,432.81	
39-825-6703 Contract Services	71,979.00		16,886.50	0.00	88,865.50	

City of Anna

Trial Balance

For Funds from 89 to 89

For the Fiscal Period 2020-11 Ending August 31, 2020

Community Development Corporation (89) Account	Beginning Balance		Transactions		Ending Balance	
	Debit	Credit	Debit	Credit	Debit	Credit
89-825-6710 Travel/Training Expense	13,391.77		0.00	0.00	13,391.77	
89-825-6722 Insurance - Property & Liability	3,500.00		0.00	0.00	3,500.00	
89-825-6731 Public Notices - Advertising	0.00		0.00	0.00	0.00	
89-825-6735 Promotion Expense	17,806.06		0.00	0.00	17,806.06	
89-825-6753 Legal Expense	4,296.31		2,115.00	0.00	6,411.31	
89-825-6755 Audit Expense	3,389.15		0.00	0.00	3,389.15	
89-825-6756 Engineering	0.00		0.00	0.00	0.00	
89-825-6761 Dues, Publications & Licenses	3,029.33		0.00	0.00	3,029.33	
89-825-6783 Telecom	0.00		0.00	0.00	0.00	
89-825-6789 Debt-Service Principal	215,000.00		0.00	0.00	215,000.00	
89-825-6790 Interest Expense	57,008.75		53,892.25	0.00	110,901.00	
89-825-6795 Bond Fees	0.00		0.00	0.00	0.00	
89-825-6799 Other Services - Misc.	71,152.50		0.00	0.00	71,152.50	
89-825-6901 Construction in Progress	0.00		0.00	0.00	0.00	
89-825-6911 Machinery & Equipment	0.00		0.00	0.00	0.00	
89-825-6931 Land & Improvements	0.00		0.00	0.00	0.00	
89-825-8900 Other Financing Use - Debt Refund	0.00		0.00	0.00	0.00	
89-825-9800 Transfers Out	0.00		0.00	0.00	0.00	
Totals:	1,867,336.15	1,867,336.15	636,588.93	636,588.93	2,017,006.80	2,017,006.80
Grand Totals:	1,867,336.15	1,867,336.15	636,588.93	636,588.93	2,017,006.80	2,017,006.80

EDC Balance Sheet
For Period Ending 08/31/2020

		Beginning Balance 10/1/2019	Current Month Activity 8/31/2020	YTD Activity	Ending Balance 8/31/2020
Assets					
90-000-1010	Bank - Operating Funds	591,617.47	(976.63)	(128,464.87)	463,152.60
90-000-1011	Bank - Money Market & Savings Funds	-	-	-	-
90-000-1150	Accounts Receivable	449.00	-	(449.00)	-
90-000-1160	Accounts Receivable - Sales Tax	-	-	-	-
90-000-1202	Receivables - Due From General Fund	-	-	-	-
90-000-1215	Receivables - Local Business Loans	89,027.00	-	(1,500.00)	87,527.00
	Total Assets	681,093.47	(976.63)	(130,413.87)	550,679.60
Liabilities					
90-000-2001	Accounts Payable	2,362.21	-	(2,362.21)	-
90-000-2005	Other Accounts Payable	1,008.34	-	(808.34)	200.00
90-000-2102	Payable - Due To General Fund(10)	-	-	-	-
90-000-2115	Deferred Revenue - Local Business Loans	89,027.00	-	(1,500.00)	87,527.00
90-000-2210	Retainage	-	-	-	-
90-000-2735	2011 CO's Current	-	-	-	-
90-000-2736	2011 CO's Non Current	-	-	-	-
	Total Liabilities	92,397.55	-	(4,670.55)	87,727.00
Fund Balance					
90-000-3711	Fund Balance	588,695.92	(976.63)	(125,743.32)	462,952.60
	Total Fund Balance	588,695.92	(976.63)	(125,743.32)	462,952.60

EDC Income Statement
For Period Ending 08/31/2020

**Current Month
Activity YTD Activity**

8/31/2020

Revenues

90-826-5350	Rental	708.19	8,620.71
90-826-5491	Gain on sales of Assets	-	-
90-826-5499	Miscellaneous Revenue	-	1,500.00
90-826-5530	Interest Revenue	221.26	6,713.26
90-826-5800	Transfers in	-	-
90-826-5853	Other Financial Source from Notes Payable	-	-
Total Revenues		<u>929.45</u>	<u>16,833.97</u>

Expenses

90-826-6209	Other Supplies - Misc.	-	1,329.47
90-826-6210	Clothing Supplies	-	-
90-826-6212	Postage	-	-
90-826-6303	Maint. & Repair - Buildings	-	33.00
90-826-6703	Contract Services	760.49	126,036.15
90-826-6708	IT Support Services	-	254.12
90-826-6722	Insurance - Property & Liability	-	1,050.00
90-826-6735	Promotion Expense	-	-
90-826-6753	Legal Expense	378.00	4,251.28
90-826-6755	Audit Expense	-	3,389.15
90-826-6780	Electricity	513.61	3,121.64
90-826-6781	Gas - Natural/Propane	98.37	743.49
90-826-6782	City Utilities Water/Sewer/Trash	-	816.61
90-826-6783	Telephones - Pagers	155.61	1,552.38
90-826-6799	Other Services - Misc.	-	-
90-826-6901	Construction in Progress	-	-
90-826-6931	Land & Improvements	-	-
90-826-9800	Transfer Out	-	-

Total Expenses	<u>1,906.08</u>	<u>142,577.29</u>
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Net Income/Loss	<u>(976.63)</u>	<u>(125,743.32)</u>
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[illegible]

[illegible]

City of Anna Trial Balance

For Funds from 90 to 90
For the Fiscal Period 2020-11 Ending August 31, 2020

Economic Development Corporation (90) Account	Beginning Balance		Transactions		Ending Balance	
	Debit	Credit	Debit	Credit	Debit	Credit
90-000-1010 Bank - Operating Funds	464,129.23		929.45	1,906.08	463,152.60	
90-000-1011 Bank - Money Market & Savings Fu	0.00		0.00	0.00	0.00	
90-000-1150 Accounts Receivable	0.00		0.00	0.00	0.00	
90-000-1160 Accounts Receivable - Sales Tax	0.00		0.00	0.00	0.00	
90-000-1202 Receivables - Due From General F	0.00		0.00	0.00	0.00	
90-000-1215 Receivables - Local Business Loan	87,527.00		0.00	0.00	87,527.00	
90-000-2001 Accounts Payable		0.00	1,906.08	1,906.08		0.00
90-000-2005 Other Accounts Payable		200.00	0.00	0.00		200.00
90-000-2102 Payable - Due To General Fund(10		0.00	0.00	0.00		0.00
90-000-2115 Deferred Revenue - Local Business		87,527.00	0.00	0.00		87,527.00
90-000-2210 Retainage		0.00	0.00	0.00		0.00
90-000-2735 2011 CO's Current		0.00	0.00	0.00		0.00
90-000-2736 2011 CO's Non-Current		0.00	0.00	0.00		0.00
90-000-3711 Fund Balance		588,695.92	0.00	0.00		588,695.92
90-826-5350 Rental		7,912.52	0.00	708.19		8,620.71
90-826-5491 Gain on sales of Assets		0.00	0.00	0.00		0.00
90-826-5499 Miscellaneous Revenue		1,500.00	0.00	0.00		1,500.00
90-826-5530 Interest Revenue		6,492.00	0.00	221.26		6,713.26
90-826-5800 Transfers In		0.00	0.00	0.00		0.00
90-826-5853 Other Financial Source from Notes		0.00	0.00	0.00		0.00
90-826-6209 Other Supplies - Misc.	1,329.47		0.00	0.00	1,329.47	
90-826-6210 Clothing Supplies	0.00		0.00	0.00	0.00	
90-826-6212 Postage	0.00		0.00	0.00	0.00	
90-826-6303 Maint. & Repair - Buildings	33.00		0.00	0.00	33.00	
90-826-6703 Contract Services	125,275.66		760.49	0.00	126,036.15	
90-826-6708 IT Support Services	254.12		0.00	0.00	254.12	
90-826-6722 Insurance - Property & Liability	1,050.00		0.00	0.00	1,050.00	
90-826-6735 Promotion Expense	0.00		0.00	0.00	0.00	
90-826-6753 Legal Expense	3,873.28		378.00	0.00	4,251.28	
90-826-6755 Audit Expense	3,389.15		0.00	0.00	3,389.15	
90-826-6780 Electricity	2,608.03		513.61	0.00	3,121.64	
90-826-6781 Gas - Natural/Propane	645.12		98.37	0.00	743.49	
90-826-6782 City Utilities Water/Sewer/Trash	816.61		0.00	0.00	816.61	
90-826-6783 Telecom	1,396.77		155.61	0.00	1,552.38	
90-826-6799 Other Services - Misc.	0.00		0.00	0.00	0.00	
90-826-6901 Construction in Progress	0.00		0.00	0.00	0.00	
90-826-6931 Land & Improvements	0.00		0.00	0.00	0.00	

City of Anna
Trial Balance

For Funds from 90 to 90
For the Fiscal Period 2020-11 Ending August 31, 2020

Economic Development Corporation (90) Account	Beginning Balance		Transactions		Ending Balance	
	Debit	Credit	Debit	Credit	Debit	Credit
90-826-9800						
Transfers Out		0.00				0.00
Totals:	692,327.44	692,327.44	4,741.61	4,741.61	693,256.89	693,256.89
Grand Totals:	692,327.44	692,327.44	4,741.61	4,741.61	693,256.89	693,256.89



AGENDA ITEM:
ED Strategic Plan Update

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 9.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 10/1/2020
Staff Contact:



Item No. 9.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 10/1/2020
Staff Contact:

AGENDA ITEM:

Anna Business Park Update

SUMMARY:

Staff will provide an update on architectural and engineering services for the Anna Business Park.

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 9.d.

EDC/CDC Agenda
Staff Report

Meeting Date: 10/1/2020

Staff Contact:

AGENDA ITEM:

Comprehensive Plan, Downtown Master Plan, and Parks/Trails Master Plan Update

SUMMARY:

Staff will provide an update on the planning process for the comprehensive plan update, downtown master plan, and parks, trails, and open space master plan. Opportunities to provide input and information on the three plans are available online. Virtual engagement rooms one and two will be open until Friday, October 2nd. Virtual Engagement Room three will be open through the end of October.

Engagement Room #1 - <https://anna2050.com/engagement/>

Engagement Room #2 - <https://anna2050.com/engagement-room-2/>

Engagement Room #3 - <https://anna2050.com/creating-a-successful-future/>

STAFF RECOMMENDATION:

ATTACHMENTS:



AGENDA ITEM:
Closed Session

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 10.

EDC/CDC Agenda
Staff Report

Meeting Date: 10/1/2020
Staff Contact:



Item No. 10.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 10/1/2020

Staff Contact:

AGENDA ITEM:

Deliberate regarding the purchase, exchange, lease or value of real property. (Tex. Gov't Code §551.072)
possible property acquisition; possible land sale/purchase; Anna Business Park.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 10.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 10/1/2020

Staff Contact:

AGENDA ITEM:

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 promotional contract.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 10.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 10/1/2020
Staff Contact:

AGENDA ITEM:

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.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 11.

EDC/CDC Agenda
Staff Report

Meeting Date: 10/1/2020
Staff Contact:

AGENDA ITEM:

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

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 12.

EDC/CDC Agenda
Staff Report

Meeting Date: 10/1/2020
Staff Contact:

AGENDA ITEM:

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

Items of community interest include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen (but not including a change in status of a person's public office or public employment); a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after posting of the agenda.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:



AGENDA ITEM:
Adjourn

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 13.

EDC/CDC Agenda
Staff Report

Meeting Date: 10/1/2020
Staff Contact: