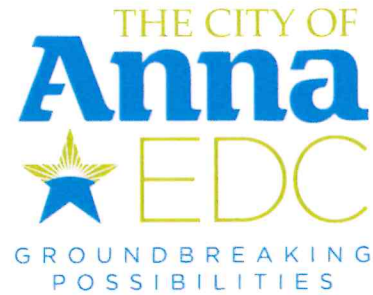
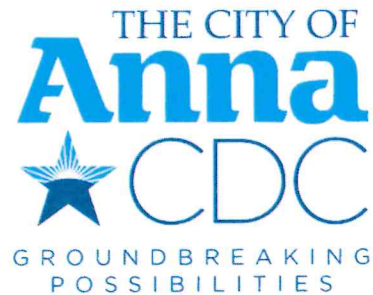


Officers:
Bruce Norwood, President
Jody Bills, Vice-President
Rocio Gonzalez, Secretary

Staff:
Bernie Parker, Interim Director of Economic Development
Salena Tittle, Interim Economic Development Analyst



Anna Community Development Corporation and Anna Economic Development Corporation Meeting Minutes

Thursday, February 8, 2024, 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, February 8, 2024, 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, Jody Bills, Allison Inesta, and Kylee Kelley. **CDC and EDC Board Members Absent:** Michelle Hawkins and Ronnie Kerr. **Others Present:** Bernie Parker (Interim Director of Economic Development), Salena Tittle (Interim Economic Development Analyst), Lee Miller (Council Member), Pete Cain (Council Member), Kevin Toten (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 January 4, 2024, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
 - b. Approve minutes from the January 4, 2024, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

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

Staff:
Bernie Parker, Interim Director of Economic Development
Salena Tittle, Interim Economic Development Analyst

Jody Bills 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.

There were no individual consideration items.

6. Director's Report.

a. Strategic Plan Update

Bernie Parker took the opportunity to introduce and welcome Mrs. Salena Tittle as the new Economic Development Analyst. Mr. Parker then presented to the board some new and exciting items that staff have been working on. Bernie Parker presented to Slayter Creek Middle School students and Anna High School students regarding Economic Development. Salena Tittle attended a kickoff meeting for the first ever Hiring Event in collaboration with Anna ISD, DFW Jobs, and the Texas Workforce Commission.

b. Financial Report/Sales Tax Update

Bernie Parker presented updated information on increased sales tax and that the city is already up 28% higher than where we were last year. Bernie contributed the increase to a great council and to a great board and all of the new businesses that have opened like Texas Roadhouse, 3 Nations, and all of the new businesses that have opened their doors here in Anna.

c. ICSC Red River Update

Bernie Parker updated the board on the positive turnout that the EDC received at the ICSC Conference. A couple of Council Members and Board Members were also in attendance and feel the conference was a successful one. Bernie explained that Anna is definitely on the map and people are interested in Anna.

d. 2024 Greater Anna Chamber of Commerce Banquet / Golf Tournament

Salena Tittle reminded Board Members about the upcoming Greater Anna Chamber of Commerce Awards Banquet. The event will be held at Anna High School on Saturday, February 24th at 6:00 p.m. Salena asked Board Members to notify staff if they are interested in attending the event.

Salena also asked the board to mark their calendars for the 2024 Greater Anna Chamber of Commerce Golf Tournament which will be held on Monday, April 15th. Staff will provide more information as it is given and encouraged Board Members to notify staff if they are interested in attending.

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Jody Bills, Vice-President
Rocio Gonzalez, Secretary

Staff:
Bernie Parker, Interim Director of Economic Development
Salena Tittle, Interim Economic Development Analyst

e. 2024 Boards and Commissions Orientation

Salena Tittle asked the board to mark their calendars for the 2024 Boards and Commission Orientation which will take place on Saturday, June 1st from 9:00 a.m. – 12:00 p.m. If any changes are made to the date and/or time, staff will let the board know.

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); 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. EDC/CDC Board entered closed session at 6:10 p.m.

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

Bruce Norwood reconvened the EDC/CDC meeting back into open session at 6:37 p.m.

Bruce Norwood asked the board if there were any closed session items that the board would need to take action on.

Jody Bills made a motion and moved that the Anna Community Development Corporation Board of Directors authorize the President and Vice President of said corporation to execute a Business Loan Agreement as borrower with Lamar National Bank as lender in the amount of \$1,981,000 (as well as associated notes, deeds of trust, and other associated instruments and documents) for the partial financing of the purchase of real properties in the downtown area of the City of Anna and to pay on behalf of the CDC a cash amount at closing on said properties in the approximate amount of \$245,000 dollars.

Allison Inesta seconded the motion. All were in favor. Motion passed.

Officers:

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

Staff:

Bernie Parker, Interim Director of Economic Development
Salena Tittle, Interim Economic Development Analyst

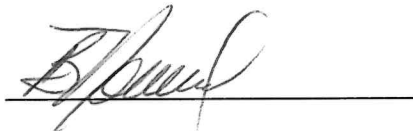
9. Receive reports from staff or Board Members about items of community interest.

Bernie Parker advised the board that staff placed the new EDC marketing brochure at each of their seats for them to look over. Bernie also advised the board that the picture used on the cover was the one used at the ISCS Conference as our display and staff received a lot of positive feedback from it.

10. Adjourn.

Bruce Norwood made a motion to adjourn the meeting at 7:48 p.m. Jody Bills seconded the motion. All were in favor. Motion passed.

APPROVED:



Bruce Norwood

President of CDC/EDC

ATTESTED:



Jody Bills

Vice-President