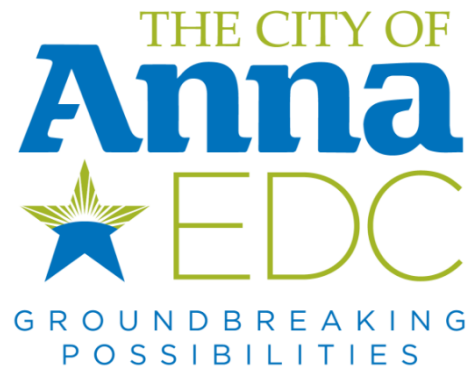




**MEETING AGENDA
ANNA COMMUNITY DEVELOPMENT CORPORATION
AND
ANNA ECONOMIC DEVELOPMENT CORPORATION**

Thursday, April 4, 2024 @ 6:00 PM

The EDC/CDC of the City of Anna will meet on 4/4/2024, at 6:00 PM in the Anna Municipal Complex-Council Chambers, located at 120 W. 7th Street, to consider the following items.

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 March 7, 2024, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
 - b. Approve minutes from the March 7, 2024, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)
5. **Individual Consideration.**
 - a. Consider/Discuss/Action on authorizing an incidental sign to be placed on the EDC building located at 101 S. Powell Parkway, Anna, Texas and authorizing City of Anna Interim Director of Economic Development to take all steps necessary to acquire and place the sign including entering into an agreement on behalf of the EDC providing for placement of said sign with the EDC acquiring ownership of said sign at a price not to exceed ten dollars and zero cents (\$10.00).
 - b. Consider/Discuss/Action on authorizing the City of Anna Interim Director of Economic Development to support the current tenant's placement of a food truck in front of the EDC building located at 101 S. Powell Parkway, Anna,

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.

- Texas, said building being leased to said tenant and to take all necessary steps to provide for such placement including without limitation executing on the EDC's behalf necessary applications for governmental approval, if any.
- c. Consider/Discuss/Action on a recommendation to cancel the May 2, 2024, CDC/EDC Joint Board Meeting.
 - d. Consider/Discuss/Action on a recommendation to conduct the May CDC/EDC Joint Board Meeting on May 9, 2024, at 6:00 p.m. in Council Chambers of the Municipal Complex located at 120 W. 7th Street.
6. **Director's Report.**
- a. Strategic Plan Update
 - b. Financial Report/Sales Tax Update
 - c. Downtown RFQ Update
 - d. Upcoming Events
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. Pending Contracts.
 - 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.
8. **Reconvene into open session and take any action on closed session items.**
9. **Receive reports from staff or Board Members about items of community interest.**
10. **Adjourn.**

This is to certify that I, Bernie Parker, Interim Director of Economic Development, posted this Agenda on the City's website (www.annatexas.gov) and at the Anna Municipal Complex bulletin board at or before 5:00 p.m. on 4/1/2024.

Bernie Parker, Interim Director of Economic Development



AGENDA ITEM:

Neighbor Comments.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 3.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/4/2024
Staff Contact:



Item No. 4.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/4/2024
Staff Contact:

AGENDA ITEM:

Approve minutes from the March 7, 2024, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

SUMMARY:

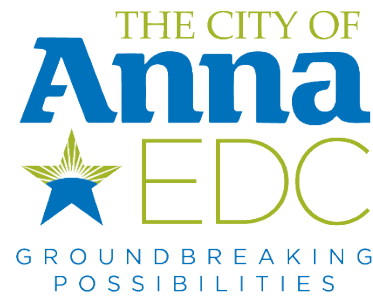
STAFF RECOMMENDATION:

ATTACHMENTS:

1. March 7_2024 CDC EDC Joint Meeting Minutes_Draft

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, March 7, 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, March 7, 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, Ronnie Kerr, Jody Bills, Allison Inesta, and Kylee Kelley. **CDC and EDC Board Members Absent:** Michelle Hawkins and Rocio Gonzalez. **Others Present:** Bernie Parker (Interim Director of Economic Development), Salena Tittle (Interim Economic Development Analyst), Lee Miller (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 Jody Bills.
3. **Neighbor Comments.**
None.
4. **Consent Agenda.**
 - a. Approve minutes from the February 8, 2024, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
 - b. Approve minutes from the February 8, 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. Ronnie Kerr 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 updated the Board on the new "Building Momentum" marketing brochure and the positive feedback that staff has received from the development community. Bernie also advised the Board that Anna's development project, The Quinn, has been nominated as a finalist for an award by the Dallas Business Journal and by D CEO for its suburban multifamily project. The EDC Marketing Team also won the Gold Level AVA Digital Award for their exceptional work on the 2023 Building Momentum Annual Report.

Additionally, Bernie Parker notified the Board that Salena Tittle attended a GIS Guru webinar to increase database knowledge for the EDC website. Salena also attended the Country Charm Coffee Grand Opening which had a successful turnout. EDC staff had 19 Real Estate / Development meetings in the month of February as well as added 16 new followers on LinkedIn and 16 new subscribers to the Anna EDC Newsletter.

b. Financial Report/Sales Tax Update

Bernie Parker presented updated information on increased sales tax and that the city is already up 24.8% 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 here in Anna.

c. 2024 Greater Anna Chamber of Commerce Banquet Update

Bernie Parker updated the board on the successful turnout of the 80's themed Chamber Banquet and wanted to highlight the City of Anna and Bruce Norwood for the awards they received that evening. The City of Anna won the Chamber Partner of the Year award and Bruce Norwood won the Businessperson of the Year award.

d. ICSC – Las Vegas

Bernie Parker asked the Board how they felt about EDC staff not attending the Las Vegas tradeshow this year. Bernie explained that with the new transition of staff and no meetings currently set up for the tradeshow, he recommends that EDC hold off on going to this annual event until 2025.

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

The EDC Board agreed with Bernie's recommendation.

e. RFQ Downtown Update

Bernie Parker advised the Board that staff received Statement of Qualifications back from three different firms interested in assisting the EDC with the Interurban Pedestrian Only Plan and a Downtown Small Area Plan. EDC staff will be asking a couple of Board members to assist in the scoring process for each.

f. 2024 Easter Eggstravaganza

Salena Tittle informed the Board about the upcoming Easter Eggstravaganza. The event will be held on Saturday, March 23, 2024, at Slayter Creek Park from 10:00 a.m. to 12:30 p.m. Registration is requested and there will be plenty of activities for everyone.

g. 2024 Greater Anna Chamber of Commerce Golf Tournament

Salena Tittle advised the Board that the Anna EDC is sponsoring the 2024 Greater Anna Chamber of Commerce Spring Golf Tournament which is scheduled for Monday, April 15th at The Bridges Golf Club in Gunter.

h. 2024 Dallas Business Journal – Best Real Estate Deals Awards

Salena Tittle informed the Board that this year's Best Real Estate Deals Awards will be held on Thursday April 18th at 5:30 p.m. at the Ritz Carlton in Dallas. The Anna EDC is the Presenting Sponsor and Mayor Pike will be the guest speaker for the event. Board members were encouraged to let staff know if they would like to attend the event.

i. 2024 Boards and Commission Orientation

Salena Tittle asked the Board to mark their calendars for the Boards and Commission Orientation which is scheduled for June 1st from 9:00 a.m. to noon in Council Chambers. Salena asked the Board to notify her as soon as possible if they could not make the mandatory training so city staff could make other arrangements for them.

j. May CDC/EDC Meeting Date

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

Bernie Parker advised the Board that before taking his role as Interim Director of Economic Development, he signed up for the OUEDI Certification Program which places him to graduate the first week in May. Because of this, he would be unable to attend the regularly scheduled CDC/EDC Board Meeting. Bernie suggested that the May meeting be moved to May 9th so he can attend the meeting and give his Director Reports to the Board. He advised the Board to look at their schedules and he would circle back around to see how the Board felt.

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. Pending Contracts.
- 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.

Ronnie Kerr 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 6:18 p.m.

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

Bruce Norwood made a motion that the Board reconvene the EDC/CDC meeting back into open session. Kylee Kelley seconded the motion. All were in favor. Motion passed. The CDC/EDC Board reconvened the meeting at 6:48 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 on behalf of the Anna Community Development Corporation to approve the non-binding memorandum of understanding describing the land purchase and exchange between the Anna Community Development Corporation, the City of Anna, and Bengal Anna Plaza LLC.

Allison Inesta seconded the motion. Four were in favor. Motion passed. Bruce Norwood

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

abstained from the vote.

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

There were no reports.

10. **Adjourn.**

Jody Bills made a motion to adjourn the meeting at 6:53 p.m. Ronnie Kerr seconded the motion. All were in favor. Motion passed.

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: 4/4/2024
Staff Contact:

AGENDA ITEM:

Approve minutes from the March 7, 2024, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

SUMMARY:

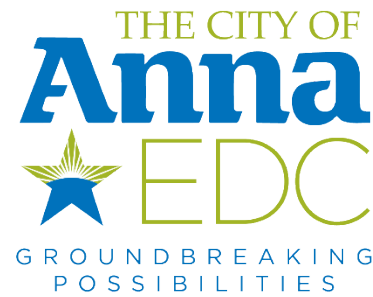
STAFF RECOMMENDATION:

ATTACHMENTS:

1. March 7_2024 CDC EDC Joint Meeting Minutes_Draft

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

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Anna Municipal Complex, City Council Chambers
120 W. 7th Street, Anna, Texas 75409

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CDC and EDC Board Members Present: Bruce Norwood, Ronnie Kerr, Jody Bills, Allison Inesta, and Kylee Kelley. **CDC and EDC Board Members Absent:** Michelle Hawkins and Rocio Gonzalez. **Others Present:** Bernie Parker (Interim Director of Economic Development), Salena Tittle (Interim Economic Development Analyst), Lee Miller (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 Jody Bills.
3. **Neighbor Comments.**
None.
4. **Consent Agenda.**
 - a. Approve minutes from the February 8, 2024, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
 - b. Approve minutes from the February 8, 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. Ronnie Kerr 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 updated the Board on the new "Building Momentum" marketing brochure and the positive feedback that staff has received from the development community. Bernie also advised the Board that Anna's development project, The Quinn, has been nominated as a finalist for an award by the Dallas Business Journal and by D CEO for its suburban multifamily project. The EDC Marketing Team also won the Gold Level AVA Digital Award for their exceptional work on the 2023 Building Momentum Annual Report.

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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

The EDC Board agreed with Bernie's recommendation.

e. RFQ Downtown Update

Bernie Parker advised the Board that staff received Statement of Qualifications back from three different firms interested in assisting the EDC with the Interurban Pedestrian Only Plan and a Downtown Small Area Plan. EDC staff will be asking a couple of Board members to assist in the scoring process for each.

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h. 2024 Dallas Business Journal – Best Real Estate Deals Awards

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Salena Tittle asked the Board to mark their calendars for the Boards and Commission Orientation which is scheduled for June 1st from 9:00 a.m. to noon in Council Chambers. Salena asked the Board to notify her as soon as possible if they could not make the mandatory training so city staff could make other arrangements for them.

j. May CDC/EDC Meeting Date

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

Bernie Parker advised the Board that before taking his role as Interim Director of Economic Development, he signed up for the OUEDI Certification Program which places him to graduate the first week in May. Because of this, he would be unable to attend the regularly scheduled CDC/EDC Board Meeting. Bernie suggested that the May meeting be moved to May 9th so he can attend the meeting and give his Director Reports to the Board. He advised the Board to look at their schedules and he would circle back around to see how the Board felt.

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.
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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); potential retail and medical projects.

Ronnie Kerr 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 6:18 p.m.

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

Bruce Norwood made a motion that the Board reconvene the EDC/CDC meeting back into open session. Kylee Kelley seconded the motion. All were in favor. Motion passed. The CDC/EDC Board reconvened the meeting at 6:48 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 on behalf of the Anna Community Development Corporation to approve the non-binding memorandum of understanding describing the land purchase and exchange between the Anna Community Development Corporation, the City of Anna, and Bengal Anna Plaza LLC.

Allison Inesta seconded the motion. Four were in favor. Motion passed. Bruce Norwood

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

abstained from the vote.

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

There were no reports.

10. **Adjourn.**

Jody Bills made a motion to adjourn the meeting at 6:53 p.m. Ronnie Kerr seconded the motion. All were in favor. Motion passed.

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: 4/4/2024
Staff Contact:



Item No. 5.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/4/2024
Staff Contact:

AGENDA ITEM:

Consider/Discuss/Action on authorizing an incidental sign to be placed on the EDC building located at 101 S. Powell Parkway, Anna, Texas and authorizing City of Anna Interim Director of Economic Development to take all steps necessary to acquire and place the sign including entering into an agreement on behalf of the EDC providing for placement of said sign with the EDC acquiring ownership of said sign at a price not to exceed ten dollars and zero cents (\$10.00).

SUMMARY:

The tenant, 3 Nations Brewery, recently purchased a 6-foot tall fiberglass horse that has history here in the City of Anna. The tenant would like permission to attach the horse to the roof of the EDC building in order to showcase a piece of Anna's history. EDC staff has discussed the request with the Building Department, and it has been determined by the Building Official that the horse will be labeled an incidental sign which would be allowed by right per the sign ordinance within the current zoning district. Attached to the staff report is a rendering (Exhibit A) of the horse.

Sec. 9.05.039 Key Terms of the Sign Ordinance define a sign as:

"A visual display of an object or device that includes elements such as colors, lights, motion, symbols, images, icons, letters, numerals, figures, characters, or combines any of those elements, that is intended to communicate, advertise, identify, announce, direct, inform, or attract attention and that is visible from a public right-of-way."

Since the incidental sign will be attached to the EDC-owned building, the tenant has agreed to relinquish the rights of the incidental sign to the City of Anna's Economic Development Corporation.

STAFF RECOMMENDATION:

Staff recommends the Board make a motion to approve the request to attach the

incidental sign to the roof of the EDC building located at 101 S. Powell Parkway and authorizing the City of Anna Interim Director of Economic Development to take all steps necessary to acquire and place the sign including entering into an agreement on behalf of the EDC providing for placement of said sign with the EDC acquiring ownership of said sign at a price not to exceed ten dollars and zero cents (\$10.00).

ATTACHMENTS:

1. Exhibit A

Exhibit A





Item No. 5.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/4/2024
Staff Contact:

AGENDA ITEM:

Consider/Discuss/Action on authorizing the City of Anna Interim Director of Economic Development to support the current tenant's placement of a food truck in front of the EDC building located at 101 S. Powell Parkway, Anna, Texas, said building being leased to said tenant and to take all necessary steps to provide for such placement including without limitation executing on the EDC's behalf necessary applications for governmental approval, if any.

SUMMARY:

The tenant, 3 Nations Brewery, currently has approval and an approved Site Plan on file with the City of Anna for a temporary food truck location towards the back of the existing building. The tenant would like to move the location of the food truck towards the southern front portion of the building for easier access and better visibility and would also like to have the food truck on a semi-permanent basis to offer food options for their patrons. Attached to this staff report is the updated Site Plan (Exhibit A) showing the new location of the food truck as well as a rendering (Exhibit B) of the proposed food truck.

City Ordinances require a 25-foot front yard setback which the proposed location is meeting with a 28-foot setback from the property line. The food truck will also be placed on an approved surface material and have a Food Establish Permit per the city's regulations.

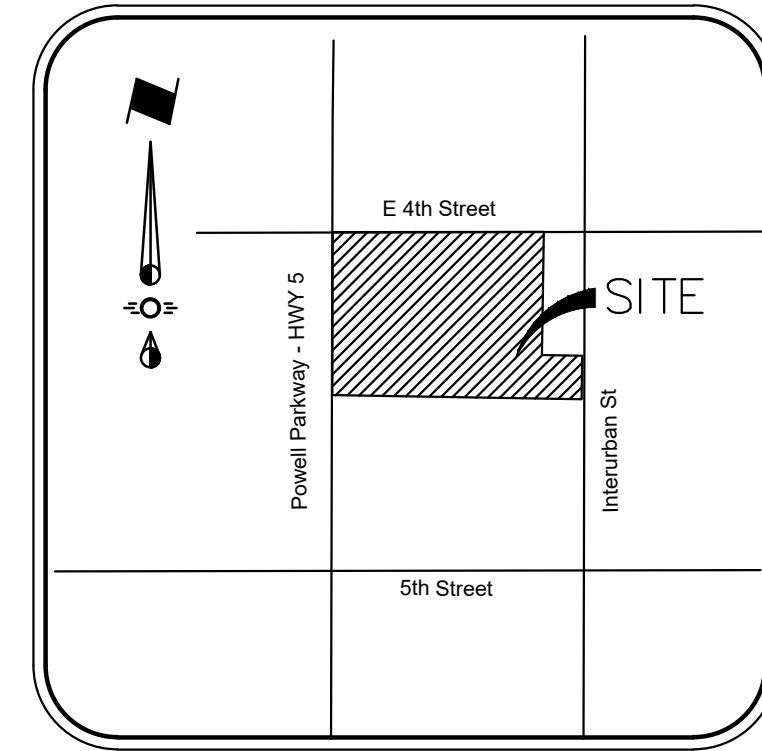
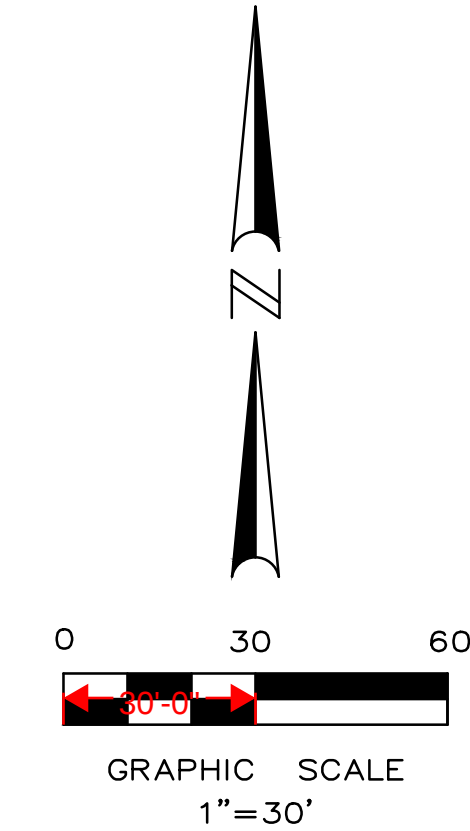
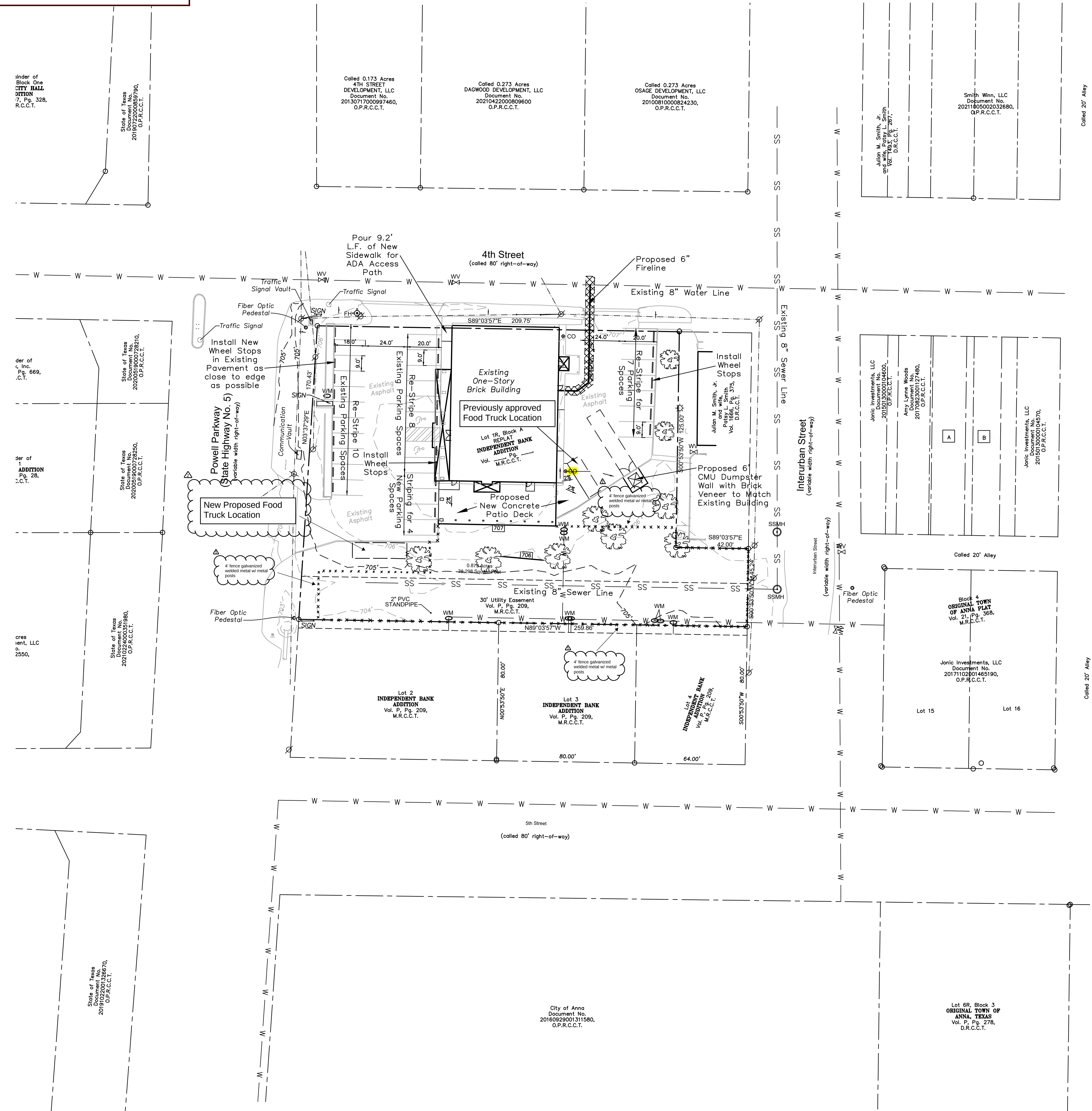
STAFF RECOMMENDATION:

Staff recommends the Board make a motion to approve the proposed location of the semi-permanent food truck.

ATTACHMENTS:

1. Exhibit A - Updated SCSP
2. Exhibit B - Food Truck Rendering

EXHIBIT A



Vicinity Map

- Adding a 4-foot galvanized metal mesh fence with metal posts
- New location for the food truck (will be placed on approved surface)
- Adding a rooftop sign (Horse)
- Rooftop equipment screening

Site Data Summary Table	
Item	Lot 1R, Block A
Zoning (from zoning map)	C-1
Land Use (from Zoning Ordinance)	Restaurant
Lot Area (square feet & acres)	0.879 Acres (38,298 SF)
Building Footprint Area (square feet)	5,780 sf
Total Building Area (square feet)	5,780 sf
Building Height (# stories)	1 Story
Building Height (feet – distance to tallest building element)	25 feet
Lot Coverage (percent – x.xx%)	15.09%
Parking Ratios (from Zoning Ordinance)	
Bar/Restaurant 10/1000 (4,485sf of Area)	45 Spaces Required
Brewery 2/1000 (1,163sf of Area)	2 Spaces Required
Office 3/1000 132sf of Area)	1 Space Required
Required Parking (# spaces)	48 Spaces Total Required
Total Provided Parking (# spaces)	48 Spaces Provided
On-Site Spaces Provided	29
Parking From Downtown City Parking	19
Accessible Parking Required (# spaces)	2
Accessible Parking Provided (# spaces)	2

x- 4-foot galvanized welded mesh fencing with metal posts.

ENGINEER:
JP Engineering
700 S Central Expressway
Suite 400
Allen, Texas 75013
Phone (972) 467-7505
David Jones, P.E.
Contact: Bill Perman
Project Manager

SURVEYOR:
North Texas Surveying, L.L.C.
1010 West University
McKinney, TX 75069
Ph: 214-504-0933
Contact: Mike Arthur

ARCHITECT:
Rowls Culver Architects
901 N. McDonald Suite 203
McKinney, Texas 75069
(972) 529-9790
Contact: Cameron Culver, RA

OWNER:
John Royer
Managing Partner
3 Nations Brewing Co.
1033 East Vandergriff Dr.
Carrollton, TX 75006
214-717-7230

APPROVED
April 5, 2023
PLANNING DEPARTMENT
CITY OF ANNA

Substantially Conforming
Site Plan
S.C.S.P.

0.879 Acres (38,298 sf)
Lot 1R, Block A
Independent Bank Addition
City of Anna, Collin County, Texas
January 06, 2023

JP Engineering
700 S Central Expressway, Suite 400 Allen, Texas 75013 972-467-7505
Texas P.E. Firm Number 14021

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3 Nations Brewing
Lot 1 of Independent Bank Addition
City of Anna, Collin County, Texas
Substantially Conforming Site Plan

No.	Date	Revision
For review	3/16/2023	
For review	3/14/2023	
For review	2/06/2023	
For review	2/01/2023	

Scale: 1" = 30'
File Name: S.C.S.P.
Date: 3/16/2023
Project No.: 23002

EXHIBIT B





Item No. 5.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/4/2024
Staff Contact:

AGENDA ITEM:

Consider/Discuss/Action on a recommendation to cancel the May 2, 2024, CDC/EDC Joint Board Meeting.

SUMMARY:

During the March Board Meeting, staff discussed the possibility of canceling the scheduled May 2, 2024, CDC/EDC Joint Board Meeting due to a previous engagement.

STAFF RECOMMENDATION:

Staff recommends the Board make a motion to cancel the May 2, 2024, CDC/EDC Joint Board Meeting.

ATTACHMENTS:



Item No. 5.d.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/4/2024
Staff Contact:

AGENDA ITEM:

Consider/Discuss/Action on a recommendation to conduct the May CDC/EDC Joint Board Meeting on May 9, 2024, at 6:00 p.m. in Council Chambers of the Municipal Complex located at 120 W. 7th Street.

SUMMARY:

During the March Board Meeting, staff proposed canceling the scheduled May 2, 2024, CDC/EDC Joint Board Meeting due to a previous engagement. Staff asked Board members to look at their calendars for the possibility of conducting the May meeting on May 9, 2024.

STAFF RECOMMENDATION:

Staff recommends the Board make a motion to conduct the May CDC/EDC Joint Board Meeting on May 9, 2024, at 6:00 p.m. in Council Chambers at the Municipal Complex located at 120 W. 7th Street.

ATTACHMENTS:



AGENDA ITEM:
Director's Report.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/4/2024
Staff Contact:



AGENDA ITEM:

Strategic Plan Update

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. March 2024 Strategic Plan Update

Item No. 6.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/4/2024
Staff Contact:

Economic Development Strategic Plan Highlights March 2024

- EDC Interim Director, Bernie Parker, spoke at the Greater Anna Chamber of Commerce “Leadership Anna” program.
- EDC Staff and the EDC’s Board President and Vice President conducted a review of submitted Statement of Qualification packages from four Firms that responded to the Downtown RFQ for the Interurban pedestrian project and Small Area Plan.
- EDC Staff and City Staff met with Anna ISD and discussed taking part in the Upskilling Program for Anna ISD Teachers.
- EDC staff is assisting the Community Enhancement and Compliance Division with the Mobile Workforce Unit and Multi-Employer Hiring Event.
- The Dallas Business Journal highlighted multiple factors contributing to the substantial growth in Anna and Collin County in recent years in an article titled **“Huge neighborhoods reshape small city of Anna.”**



Measureables

March 2024



Real Estate Broker /
Developer Meetings: 11



Business Retention
Expansion Contacts: 7



Construction /
Architectural Meetings: 3



New Newsletter Subscribers:
5 (2,121 total)



New LinkedIn Followers: 10
(1,382 total)



AGENDA ITEM:

Financial Report/Sales Tax Update

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/4/2024
Staff Contact:



Item No. 6.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/4/2024
Staff Contact:

AGENDA ITEM:

Downtown RFQ Update

SUMMARY:

Staff received Statement of Qualification packages from four separate companies for two future downtown projects. These two future projects will reflect the vision that the City and the EDC have for the downtown area. On Friday, March 22nd, staff reviewed the submitted qualification packages and selected Toole Design to provide EDC staff and the Board with next steps and scope of work including concept design, engineering drawings, costs, and timelines.

STAFF RECOMMENDATION:

Staff has requested our representatives at Toole Design provide all requested information no later than May 1st so that staff may provide the Board with an update at the May 9th CDC/EDC meeting.

ATTACHMENTS:



Item No. 6.d.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/4/2024
Staff Contact:

AGENDA ITEM:

Upcoming Events

SUMMARY:

Monday, April 15th - Greater Anna Chamber of Commerce Spring Golf Tournament at The Bridges Golf Club in Gunter;

Wednesday, April 17th - Bisnow Future of Dallas Healthcare Real Estate event at the Renaissance Dallas Hotel;

Thursday, April 18th - Dallas Business Journal Best Real Estate Deals Awards at the Ritz-Carlton in Dallas;

Saturday, June 1st - Boards & Commission Orientation in Council Chambers;

Friday, June 14th - Mobile Workforce Unit at the Anna Municipal Complex.

STAFF RECOMMENDATION:

ATTACHMENTS:



AGENDA ITEM:
Closed Session.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 7.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/4/2024
Staff Contact:



Item No. 8.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/4/2024
Staff Contact:

AGENDA ITEM:

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

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:



AGENDA ITEM:

Adjourn.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 10.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/4/2024
Staff Contact: