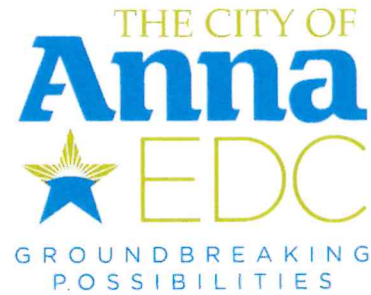
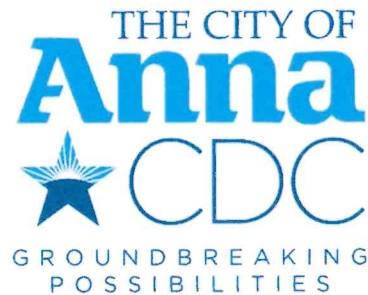


Officers:

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.

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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

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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