MEETING AGENDA
ANNA COMMUNITY DEVELOPMENT CORPORATION
AND
ANNA ECONOMIC DEVELOPMENT CORPORATION

Thursday, June 6, 2024 @ 6:00 PM

The EDC/CDC of the City of Anna will meet on 6/6/2024, 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 May 9, 2024, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
   b. Approve minutes from the May 9, 2024, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)
5. **Individual Consideration.**
   a. Consider/Discuss/Action on the process of electing a Board President. (CDC & EDC)
   b. Consider/Discuss/Action on electing a Board Vice-President. (CDC & EDC)
   c. Consider/Discuss/Action on electing a Board Secretary. (CDC & EDC)
   d. Consider/Discuss/Action on a recommendation to cancel the July 4, 2024, CDC/EDC Joint Board Meeting.
   e. Consider/Discuss/Action on a recommendation to conduct the July CDC/EDC Joint Board Meeting on July 18, 2024, at 6:00 p.m. in Council Chambers of the Municipal Complex located at 120 W. 7th Street.

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.

f. Discuss budget and strategic planning priorities for FY 2025.

g. Consider/Discuss/Action on a Resolution approving a purchase and sale contract with leasebacks for property owned by Bengal Anna Plaza, LLC, a Texas limited liability company, and Faizur Rahman located along or near State Highway 5. (CDC)

6. **Director's Report.**

   a. Strategic Plan Update

   b. Event Updates & 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.

   d. Discuss or deliberate personnel matters (Tex. Gov't Code §551.074). Boards, Commissions and City Council.

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, 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 5/31/2024.

Bernie Parker, Director of Economic Development

Item No. 3.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/6/2024
Staff Contact:

AGENDA ITEM:
Neighbor Comments.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 4.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/6/2024
Staff Contact:

AGENDA ITEM:
Approve minutes from the May 9, 2024, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

SUMMARY:
Review & approve the meeting minutes from the May 9, 2024 Joint CDC/EDC Meeting.

STAFF RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:
1. May 9_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, May 9, 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, May 9, 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, Rocio Gonzalez, Allison Inesta, Michelle Hawkins, and Kylee Kelley. **CDC and EDC Board Members Absent:** Jody Bills. **Others Present:** Bernie Parker (Interim Director of Economic Development) & 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 Board President Bruce Norwood.
3. **Neighbor Comments.**
   None.

4. **Consent Agenda.**
   a. Approve minutes from the April 4, 2024, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
   b. Approve minutes from the April 4, 2024, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

Bruce Norwood 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.**

a. Hold a Public Hearing and Consider/Discuss/Action on a Resolution approving an agreement with Silversand Services and authorizing the expenditure of funds for lawn care of the downtown CDC-owned properties. (CDC)

Bernie Parker advised the Board that the CDC-owned properties are requiring mowing service bi-weekly. Bruce Norwood asked if staff had reached out to anyone locally. Bernie explained that Salena Tittle had reached out to a few companies locally, but Silversand Services was the only advertised company that responded. Rocio Gonzalez asked for clarification on the budget timeframe listed. Bernie advised that this is a bi-weekly service for a year but that this request to the Board is to have the mowing service from now until we bring it back to the Board in the Budget for 2024-2025.

Bruce Norwood opened the Public Hearing at 6:04 p.m.
There were no public comments.
Bruce Norwood closed the Public Hearing at 6:05 p.m.

Michelle Hawkins made a motion to approve the agreement request and expenditure not to exceed $4,000 for lawn care services. Kylee Kelley seconded the motion. All were in favor. Motion passed.

b. Consider/Discuss/Action on a Resolution approving an agreement with Toole Design and authorizing the expenditure of funds for the Interurban Pedestrian Corridor Project and Downtown Plan Consulting. (CDC)

Bernie Parker advised the Board that staff would like to enter into an agreement with Toole Design to work on the next steps in creating an overall concept and design for the downtown area projects. He further explained that Toole Design had not provided the contract/agreement to staff for review until just before the meeting. Michelle Hawkins asked for clarification of the total cost of the contract provided by Toole Design versus the total amount listed in the budget & staff report. Bernie clarified. Kylee Kelley asked if the Board ever previously approved an amount for this project. Bernie explained the amount that they reviewed and approved in the budget. Rocio Gonzalez asked what would need to take place if the budgeted amount needed to be increased. Bernie said he did not feel that was going to be a problem but if that occurs, it would be brought back to the Board. Michelle Hawkins would like to cap the amount spent at $150,000.

Michelle Hawkins made a motion to approve the agreement and expenditure, but not to exceed $150,000 for the Interurban Pedestrian Corridor Project and Downtown Plan Consulting subject to legal approval and execution of the agreement. Bruce Norwood seconded the motion. All were in favor. Motion *passed.*

c. Consider/Discuss/Action on a Resolution approving the dedication of permanent water line easement(s) to the City of Anna located on certain CDC-owned properties along State Highway 5. (CDC)

Bernie Parker explained that there are three CDC-owned properties that the City of Anna will need to acquire water line easements on and referred to the exhibits provided in the packet to show the Board where the easements would be located.

Michelle Hawkins made a motion to approve a Resolution for the dedication of water line easements to the City of Anna. Ronnie Kerr seconded the motion. All were in favor. Motion passed.

d. Consider/Discuss/Action on a Resolution approving a purchase and sale contract with leasebacks for property owned by Bengal Anna Plaza, LLC, a Texas limited liability company, and Faizur Rahman located along or near State Highway 5. (CDC)

Bernie Parker recommended that the Board enter into closed session.

Ronnie Kerr made a motion to enter into closed session. Kylee Kelley seconded the motion. All were in favor. Motion passed. CDC/EDC Board entered closed session at 6:18 p.m.

Rocio Gonzalez made a motion that the Board reconvene the CDC/EDC meeting back into open session. Ronnie Kerr seconded the motion. All were in favor. Motion passed. The CDC/EDC Board reconvened the meeting at 6:34 p.m.

It was noted on record that no action needed to be taken at this time for Item 5d.

e. Consider/Discuss/Action approving an agreement with the Dallas Business Journal for the 2025 Best Real Estate Deals Awards Presenting Sponsorship. (CDC)

Bernie Parker explained to the Board how important the event is for the City of Anna and that staff would like to continue the sponsorship for the event for the year 2025. Staff just wanted to know if the Board would be ok with that decision. The Board did not see any issues proceeding forward with the sponsorship.

f. Consider/Discuss/Action on a request for the City of Anna's Fire and Police Departments to conduct departmental exercises and training on two downtown CDC-owned properties. (CDC)

Bernie Parker advised the Board that the City of Anna Fire and Police Departments would like to conduct training and exercises on the downtown CDC-owned properties while they are vacant.

Bruce Norwood made a motion to approve the City of Anna Fire and Police Departments access to the downtown CDC-owned properties for training and exercises on site. Rocio Gonzalez seconded the motion. All were in favor. Motion passed.

6. **Director's Report.**

a. Strategic Plan Update

Bernie Parker updated the Board on staff's recent accomplishments, attended events, and completed trainings. Bernie was also excited to announce his University of Oklahoma completion and certification in Economic Development. Mr. Parker also added that developer / real estate broker meetings are up as well as the number of subscribers and followers to our LinkedIn page and monthly Newsletter.

b. Financial Report/Sales Tax Update

Bernie Parker presented updated information on increased sales tax and that the city is already up 34% higher than where we were last year.

c. Event Updates & Upcoming Events

Bernie Parker updated the Board on dates for all upcoming community events as well as the mandatory Boards & Commission training that will be held on June 1st.

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.

The Board conducted their closed session under Agenda Item 5d.

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.**

Ronnie Kerr and Bruce Norwood informed the Board of the Purple/White scrimmage at Anna High School that would be held the following night, Friday May 10.

Michelle Hawkins informed the Board the Anna High School will have their one-act play on Monday night, May 13th, before they head to state competition.

10. **Adjourn.**

Bruce Norwood adjourned the meeting at 6:48 p.m.

APPROVED: **ATTESTED:**

_____________________________ _____________________________

President of CDC/EDC Secretary of CDC/EDC

Item No. 4.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/6/2024
Staff Contact:

AGENDA ITEM:
Approve minutes from the May 9, 2024, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

SUMMARY:
Review & approve the meeting minutes from the May 9, 2024 Joint CDC/EDC Meeting.

STAFF RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:
1. May 9_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, May 9, 2024, at 6:00 pm
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, Rocio Gonzalez, Allison Inesta, Michelle Hawkins, and Kylee Kelley. **CDC and EDC Board Members Absent:** Jody Bills. **Others Present:** Bernie Parker (Interim Director of Economic Development) & 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 Board President Bruce Norwood.
3. **Neighbor Comments.**
   None.

4. **Consent Agenda.**
   a. Approve minutes from the April 4, 2024, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
   b. Approve minutes from the April 4, 2024, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

Bruce Norwood 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.**

a. Hold a Public Hearing and Consider/Discuss/Action on a Resolution approving an agreement with Silversand Services and authorizing the expenditure of funds for lawn care of the downtown CDC-owned properties. (CDC)

Bernie Parker advised the Board that the CDC-owned properties are requiring mowing service bi-weekly. Bruce Norwood asked if staff had reached out to anyone locally. Bernie explained that Salena Tittle had reached out to a few companies locally, but Silversand Services was the only advertised company that responded. Rocio Gonzalez asked for clarification on the budget timeframe listed. Bernie advised that this is a bi-weekly service for a year but that this request to the Board is to have the mowing service from now until we bring it back to the Board in the Budget for 2024-2025.

Bruce Norwood opened the Public Hearing at 6:04 p.m.
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Bruce Norwood closed the Public Hearing at 6:05 p.m.

Michelle Hawkins made a motion to approve the agreement request and expenditure not to exceed $4,000 for lawn care services. Kylee Kelley seconded the motion. All were in favor. Motion passed.

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Michelle Hawkins made a motion to approve the agreement and expenditure, but not to exceed $150,000 for the Interurban Pedestrian Corridor Project and Downtown Plan Consulting subject to legal approval and execution of the agreement. Bruce Norwood seconded the motion. All were in favor. Motion *passed.*

c. Consider/Discuss/Action on a Resolution approving the dedication of permanent water line easement(s) to the City of Anna located on certain CDC-owned properties along State Highway 5. (CDC)

Bernie Parker explained that there are three CDC-owned properties that the City of Anna will need to acquire water line easements on and referred to the exhibits provided in the packet to show the Board where the easements would be located.

Michelle Hawkins made a motion to approve a Resolution for the dedication of water line easements to the City of Anna. Ronnie Kerr seconded the motion. All were in favor. Motion passed.

d. Consider/Discuss/Action on a Resolution approving a purchase and sale contract with leasebacks for property owned by Bengal Anna Plaza, LLC, a Texas limited liability company, and Faizur Rahman located along or near State Highway 5. (CDC)

Bernie Parker recommended that the Board enter into closed session.

Ronnie Kerr made a motion to enter into closed session. Kylee Kelley seconded the motion. All were in favor. Motion passed. CDC/EDC Board entered closed session at 6:18 p.m.

Rocio Gonzalez made a motion that the Board reconvene the CDC/EDC meeting back into open session. Ronnie Kerr seconded the motion. All were in favor. Motion passed. The CDC/EDC Board reconvened the meeting at 6:34 p.m.

It was noted on record that no action needed to be taken at this time for Item 5d.

e. Consider/Discuss/Action approving an agreement with the Dallas Business Journal for the 2025 Best Real Estate Deals Awards Presenting Sponsorship. (CDC)

Bernie Parker explained to the Board how important the event is for the City of Anna and that staff would like to continue the sponsorship for the event for the year 2025. Staff just wanted to know if the Board would be ok with that decision. The Board did not see any issues proceeding forward with the sponsorship.

f. Consider/Discuss/Action on a request for the City of Anna's Fire and Police Departments to conduct departmental exercises and training on two downtown CDC-owned properties. (CDC)

Bernie Parker advised the Board that the City of Anna Fire and Police Departments would like to conduct training and exercises on the downtown CDC-owned properties while they are vacant.

Bruce Norwood made a motion to approve the City of Anna Fire and Police Departments access to the downtown CDC-owned properties for training and exercises on site. Rocio Gonzalez seconded the motion. All were in favor. Motion passed.

6. **Director's Report.**

a. Strategic Plan Update

Bernie Parker updated the Board on staff's recent accomplishments, attended events, and completed trainings. Bernie was also excited to announce his University of Oklahoma completion and certification in Economic Development. Mr. Parker also added that developer / real estate broker meetings are up as well as the number of subscribers and followers to our LinkedIn page and monthly Newsletter.

b. Financial Report/Sales Tax Update

Bernie Parker presented updated information on increased sales tax and that the city is already up 34% higher than where we were last year.

c. Event Updates & Upcoming Events

Bernie Parker updated the Board on dates for all upcoming community events as well as the mandatory Boards & Commission training that will be held on June 1st.

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.

The Board conducted their closed session under Agenda Item 5d.

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.**

Ronnie Kerr and Bruce Norwood informed the Board of the Purple/White scrimmage at Anna High School that would be held the following night, Friday May 10.

Michelle Hawkins informed the Board the Anna High School will have their one-act play on Monday night, May 13th, before they head to state competition.

10. **Adjourn.**

Bruce Norwood adjourned the meeting at 6:48 p.m.

APPROVED:

____

President of CDC/EDC

ATTESTED:

____

Secretary of CDC/EDC

Item No. 5.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/6/2024
Staff Contact:

AGENDA ITEM:
Individual Consideration.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 5.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/6/2024
Staff Contact:

AGENDA ITEM:
Consider/Discuss/Action on the process of electing a Board President. (CDC & EDC)

SUMMARY:
This is the annual process of electing a Board President of your choosing to represent the CDC & EDC.

STAFF RECOMMENDATION:
N/A

ATTACHMENTS:

Item No. 5.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/6/2024
Staff Contact:

AGENDA ITEM:
Consider/Discuss/Action on electing a Board Vice-President. (CDC & EDC)

SUMMARY:
This is the annual process of electing a Board Vice-President of your choosing to represent the CDC & EDC.

STAFF RECOMMENDATION:
N/A

ATTACHMENTS:

Item No. 5.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/6/2024
Staff Contact:

AGENDA ITEM:
Consider/Discuss/Action on electing a Board Secretary. (CDC & EDC)

SUMMARY:
This is the annual process of electing a Board Secretary of your choosing to represent the CDC & EDC.

STAFF RECOMMENDATION:
N/A

ATTACHMENTS:

Item No. 5.d.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/6/2024
Staff Contact:

AGENDA ITEM:
Consider/Discuss/Action on a recommendation to cancel the July 4, 2024, CDC/EDC Joint Board Meeting.

SUMMARY:
The July CDC/EDC Joint Board Meeting will fall on the 4th of July Holiday.

STAFF RECOMMENDATION:
Staff recommends the Board make a motion to cancel the July 4, 2024, CDC/EDC Joint Board Meeting.

ATTACHMENTS:

Item No. 5.e.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/6/2024
Staff Contact:

AGENDA ITEM:
Consider/Discuss/Action on a recommendation to conduct the July CDC/EDC Joint Board Meeting on July 18, 2024, at 6:00 p.m. in Council Chambers of the Municipal Complex located at 120 W. 7th Street.

SUMMARY:
The CDC/EDC Board meets on the first Thursday of every month. With the cancelation of the July 4, 2024, CDC/EDC Joint Board Meeting due to the holiday, staff is recommending that the July meeting be held on Thursday, July 18, 2024.

STAFF RECOMMENDATION:
Staff recommends the Board make a motion to conduct the July CDC/EDC Joint Board Meeting on July 18, 2024, at 6:00 p.m. in Council Chambers at the Municipal Complex located at 120 W. 7th Street.

ATTACHMENTS:

Item No. 5.f.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/6/2024
Staff Contact:

AGENDA ITEM:
Discuss budget and strategic planning priorities for FY 2025.

SUMMARY:
Staff would like to visit with the Board regarding the FY 2025 budget priorities and receive feedback on strategic planning priorities.

STAFF RECOMMENDATION:
N/A

ATTACHMENTS:

Item No. 5.g.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/6/2024
Staff Contact:

AGENDA ITEM:
Consider/Discuss/Action on a Resolution approving a purchase and sale contract with leasebacks for property owned by Bengal Anna Plaza, LLC, a Texas limited liability company, and Faizur Rahman located along or near State Highway 5. (CDC)

SUMMARY:
Director of Economic Development, Bernie Parker, to discuss the purchase and sale contract with leasebacks.

STAFF RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:
1. CDC Land Purchase & Sale Resolution 2024 - Coyote Den

ANNA COMMUNITY DEVELOPMENT CORPORATION

RESOLUTION NO. ________

A RESOLUTION OF THE ANNA COMMUNITY DEVELOPMENT CORPORATION AUTHORIZING EXECUTION OF PURCHASE AND SALE CONTRACT WITH LEASEBACKS FOR PROPERTY OWNED BY BENGAL ANNA PLAZA, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND FAIZUR RAHMAN LOCATED ALONG OR NEAR STATE HIGHWAY 5; AND FURTHER AUTHORIZING THE BOARD VICE-PRESIDENT TO EXECUTE ALL DOCUMENTS RELATED TO THE PURCHASE OF REAL ESTATE ON THE CORPORATION'S BEHALF

WHEREAS, the Anna Community Development Corporation (the "CDC") is authorized under Section 505.158 of the Texas Local Government Code to purchase real estate found by the corporation's board of directors to promote new or expanded business development; and

WHEREAS, the CDC has found that the purchase of certain real estate identified herein (the "Project") will further the public interest and welfare and promote new and expanded business development;

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. **Authority to execute real estate documents and take all other actions necessary for the Project.**

The CDC Board of Directors authorizes: (1) the Board's President or Vice-President, as appropriate, to execute, on behalf of the CDC, subject to approval of legal form by the CDC's legal counsel, one or more purchase and sale agreements in the form of real estate contracts including provisions for leasebacks and exchange of additional property necessary to obtain ownership of all or portions of certain real estate as described in further detail in the attached **Exhibit A** together with all improvements located thereon; and (2) the Board's President, Vice-President and/or the City of Anna's Economic Development Director or their designees to take all other actions necessary to close on the purchase of said real estate and complete the Project.

PASSED AND APPROVED by the Anna Community Development Corporation this 6th day of June 2024.

APPROVED: ATTEST:

CDC President / Vice-President

CDC Secretary

Item No. 6.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/6/2024
Staff Contact:

AGENDA ITEM:
Director's Report.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/6/2024
Staff Contact:

AGENDA ITEM:
Strategic Plan Update

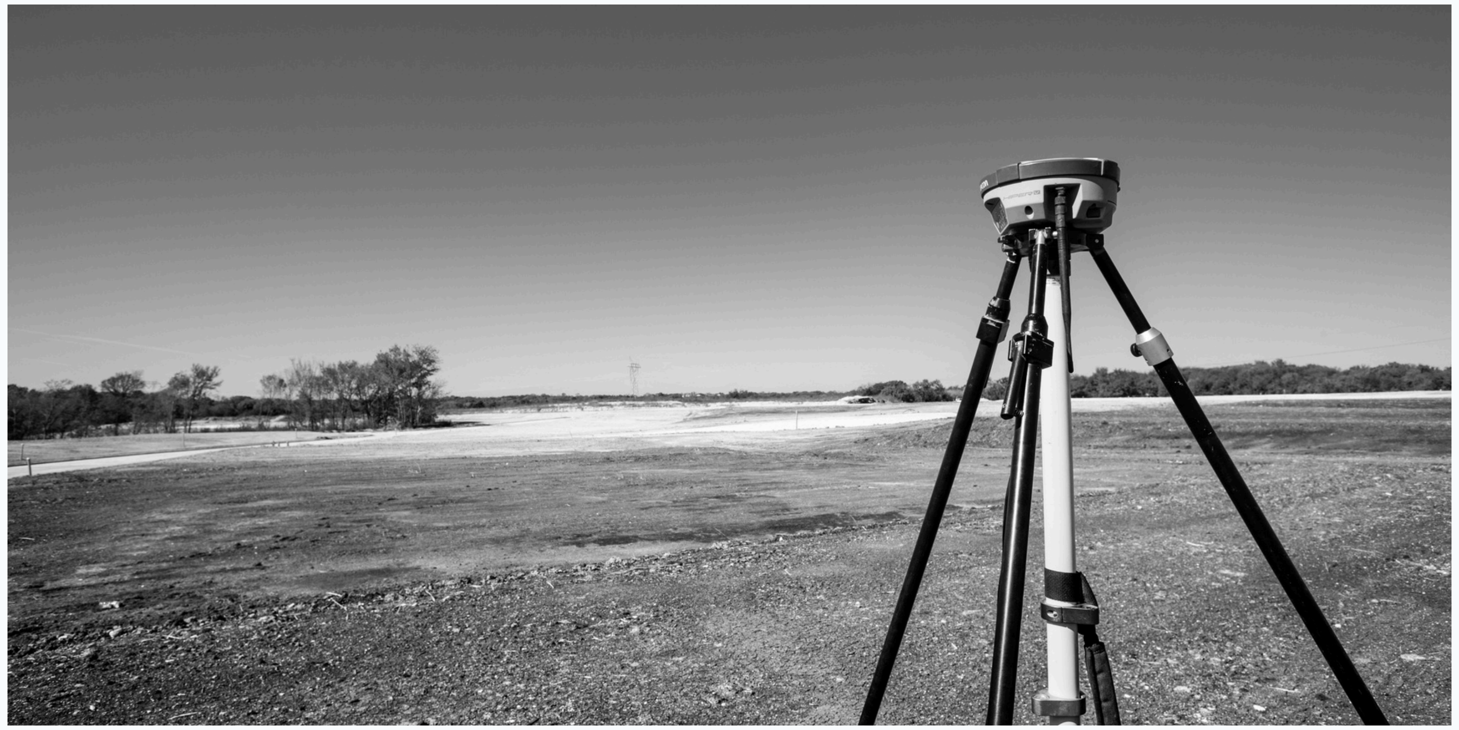
SUMMARY:
See the attached document for strategic plan highlights and measureables for the month of May.

STAFF RECOMMENDATION:
N/A

ATTACHMENTS:
1. May 2024 Strategic Plan Update

Economic Development Strategic Plan Highlights May 2024

- The United States Census Bureau released their "Top 15 Fastest-Growing Cities in the US for 2022-2023" Anna placed Fourth with a 17% population increase!
- EDC Director, Bernie Parker, presented to Anna's Neighbor Academy Spring Cohort and discussed Economic Development projects and initiatives.
- EDC Analyst, Salena Tittle, is assisting the Community Enhancement and Compliance Division with the Mobile Workforce Unit and Multi-Employer Hiring Event.
- EDC co-sponsored the Anna Senior Coyotes Career Fair at the Anna High School connecting graduating seniors with over 60 employers.
- EDC Analyst, Salena Tittle, attended a Bludot webinar training session to focus on improving the EDC's Business Retention & Expansion capabilities.



Measureables

May 2024

- Real Estate Broker / Developer Meetings: 3
- Business Retention Expansion Contacts: 4
- Construction / Architectural Meetings: 3
- New Newsletter Subscribers: 3 (2,130 total)
- New LinkedIn Followers: 21 (1,466 total)

Item No. 6.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/6/2024
Staff Contact:

AGENDA ITEM:
Event Updates & Upcoming Events

SUMMARY:
Juneteenth Event: June 15th at Slayter Creek Park from 11:00 a.m. to 3:00 p.m.

Boots and Booms: June 29th at Slayter Creek Park beginning at 5:00 p.m.

State of Downtown Business Breakfast: Friday, June 28th in the Fire Station Conference Room beginning at 9:00 a.m.

STAFF RECOMMENDATION:
N/A

ATTACHMENTS:

Item No. 7.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/6/2024
Staff Contact:

AGENDA ITEM:
Closed Session.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 8.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/6/2024
Staff Contact:

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

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 10.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/6/2024
Staff Contact:

AGENDA ITEM:
Adjourn.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS: