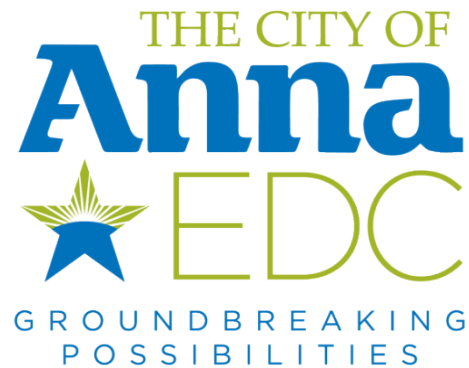




**SPECIAL CALLED MEETING AGENDA
ANNA COMMUNITY DEVELOPMENT CORPORATION
AND
ANNA ECONOMIC DEVELOPMENT CORPORATION**

Thursday, June 20, 2024 @ 6:00 PM

The EDC/CDC of the City of Anna will meet on 06/20/2024, 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.**
5. **Individual Consideration.**
 - a. Consider/Discussion/Action on a Resolution of the Anna Community Development Corporation Regarding the Approval of and Authority to Amend the 2023-2024 Fiscal Year Budget.
 - b. 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.**
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; 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

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.

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) Anna Business Park Property; 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 06/13/24

Bernie Parker, Director of Economic
Development



AGENDA ITEM:

Neighbor Comments.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 3.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/20/2024
Staff Contact:



AGENDA ITEM:
Individual Consideration.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 5.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/20/2024
Staff Contact:



Item No. 5.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/20/2024
Staff Contact:

AGENDA ITEM:

Consider/Discussion/Action on a Resolution of the Anna Community Development Corporation Regarding the Approval of and Authority to Amend the 2023-2024 Fiscal Year Budget. (CDC)

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. 2023-2024 Budget Amendment CDC Clean

ANNA COMMUNITY DEVELOPMENT CORPORATION

RESOLUTION NO. _____

**A RESOLUTION OF THE ANNA COMMUNITY DEVELOPMENT CORPORATION
REGARDING THE APPROVAL OF AND AUTHORITY TO AMEND THE 2023-2024
FISCAL YEAR BUDGET.**

WHEREAS, effective October 1, 2023, the Anna Community Development Corporation (the “CDC”), with the approval of the City of Anna City Council, approved its fiscal year budget; and

WHEREAS, the CDC seeks to make one or more line item amendments to its budget due to potential new projects.

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 Amendments to the Current Fiscal Year Budget.

The CDC Board of Directors hereby approves amending the Anna Community Development Corporation current fiscal year budget as set forth in Exhibit A, amended budget, attached hereto and incorporated herein for all purposes as if set forth in full. The Board further directs that this amendment to the current fiscal year budget be submitted to the City of Anna City Council for approval.

PASSED AND APPROVED by the Anna Community Development Corporation this 20th day of June 2024.

APPROVED:

ATTEST:

CDC President / Vice-President

CDC Secretary



Item No. 5.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/20/2024
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:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. CDC Land Purchase Sale Resolution 2024 - Coyote Den CLean

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, lease, sell, or exchange 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, lease, and exchange 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, Vice-President, or Chief Administrative Officer, 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 Chief Administrative Officer or their designees to take all other actions necessary to close on the purchase and exchange of said real estate and complete the Project.

PASSED AND APPROVED by the Anna Community Development Corporation this 20th day of June 2024.

APPROVED:

ATTEST:

CDC President / Vice-President

CDC Secretary



AGENDA ITEM:
Director's Report.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/20/2024
Staff Contact:



AGENDA ITEM:
Closed Session.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 7.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/20/2024
Staff Contact:



Item No. 8.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/20/2024
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: 6/20/2024
Staff Contact: