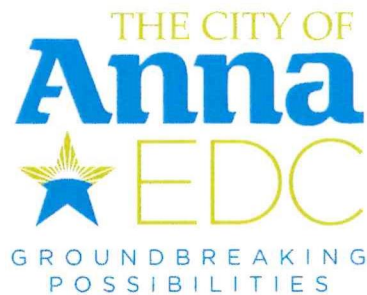
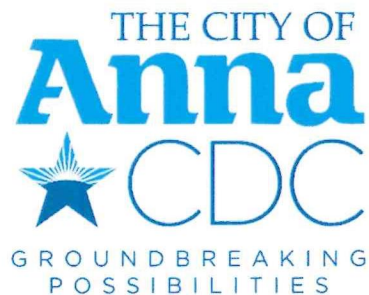


Officers:
Bruce Norwood, President
Jody Bills, Vice-President
Rocio Gonzalez, Secretary

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.

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

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

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

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)

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 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,

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

(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.

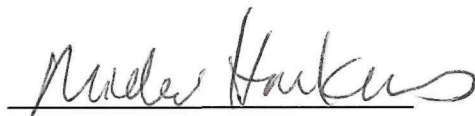
Bruce Norwood adjourned the meeting at 6:48 p.m.

APPROVED:

A handwritten signature in blue ink, appearing to read "Bruce Norwood", written over a horizontal line.

Bruce Norwood
President of CDC/EDC

ATTESTED:

A handwritten signature in black ink, appearing to read "Michelle Hawkins", written over a horizontal line.

Michelle Hawkins
Secretary of CDC/EDC