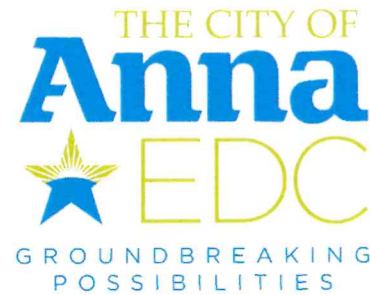
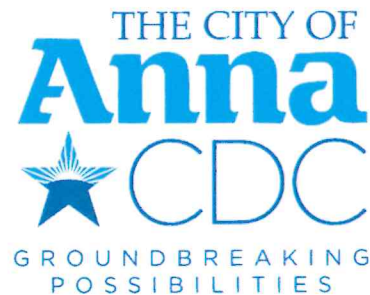


Officers:
Bruce Norwood, President
Nate Pike, Vice-President
Michelle Hawkins, Secretary

Staff:
Bernie Parker, Director of Economic Development
Salena Tittle, Economic Development Manager



Anna Community Development Corporation and Anna Economic Development Corporation Meeting Minutes

Thursday, June 6, 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, June 6, 2024, at the Anna Municipal Complex in 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, Nate Pike, Allison Inesta, Michelle Hawkins, Kylee Kelley, and Lamarr Dillingham. **CDC and EDC Board Members Absent:** Manny Singh. **Others Present:** Bernie Parker (Interim Director of Economic Development), Clark McCoy (Attorney), & Pete Cain (Mayor).

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.

Michelle Hawkins 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 6:03 p.m.

Bruce Norwood made a motion that the Board reconvene the CDC/EDC meeting back into open session. Nate Pike seconded the motion. All were in favor. Motion passed. The CDC/EDC Board reconvened the meeting at 6:37 p.m.

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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)

Allison Inesta made a motion on behalf of the CDC and EDC to approve the consent agenda. Michelle Hawkins seconded the motion. All were in favor. Motion passed.

5. **Individual Consideration.**

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

Michelle Hawkins made a motion to re-elect Bruce Norwood as the CDC/EDC Board President. Allison Inesta seconded the motion. All were in favor. Motion passed.

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

Allison Inesta made a motion to elect Nate Pike as the CDC/EDC Vice-President. Kylee Kelley seconded the motion. All were in favor. Motion passed.

- c. Consider/Discuss/Action on electing a Board Secretary. (CDC & EDC)

Kylee Kelley made a motion to elect Michelle Hawkins as the CDC/EDC Secretary. Bruce Norwood seconded the motion. All were in favor. Motion passed.

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

Bernie Parker recommended that the Board cancel the scheduled July 4, 2024, CDC/EDC Joint Board Meeting due to the July 4th Holiday.

Bruce Norwood made a motion to cancel the July 4, 2024, CDC/EDC Joint Board Meeting. Kylee Kelley seconded the motion. All were in favor. Motion passed.

- 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.

Nate Pike made a motion that the Board conduct the July CDC/EDC Joint Board Meeting on July 18, 2024. Michelle Hawkins seconded the motion. All were in favor. Motion passed.

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

Bernie Parker provided a brief presentation of the proposed budget and items listed within that budget that are strategic planning priorities for staff. Items included sales tax, revenues, balance funds, and proposed expenditures.

- 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)

Michelle Hawkins made a motion to approve the purchase and sale contract with leasebacks contingent on the CDC receiving a signed, fully executed contract back from all parties involved by 12:00 p.m. on Tuesday, June 11, 2024. Allison Inesta seconded the motion. Five Board members were in favor. Motion passed with a 5-0 vote. Bruce Norwood abstained from the vote.

6. Director's Report.

- a. Strategic Plan Update

Bernie Parker updated the Board on staff's recent accomplishments, attended events, and completed trainings. Bernie highlighted his opportunity to discuss Economic Development with the Anna Neighbor Academy 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

Salena Tittle updated the Board on last month's Hiring Event for graduating seniors at Anna High School. The event was a huge success and staff really enjoyed working with Anna ISD, Anna ISD CTE & STEAM, and Texas Workforce Solutions. Mrs. Tittle also provided all information for the Texas Workforce Solutions Mobile Unit Multi-Hiring Event which will be held at the Anna Municipal Complex on June 14th and the Downtown Business Breakfast which will be held on June 28th for all of the downtown core businesses.

7. Closed Session.

- a. Deliberate regarding the purchase, exchange, lease or value of real property.

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(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 after Agenda Item 3.

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

Allison Inesta informed the Board that there will be an event called Coffee & Conversations with the Anna Police Department at Country Charm Coffee on Friday, June 7th at 9:00 a.m.

Before the close of the meeting, City Attorney, Clark McCoy, recommended that the Board go back to Agenda Item 5g and amend the motion to include the verbiage that would allow the Chief Administrative Officer to sign the contract should the Board President and Board Vice-President be in a position that they are unable to sign the contract.

Nate Pike made the motion to include the verbiage to Agenda Item 5g, suggested by the City Attorney. Kylee Kelley seconded the motion. Five Board Members were in favor. Motion passed with a 5-0 vote. Bruce Norwood abstained from the vote.

10. Adjourn.

Nate Pike made a motion that the Board adjourn the meeting. Lamarr Dillingham seconded the motion. All were in favor. Motion passed. The meeting was adjourned at 7:11 p.m.

Officers:

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Michelle Hawkins, Secretary

Staff:

Bernie Parker, Director of Economic Development
Salena Tittle, Economic Development Manager

APPROVED:



Bruce Norwood

President of CDC/EDC

ATTESTED:



Michelle Hawkins

Secretary of CDC/EDC