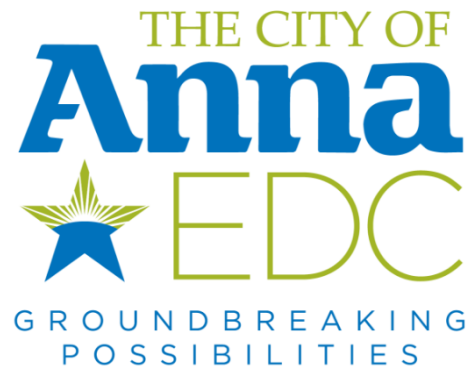




**MEETING AGENDA
ANNA COMMUNITY DEVELOPMENT CORPORATION
AND
ANNA ECONOMIC DEVELOPMENT CORPORATION**

Thursday, April 3, 2025 @ 6:00 PM

The EDC/CDC of the City of Anna will meet on 4/3/2025, 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 March 6, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
 - b. Approve minutes from the March 6, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)
5. **Individual Consideration.**
6. **Director's Report.**
 - a. Strategic Plan Update
 - b. Financial Report / Sales Tax Update
 - c. Event Updates / Upcoming Events / Reminders
7. **Closed Session.**
 - a. 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

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.

- professional services contract.
- b. Deliberate regarding the purchase, exchange, lease or value of real property. (Tex. Gov't Code §551.072) possible property acquisition; possible land sale/purchase.
 - c. Discuss or deliberate personnel matters: (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or, (2) to hear a complaint or charge against an officer or employee. (Tex. Gov't Code §551.074).
 - d. 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.
- 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 3/28/2025.

Bernie Parker, Director of Economic
Development



Item No. 3.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/3/2025
Staff Contact:

AGENDA ITEM:

Neighbor Comments.

SUMMARY:

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.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:



Item No. 4.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/3/2025
Staff Contact: Salena Tittle

AGENDA ITEM:

Approve minutes from the March 6, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

SUMMARY:

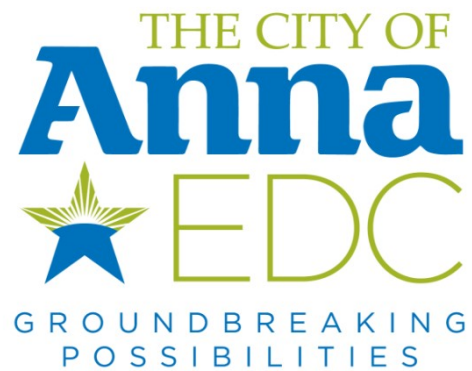
Review and approve the meeting minutes from the March 6, 2025, Joint CDC/EDC Meeting.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

1. March 6_2025 CDC EDC Joint Meeting Minutes_Draft



**Anna Community Development Corporation and
Anna Economic Development Corporation Meeting Minutes**

Thursday, March 6, 2025 @ 6:00 PM

The Anna Community Development Corporation and the Anna Economic Development Corporation conducted a joint meeting at 6:00 PM on Thursday, March 6, 2025, 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: [Agenda and Minutes](#)

1. Call to Order, Roll Call, and Establishment of Quorum.

The meeting was called to order by Board President Bruce Norwood at 6:00 PM.

Members Present:

Board President Bruce Norwood
Board Vice-President Manny Singh
Board Secretary Dwyke Williams
Board Member Noah Nylander
Board Member Regina Leachman
Board Member Edward Culham

Others Present:

Director of Economic Development Bernie Parker
Assistant Director of Economic Development Natasha Roach
Economic Development Manager Salena Tittle
City Attorney Clark McCoy
Mayor Pete Cain
Council Member Jody Bills
Council Member Kelly Patterson-Herndon

2. **Invocation and Pledge of Allegiance.**

Board Secretary Dwyke Williams led the 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.

There were none.

4. **Consent Agenda.**

MOTION: Board Member Edward Culham made a motion on behalf of the CDC and EDC to approve the Consent Agenda Items, 4a & 4b. Board Member Dwyke Williams seconded the motion. In a 6-0 vote, all were in favor. Motion passed.

- a. Approve minutes from the February 13, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
- b. Approve minutes from the February 13, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

5. **Individual Consideration.**

- a. Receive a presentation from White Glove AI regarding a business proposal for the possibility of future plans in the City of Anna.

Item tabled.

- b. Consider/Discuss/Action on Resolution No. 2025-03-3 approving an agreement with Red Productions for professional Contract Services. (CDC)

MOTION: Board President Bruce Norwood made a motion to approve Agenda Item 5b, an agreement with Red Productions and for the expenditure of funds not to exceed \$25,000. Board Member Regina

Leachman seconded the motion. In a 6-0 vote, all were in favor. Motion passed.

6. **Director's Report.**

a. Strategic Plan Update

Director of Economic Development, Bernie Parker, gave a brief overview of the highlights for the month of February. Those highlights included: Bisnow Event, Economic Development Presentation to the Adults 50+ Neighbors, Anna ISD Middle School General Employability Skills Discussion, EDC Lender Luncheon, and the Dallas Business Journal Article Highlighting Liberty Hills Development.

No Action Taken

b. Financial Report / Sales Tax Update

Director of Economic Development, Bernie Parker, presented the Board with updated information on increased sales tax for the month of December 2024, which is up approximately 30% from the previous year.

No Action Taken

c. Event Updates / Upcoming Events / Reminders

Economic Development Manager, Salena Tittle, provided the Board with an update on the 2025 Anna Greater Chamber of Commerce Awards Banquet and shared the January Groundbreaking Newsletter with the Board and reminded them to like, follow, and share the EDC's social media pages in order to continue getting updated information to our local businesses and neighbors.

No Action Taken

7. **Closed Session.**

MOTION: Board President Bruce Norwood made a motion to enter into closed session. Board Secretary Dwyke Williams seconded the motion. In a 6-0 vote, all were in favor. Motion passed.

The CDC/EDC Board entered into closed session at 6:36 PM.

- a. 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.
 - b. Deliberate regarding the purchase, exchange, lease or value of real property. (Tex. Gov't Code §551.072) possible property acquisition; possible land sale/purchase.
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 - d. 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.
8. **Reconvene into open session and take any action on closed session items.**
- Board President Bruce Norwood called the CDC/EDC Board Meeting back into open session at 6:47 PM.*
9. **Receive reports from staff or Board Members about items of community interest.**
- There were none.*
10. **Adjourn.**
- Board President Bruce Norwood adjourned the meeting at 6:47 PM.*

Approved on the 3rd day of April, 2025.

APPROVED:

ATTESTED:

Bruce Norwood
President of CDC/EDC

Dwyke Williams
Secretary of CDC/EDC



Item No. 4.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/3/2025
Staff Contact: Salena Tittle

AGENDA ITEM:

Approve minutes from the March 6, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

SUMMARY:

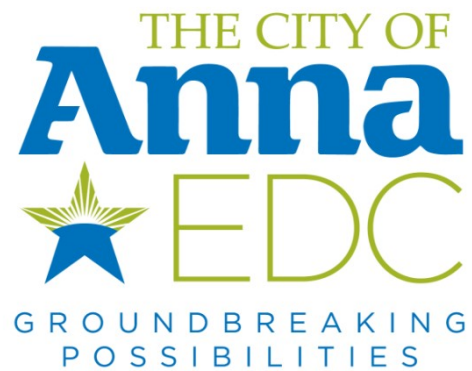
Review and approve the meeting minutes from the March 6, 2025, Joint CDC/EDC Meeting.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

1. March 6_2025 CDC EDC Joint Meeting Minutes_Draft



**Anna Community Development Corporation and
Anna Economic Development Corporation Meeting Minutes**

Thursday, March 6, 2025 @ 6:00 PM

The Anna Community Development Corporation and the Anna Economic Development Corporation conducted a joint meeting at 6:00 PM on Thursday, March 6, 2025, 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: [Agenda and Minutes](#)

1. Call to Order, Roll Call, and Establishment of Quorum.

The meeting was called to order by Board President Bruce Norwood at 6:00 PM.

Members Present:

Board President Bruce Norwood
Board Vice-President Manny Singh
Board Secretary Dwyke Williams
Board Member Noah Nylander
Board Member Regina Leachman
Board Member Edward Culham

Others Present:

Director of Economic Development Bernie Parker
Assistant Director of Economic Development Natasha Roach
Economic Development Manager Salena Tittle
City Attorney Clark McCoy
Mayor Pete Cain
Council Member Jody Bills
Council Member Kelly Patterson-Herndon

2. **Invocation and Pledge of Allegiance.**

Board Secretary Dwyke Williams led the 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.

There were none.

4. **Consent Agenda.**

MOTION: Board Member Edward Culham made a motion on behalf of the CDC and EDC to approve the Consent Agenda Items, 4a & 4b. Board Member Dwyke Williams seconded the motion. In a 6-0 vote, all were in favor. Motion passed.

- a. Approve minutes from the February 13, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
- b. Approve minutes from the February 13, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

5. **Individual Consideration.**

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Item tabled.

- b. Consider/Discuss/Action on Resolution No. 2025-03-3 approving an agreement with Red Productions for professional Contract Services. (CDC)

MOTION: Board President Bruce Norwood made a motion to approve Agenda Item 5b, an agreement with Red Productions and for the expenditure of funds not to exceed \$25,000. Board Member Regina

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6. **Director's Report.**

a. Strategic Plan Update

Director of Economic Development, Bernie Parker, gave a brief overview of the highlights for the month of February. Those highlights included: Bisnow Event, Economic Development Presentation to the Adults 50+ Neighbors, Anna ISD Middle School General Employability Skills Discussion, EDC Lender Luncheon, and the Dallas Business Journal Article Highlighting Liberty Hills Development.

No Action Taken

b. Financial Report / Sales Tax Update

Director of Economic Development, Bernie Parker, presented the Board with updated information on increased sales tax for the month of December 2024, which is up approximately 30% from the previous year.

No Action Taken

c. Event Updates / Upcoming Events / Reminders

Economic Development Manager, Salena Tittle, provided the Board with an update on the 2025 Anna Greater Chamber of Commerce Awards Banquet and shared the January Groundbreaking Newsletter with the Board and reminded them to like, follow, and share the EDC's social media pages in order to continue getting updated information to our local businesses and neighbors.

No Action Taken

7. **Closed Session.**

MOTION: Board President Bruce Norwood made a motion to enter into closed session. Board Secretary Dwyke Williams seconded the motion. In a 6-0 vote, all were in favor. Motion passed.

The CDC/EDC Board entered into closed session at 6:36 PM.

- a. 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.
 - b. Deliberate regarding the purchase, exchange, lease or value of real property. (Tex. Gov't Code §551.072) possible property acquisition; possible land sale/purchase.
 - c. Discuss or deliberate personnel matters: (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or, (2) to hear a complaint or charge against an officer or employee. (Tex. Gov't Code §551.074).
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8. **Reconvene into open session and take any action on closed session items.**
- Board President Bruce Norwood called the CDC/EDC Board Meeting back into open session at 6:47 PM.*
9. **Receive reports from staff or Board Members about items of community interest.**
- There were none.*
10. **Adjourn.**
- Board President Bruce Norwood adjourned the meeting at 6:47 PM.*

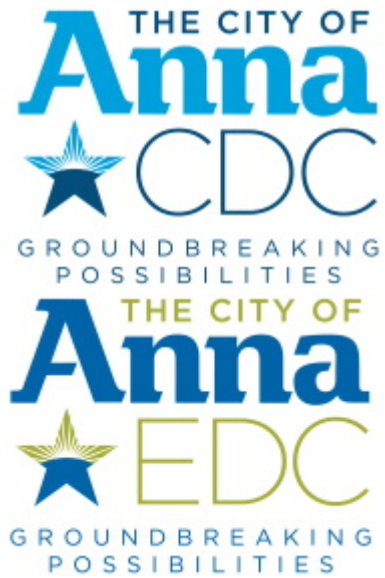
Approved on the 3rd day of April, 2025.

APPROVED:

ATTESTED:

Bruce Norwood
President of CDC/EDC

Dwyke Williams
Secretary of CDC/EDC



AGENDA ITEM:
Individual Consideration.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 5.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/3/2025
Staff Contact:



AGENDA ITEM:
Director's Report.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/3/2025
Staff Contact:



Item No. 6.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/3/2025
Staff Contact: Bernie Parker

AGENDA ITEM:

Strategic Plan Update

SUMMARY:

Director of Economic Development, Bernie Parker, to give a brief overview of what staff has been working on and future initiatives.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:

1. March 2025 Strategic Plan Update

Economic Development Strategic Plan Highlights March 2025

- Director, Bernie Parker, had the pleasure of speaking at a Realtor's Event.
- Director, Bernie Parker, and Assistant Director, Natasha Roach, attended the 2025 DCEO Awards.
- Assistant Director, Natasha Roach, and Economic Development Manager, Salena Tittle, attended the 2025 Greater Anna Chamber of Commerce Awards Banquet.
- Economic Development Manager, Salena Tittle, attended the Greater Anna Chamber of Commerce - Coffee & Connections at Grace Place.
- Assistant Director, Natasha Roach, and Economic Development Manager, Salena Tittle, assisted with the Anna ISD High School Career Fair for Juniors and Seniors.
- Assistant Director, Natasha Roach, and Economic Development Manager, Salena Tittle, attending a webinar hosted by SizeUp on "10 Ways to Have the Best Small Business Week".
- EDC staff attended the Chick-fil-A Re-Grand Opening and Ribbon Cutting.



Measureables

March 2025



Real Estate Broker /
Developer Meetings: 10



Business Retention
Expansion Contacts: 15



Construction /
Architectural Meetings: 6



New Newsletter Subscribers:
1 (2,165 total)



New LinkedIn Followers: 7
(1,785 total)



New Instagram Followers: 1
(46 total)



New Facebook Followers: 15
(79 total)



Item No. 6.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/3/2025
Staff Contact: Bernie Parker

AGENDA ITEM:

Financial Report / Sales Tax Update

SUMMARY:

Director of Economic Development, Bernie Parker, to update the Board on the overall sales tax for the month of January 2025, which is up roughly 20% from the previous year, January 2024.

STAFF RECOMMENDATION:

N/A

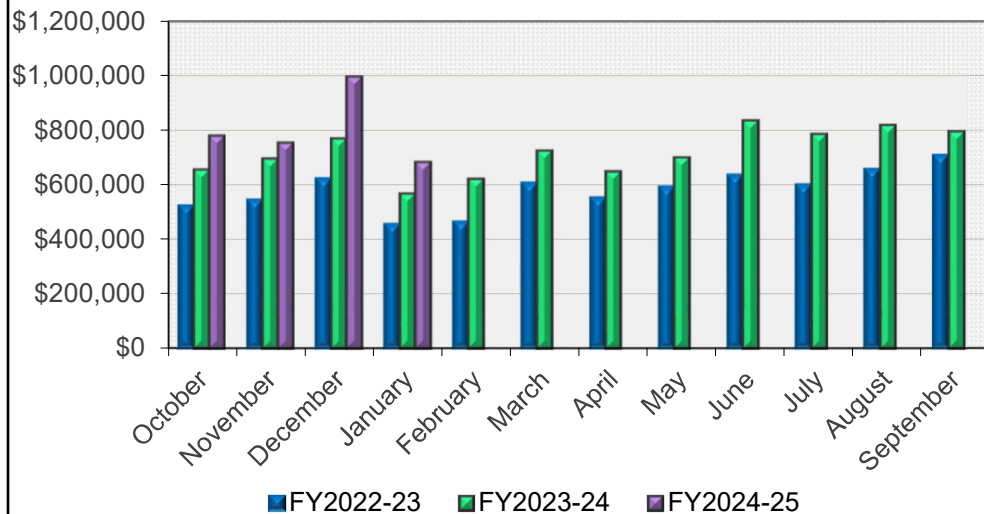
ATTACHMENTS:

1. 2025 Monthly Sales Tax Report

CITY OF ANNA
Schedule of Sales Tax Collections
For the month January 31, 2025

	2024-25 Collections Monthly	% Change from Prior Year	2023-24 Collections Monthly
October	\$ 780,090	19%	\$ 655,358
November	753,401	8%	695,026
December	995,930	30%	768,837
January	682,766	20%	566,981
February			621,381
March			723,838
April			647,636
May			699,251
June			835,007
July			785,388
August			818,441
September			794,437
	\$ 3,212,186		\$ 8,611,581
Budget:	6,753,000	48%	6,753,100

**Monthly Sales Tax Collections:
3 Year Comparison**





Item No. 6.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/3/2025
Staff Contact: Salena Tittle

AGENDA ITEM:

Event Updates / Upcoming Events / Reminders

SUMMARY:

Economic Development 101 Training:

Staff would like to host an Economic Development 101 training course for our Board Members. The tentative date is Thursday, May 22nd and would be held in the Skyview Conference Room on the 2nd floor. As staff has more details, you will be notified via email as well as a meeting invite.

Home Depot Neighborhood Night:

Home Depot is hosting a Grand Opening Neighborhood Night for Anna residents on Wednesday, April 23rd. The celebration begins at 4:15pm with a warm welcome at 4:30pm, ribbon cutting at 5:00pm, and store opening at 6:00pm. Please see the attached official flyer for the event.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:

1. Home Depot Flyer

YOU ARE INVITED TO THE



GRAND OPENING

Join us to celebrate

Neighborhood Night

Wednesday, April 23, 2025
200 North Central Expressway
Anna TX 75409

Celebration begins at 4:15 pm

Welcome at 4:30 pm

Ribbon Cutting at 5:00 pm

Store opens at 6:00 pm





AGENDA ITEM:
Closed Session.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 7.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/3/2025
Staff Contact:



Item No. 7.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/3/2025
Staff Contact:

AGENDA ITEM:

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.

SUMMARY:

Closed session deliberation.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:



Item No. 7.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/3/2025
Staff Contact:

AGENDA ITEM:

Deliberate regarding the purchase, exchange, lease or value of real property. (Tex. Gov't Code §551.072) possible property acquisition; possible land sale/purchase.

SUMMARY:

Closed session deliberation.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:



Item No. 7.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/3/2025
Staff Contact:

AGENDA ITEM:

Discuss or deliberate personnel matters: (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or, (2) to hear a complaint or charge against an officer or employee. (Tex. Gov't Code §551.074).

SUMMARY:

Closed session deliberation.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:



Item No. 7.d.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/3/2025
Staff Contact:

AGENDA ITEM:

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.

SUMMARY:

Closed session deliberation.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:



Item No. 8.

EDC/CDC Agenda
Staff Report

Meeting Date: 4/3/2025
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: 4/3/2025
Staff Contact: