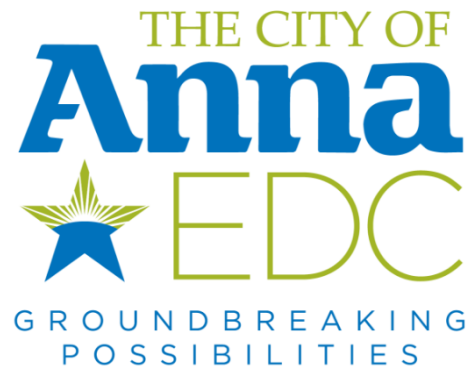




**MEETING AGENDA
ANNA COMMUNITY DEVELOPMENT CORPORATION
AND
ANNA ECONOMIC DEVELOPMENT CORPORATION**

Thursday, June 19, 2025 @ 6:00 PM

The CDC/EDC of the City of Anna will meet on Thursday, June 19, 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 May 1, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
 - b. Approve minutes from the May 1, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)
 - c. Approve minutes from the May 22, 2025, Special Called Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
 - d. Approve minutes from the May 22, 2025, Special Called Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)
5. **Items For Individual Consideration.**
 - a. Consider & Discuss the 2025-2026 fiscal year budget and strategic planning priorities.
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 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).
 - 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, 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 06/13/2025.

Bernie Parker, Director of Economic
Development

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.

In accordance with the Americans with Disabilities Act, it is the policy of the City of Anna to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format, or if you require any other accommodation, please contact the ADA Coordinator at least 48 working hours in advance of the event by emailing adacompliance@annatexas.gov. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.



Item No. 3.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/19/2025
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: 6/19/2025
Staff Contact: Salena Tittle

AGENDA ITEM:

Approve minutes from the May 1, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

SUMMARY:

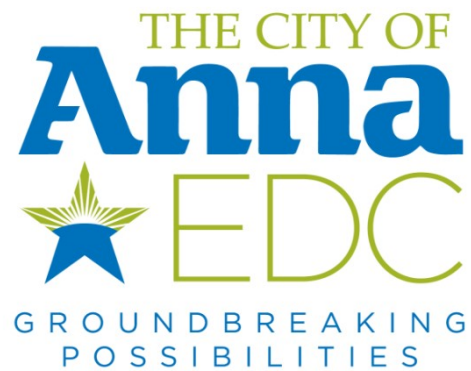
Review and approve the meeting minutes from the May 1, 2025, Joint CDC/EDC Meeting.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

1. May 1_2025 CDC EDC Joint Meeting Minutes_Draft



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

Thursday, May 1, 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, May 1, 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 Vice-President Manny Singh at 6:00 PM.

Members Present:

Board Vice-President Manny Singh
Board Secretary Dwyke Williams
Board Member Noah Nylander
Board Member Rocio Gonzalez

Others Present:

Director of Economic Development Bernie Parker
Assistant Director of Economic Development Natasha Roach
Economic Development Manager Salena Tittle
City Attorney Clark McCoy

Absent:

Board President Bruce Norwood
Board Member Edward Culham
Board Member Regina Leachman

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.**

- a. Approve minutes from the April 3, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
- b. Approve minutes from the April 3, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

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

5. **Individual Consideration.**

- a. Receive a presentation from the Finance Director regarding EDC and CDC financial reports.

The City of Anna Finance Director, Aimee Ferguson, provided the Board with a brief presentation regarding the CDC and EDC financials.

No action taken.

At this time, the Board chose to enter into closed session.

MOTION: Board Member Dwyke Williams made a motion to enter into closed session. Board Member Rocio Gonzalez seconded the motion. In a 4-0 vote, all were in favor. Motion passed.

The CDC/EDC Board entered into closed session at 6:10 PM.

Board Vice-President Manny Singh called the CDC/EDC Board Meeting back into open session at 6:51 PM.

- b. Conduct a Public Hearing and Consider/Discuss/Action on Resolution No. 2025-05-4 to approve the refinancing of a land acquisition loan. (CDC)

Board Vice-President Manny Singh opened the Public Hearing at 6:52 PM.

Seeing that there were no public speaker cards for this item, Board Vice-President Manny Singh closed the Public Hearing at 6:52 PM.

MOTION: Board Vice-President Manny Singh made a motion to approve Resolution No. 2025-05-4 to refinance a CDC land acquisition loan with an expenditure not to exceed \$2,000,000.00. Board Member Noah Nylander seconded the motion. In a 4-0 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 April. Those highlights included: Collin County Days in Austin, Presentation to the McKinney Realtor's Association, Anna Education Foundation Luncheon, 2025 Dallas Business Journal's Best Real Estate Awards, Coffee & Connections at Grace Place, and the Home Depot Grand Opening.

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 February 2025, which is up approximately 9% 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 Home Depot Grand Opening and Neighborhood Night and also reminded them of the Mandatory Economic Development 101 Training set for May 22nd and National Small Business Week May 4th – May 10th. Mrs. Tittle also reminded the Board to like, follow, and share the EDC's social media pages in order to continue getting the most up to date information to our local businesses and neighbors.

No Action Taken

7. Closed Session.

The Board entered into closed session after Individual Consideration Item 4a.

- 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).
- 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.

The Board entered into closed session after Individual Consideration Item 4a, and entered back into open session shortly after, at 6:51 PM.

9. **Receive reports from staff or Board Members about items of community interest.**

There were none.

10. **Adjourn.**

MOTION: Board Vice-President Manny Singh made a motion to adjourn the meeting. Board Member Dwyke Williams seconded the motion. In a 4-0 vote, all were in favor. Motion passed.

The meeting was adjourned at 7:08 PM.

Approved on the 19th day of June, 2025.

APPROVED:

Bruce Norwood
President of CDC/EDC

ATTESTED:

Dwyke Williams
Secretary of CDC/EDC



Item No. 4.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/19/2025
Staff Contact: Salena Tittle

AGENDA ITEM:

Approve minutes from the May 1, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

SUMMARY:

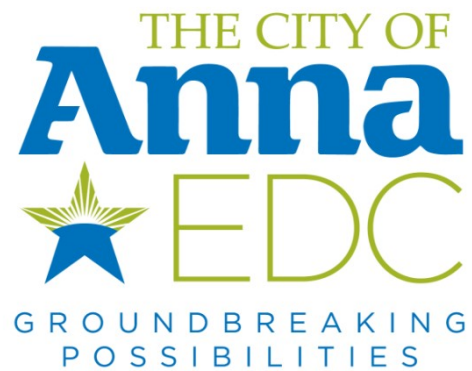
Review and approve the meeting minutes from the May 1, 2025, Joint CDC/EDC Meeting.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

1. May 1_2025 CDC EDC Joint Meeting Minutes_Draft



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

Thursday, May 1, 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, May 1, 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 Vice-President Manny Singh at 6:00 PM.

Members Present:

Board Vice-President Manny Singh
Board Secretary Dwyke Williams
Board Member Noah Nylander
Board Member Rocio Gonzalez

Others Present:

Director of Economic Development Bernie Parker
Assistant Director of Economic Development Natasha Roach
Economic Development Manager Salena Tittle
City Attorney Clark McCoy

Absent:

Board President Bruce Norwood
Board Member Edward Culham
Board Member Regina Leachman

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.**

- a. Approve minutes from the April 3, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
- b. Approve minutes from the April 3, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

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

5. **Individual Consideration.**

- a. Receive a presentation from the Finance Director regarding EDC and CDC financial reports.

The City of Anna Finance Director, Aimee Ferguson, provided the Board with a brief presentation regarding the CDC and EDC financials.

No action taken.

At this time, the Board chose to enter into closed session.

MOTION: Board Member Dwyke Williams made a motion to enter into closed session. Board Member Rocio Gonzalez seconded the motion. In a 4-0 vote, all were in favor. Motion passed.

The CDC/EDC Board entered into closed session at 6:10 PM.

Board Vice-President Manny Singh called the CDC/EDC Board Meeting back into open session at 6:51 PM.

- b. Conduct a Public Hearing and Consider/Discuss/Action on Resolution No. 2025-05-4 to approve the refinancing of a land acquisition loan. (CDC)

Board Vice-President Manny Singh opened the Public Hearing at 6:52 PM.

Seeing that there were no public speaker cards for this item, Board Vice-President Manny Singh closed the Public Hearing at 6:52 PM.

MOTION: Board Vice-President Manny Singh made a motion to approve Resolution No. 2025-05-4 to refinance a CDC land acquisition loan with an expenditure not to exceed \$2,000,000.00. Board Member Noah Nylander seconded the motion. In a 4-0 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 April. Those highlights included: Collin County Days in Austin, Presentation to the McKinney Realtor's Association, Anna Education Foundation Luncheon, 2025 Dallas Business Journal's Best Real Estate Awards, Coffee & Connections at Grace Place, and the Home Depot Grand Opening.

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 February 2025, which is up approximately 9% 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 Home Depot Grand Opening and Neighborhood Night and also reminded them of the Mandatory Economic Development 101 Training set for May 22nd and National Small Business Week May 4th – May 10th. Mrs. Tittle also reminded the Board to like, follow, and share the EDC's social media pages in order to continue getting the most up to date information to our local businesses and neighbors.

No Action Taken

7. Closed Session.

The Board entered into closed session after Individual Consideration Item 4a.

- 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).
- 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.

The Board entered into closed session after Individual Consideration Item 4a, and entered back into open session shortly after, at 6:51 PM.

9. **Receive reports from staff or Board Members about items of community interest.**

There were none.

10. **Adjourn.**

MOTION: Board Vice-President Manny Singh made a motion to adjourn the meeting. Board Member Dwyke Williams seconded the motion. In a 4-0 vote, all were in favor. Motion passed.

The meeting was adjourned at 7:08 PM.

Approved on the 19th day of June, 2025.

APPROVED:

Bruce Norwood
President of CDC/EDC

ATTESTED:

Dwyke Williams
Secretary of CDC/EDC



Item No. 4.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/19/2025
Staff Contact: Salena Tittle

AGENDA ITEM:

Approve minutes from the May 22, 2025, Special Called Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

SUMMARY:

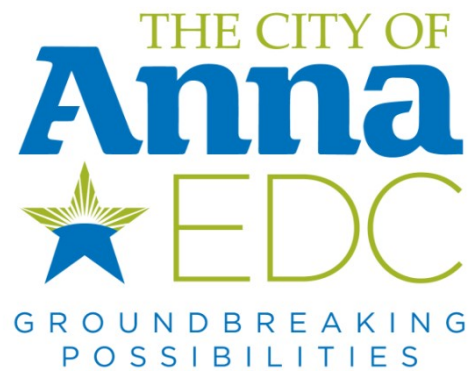
Review and approve the meeting minutes from the May 22, 2025, Special Called Joint CDC/EDC Meeting.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

1. May 22_2025 CDC EDC Special Called Joint Meeting Minutes_Draft



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

Thursday, May 22, 2025 @ 6:00 PM

The Anna Community Development Corporation and the Anna Economic Development Corporation conducted a special joint meeting at 6:00 PM on Thursday, May 22, 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 (arrived during closed session at 6:01 PM)
Board Secretary Dwyke Williams
Board Member Noah Nylander
Board Member Rocio Gonzalez
Board Member Regina Leachman
Board Member Eddward Culham

Others Present:

Director of Economic Development Bernie Parker
Assistant Director of Economic Development Natasha Roach
Economic Development Manager Salena Tittle
Council Member Kelly Patterson-Herndon

2. Invocation and Pledge of Allegiance.

Board President Bruce Norwood 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.**

There were none.

MOTION: Board Member Rocio Gonzalez made a motion to enter into closed session. Board Member 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 6:01 PM.

Board President Bruce Norwood called the CDC/EDC Board Meeting back into open session at 6:11 PM.

5. **Individual Consideration.**

- a. Consider/Discuss/Action on a resolution of the Board of Directors of the Anna Community Development Corporation regarding tax-exempt loan in an amount not to exceed \$1,500,000.

MOTION: Board Member Noah Nylander made a motion to approve the resolution regarding a tax-exempt loan in the amount not to exceed \$1,500,000. Board Member Rocio Gonzalez seconded the motion. In a 7-0 vote, all were in favor. Motion passed.

- b. Consider/Discuss/Action on a resolution of the Board of Directors of the Anna Community Development Corporation regarding a taxable loan in an amount not to exceed \$940,000.

MOTION: Board President Bruce Norwood made a motion to approve the resolution regarding a taxable loan in the amount not to exceed \$940,000.

Board Member Dwyke Williams seconded the motion. In a 7-0 vote, all were in favor. Motion passed.

- c. Consider/Discuss/Action to authorize and direct staff to make a payment on the \$940,000 taxable loan referenced above in the amount of \$500,000 to reduce the principal of said loan.

MOTION: Board Member Dwyke Williams made a motion to approve and authorize staff to make a payment on the \$940,000 taxable loan in the amount not to exceed \$500,000. Board Member Rocio Gonzalez seconded the motion. In a 7-0 vote, all were in favor. Motion passed.

6. **Director's Report.**

Director of Economic Development, Bernie Parker, asked to have a discussion with the Board regarding canceling the June 5, 2025, Joint Board Meeting and instead, holding the June Board meeting on June 19, 2025.

MOTION: Board Member Regina Leachman made a motion to cancel the June 5, 2025, Joint Board Meeting and move the meeting to June 19, 2025. Board Member Noah Nylander seconded the motion. In a 7-0 vote, all were in favor. Motion passed.

7. **Closed Session.**

The Board entered into closed session before Individual Consideration Item 4a.

- 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.**

The Board entered into closed session before Individual Consideration Item 4a, and entered back into open session shortly after, at 6:11 PM.

9. **Receive reports from staff or Board Members about items of community interest.**

Director of Economic Development, Bernie Parker, gave a brief update on staff's time at the ICSC Las Vegas tradeshow.

10. **Adjourn.**

Board President Bruce Norwood adjourned the meeting at 6:32 PM.

Approved on the 19th day of June, 2025.

APPROVED:

Bruce Norwood
President of CDC/EDC

ATTESTED:

Dwyke Williams
Secretary of CDC/EDC



Item No. 4.d.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/19/2025
Staff Contact: Salena Tittle

AGENDA ITEM:

Approve minutes from the May 22, 2025, Special Called Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

SUMMARY:

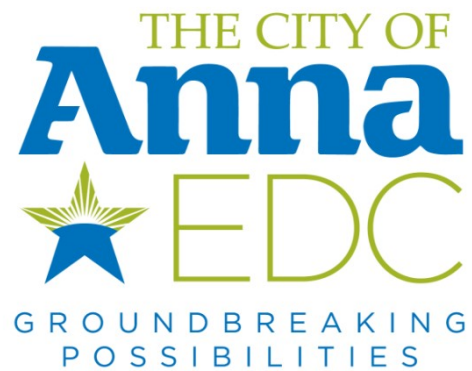
Review and approve the meeting minutes from the May 22, 2025, Special Called Joint CDC/EDC Meeting.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

1. May 22_2025 CDC EDC Special Called Joint Meeting Minutes_Draft



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

Thursday, May 22, 2025 @ 6:00 PM

The Anna Community Development Corporation and the Anna Economic Development Corporation conducted a special joint meeting at 6:00 PM on Thursday, May 22, 2025, at the Anna Municipal Complex in City Council Chambers, located at 120 W. 7th Street, Anna, Texas 75409.

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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 (arrived during closed session at 6:01 PM)
Board Secretary Dwyke Williams
Board Member Noah Nylander
Board Member Rocio Gonzalez
Board Member Regina Leachman
Board Member Eddward Culham

Others Present:

Director of Economic Development Bernie Parker
Assistant Director of Economic Development Natasha Roach
Economic Development Manager Salena Tittle
Council Member Kelly Patterson-Herndon

2. Invocation and Pledge of Allegiance.

Board President Bruce Norwood 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.**

There were none.

MOTION: Board Member Rocio Gonzalez made a motion to enter into closed session. Board Member 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 6:01 PM.

Board President Bruce Norwood called the CDC/EDC Board Meeting back into open session at 6:11 PM.

5. **Individual Consideration.**

- a. Consider/Discuss/Action on a resolution of the Board of Directors of the Anna Community Development Corporation regarding tax-exempt loan in an amount not to exceed \$1,500,000.

MOTION: Board Member Noah Nylander made a motion to approve the resolution regarding a tax-exempt loan in the amount not to exceed \$1,500,000. Board Member Rocio Gonzalez seconded the motion. In a 7-0 vote, all were in favor. Motion passed.

- b. Consider/Discuss/Action on a resolution of the Board of Directors of the Anna Community Development Corporation regarding a taxable loan in an amount not to exceed \$940,000.

MOTION: Board President Bruce Norwood made a motion to approve the resolution regarding a taxable loan in the amount not to exceed \$940,000.

Board Member Dwyke Williams seconded the motion. In a 7-0 vote, all were in favor. Motion passed.

- c. Consider/Discuss/Action to authorize and direct staff to make a payment on the \$940,000 taxable loan referenced above in the amount of \$500,000 to reduce the principal of said loan.

MOTION: Board Member Dwyke Williams made a motion to approve and authorize staff to make a payment on the \$940,000 taxable loan in the amount not to exceed \$500,000. Board Member Rocio Gonzalez seconded the motion. In a 7-0 vote, all were in favor. Motion passed.

6. **Director's Report.**

Director of Economic Development, Bernie Parker, asked to have a discussion with the Board regarding canceling the June 5, 2025, Joint Board Meeting and instead, holding the June Board meeting on June 19, 2025.

MOTION: Board Member Regina Leachman made a motion to cancel the June 5, 2025, Joint Board Meeting and move the meeting to June 19, 2025. Board Member Noah Nylander seconded the motion. In a 7-0 vote, all were in favor. Motion passed.

7. **Closed Session.**

The Board entered into closed session before Individual Consideration Item 4a.

- 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).

- 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.**

The Board entered into closed session before Individual Consideration Item 4a, and entered back into open session shortly after, at 6:11 PM.

9. **Receive reports from staff or Board Members about items of community interest.**

Director of Economic Development, Bernie Parker, gave a brief update on staff's time at the ICSC Las Vegas tradeshow.

10. **Adjourn.**

Board President Bruce Norwood adjourned the meeting at 6:32 PM.

Approved on the 19th day of June, 2025.

APPROVED:

Bruce Norwood
President of CDC/EDC

ATTESTED:

Dwyke Williams
Secretary of CDC/EDC



Item No. 5.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/19/2025
Staff Contact: Bernie Parker

AGENDA ITEM:

Consider & Discuss the 2025-2026 fiscal year budget and strategic planning priorities.

SUMMARY:

Staff would like to visit with the Board regarding the FY 2026 budget priorities and receive feedback on strategic planning priorities.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:



AGENDA ITEM:
Director's Report.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/19/2025
Staff Contact:



Item No. 6.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/19/2025
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. May 2025 Strategic Plan Update

Economic Development Highlights

May 2025

Vibrant

Bernie and Natasha, with the Mayor and Bruce attended the 2025 ICSC Trade Show in Las Vegas

Natasha and Salena attended The Quinn Grand Opening & Ribbon Cutting

Unique

The EDC was a Presenting Sponsor of the Greater Anna Chamber 2025 Spring Golf Tournament

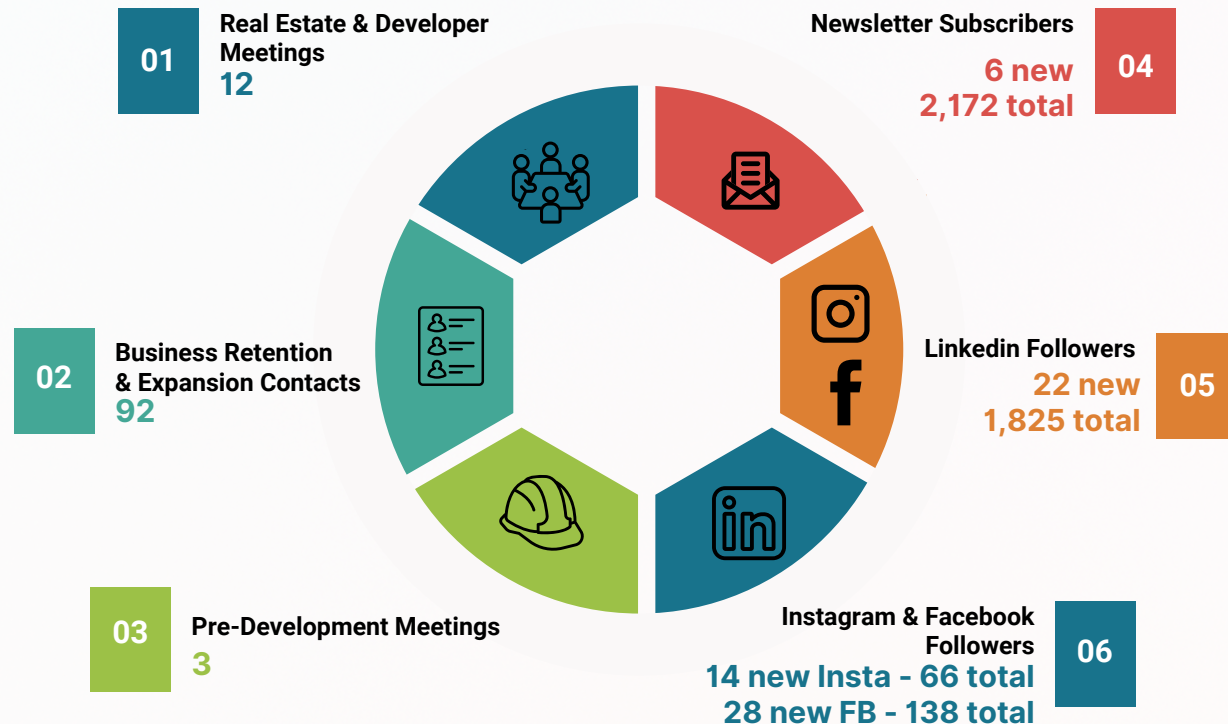
Natasha worked with Red Productions on the filming of our new, updated video

Neighborly

Bernie spoke to Anna neighbors during the 2025 Spring Cohert Neighborhood Acedemy

Natasha attended the Greater Anna Chamber of Commerce - Coffee & Connections

Salena visited each of our small businesses and presented them with a treat and a thank you!





Item No. 6.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/19/2025
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 April 2025, which is up roughly 20% from the previous year, April 2024.

STAFF RECOMMENDATION:

N/A

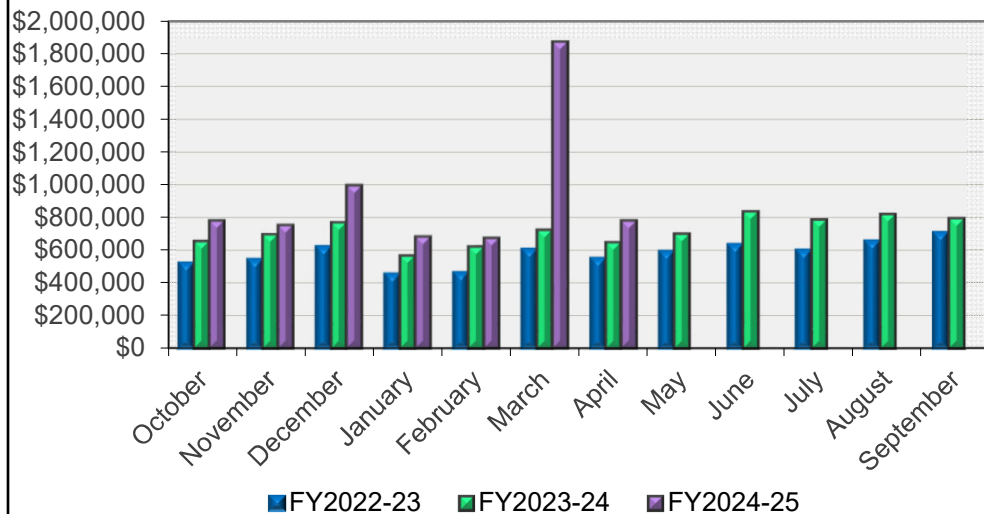
ATTACHMENTS:

1. 2025 Monthly Sales Tax Report

CITY OF ANNA
Schedule of Sales Tax Collections
For the month April 30, 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	675,214	9%	621,381
March	1,873,725	159%	723,838
April	779,340	20%	647,636
May			699,251
June			835,007
July			785,388
August			818,441
September			794,437
	\$ 6,540,466		\$ 8,611,581
Budget:	6,753,000	97%	6,753,100

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





Item No. 6.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/19/2025
Staff Contact: Salena Tittle

AGENDA ITEM:

Event Updates / Upcoming Events / Reminders

SUMMARY:

National Small Business Week:

On Tuesday, April 22nd, Mayor Pete Cain proclaimed May 4, 2025 - May 10, 2025 as National Small Business Week here in Anna. It is a time that we recognize, celebrate, and support our local small businesses and their contributions to our amazing community. The entire week was spent personally delivering gifts to all of our local small business owners and providing daily "Did You Know" small business facts on all of our social media pages.

2025 Economic Development Forum:

On Thursday, July 17th, we will be hosting our annual Economic Development Forum here at the Municipal Complex. Breakfast and networking are from 8:00am to 9:00am with opening welcome remarks and panelist discussions to follow in Council Chambers.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:

1. Small Business
2. Developer's Forum Invite (2)

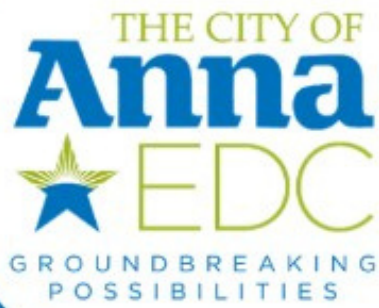
Happy National Small Business Week!

May 2025



THANK YOU!

2025 National Small Business Week



We celebrate you & all you bring to Anna!

www.opportunityannatx.com



Happy National Small Business Week!

DID YOU KNOW?



There are approximately 34.8 million small businesses operating in the United States today, creating nearly 64% of new jobs annually.



www.opportunityannatx.com



DEVELOPERS' FORUM



Join us for an exclusive event designed to share how Anna's ideal location offers unlimited development possibilities. Hear why Anna is the fifth fastest growing city in the nation, how it has invested in development, and why we are positioned for continued, explosive growth.

EVENT HIGHLIGHTS

► **Networking Over Coffee**
Meet other attendees and talk over complimentary breakfast and coffee

► **Texas and Economic Development Update**



Honored Guest:
Aaron Demerson
President & CEO
Texas Economic Development Corporation

► **Invested In Development**

Panel discussion about Anna's development in Downtown and along Highway 75



Danielle Kaufman
Kaufman
Consultants



David Copeland
Edge Realty
Partners



Mike Pettis
Partner
GTP Food Group



Eric Childs
Toole Design

► **Positioned for Growth**

Panel discussion about Anna's fast growing residential development and master planned communities



Andre Ferrari
The Tellus Group
Sherley Farms



Amy Brownlee
Perry Homes
Liberty Hills



Toby Tucker
Superintendent
Anna ISD

 **JULY 17, 2025**

 **8:30 - 11:00 AM**

 **ANNA MUNICIPAL COMPLEX
120 W. SEVENTH STREET
ANNA, TX 75409**

opportunityannatx.com



Item No. 7.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/19/2025
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. Pending Contracts.

SUMMARY:

Closed session deliberation.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:



Item No. 7.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/19/2025
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: 6/19/2025
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: 6/19/2025
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:



AGENDA ITEM:

Adjourn.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 10.

EDC/CDC Agenda
Staff Report

Meeting Date: 6/19/2025
Staff Contact: