

SPECIAL CALLED

MEETING AGENDA ANNA COMMUNITY DEVELOPMENT CORPORATION AND ANNA ECONOMIC DEVELOPMENT CORPORATION

Monday, July 7, 2025 @ 6:00 PM

The CDC/EDC of the City of Anna will hold a Special Meeting on Monday, July 7, 2025 at 6:00 PM, in the Anna Municipal Complex – Skyview Conference Room on the 2nd floor, located at 120 W. 7th Street, to consider the following items.

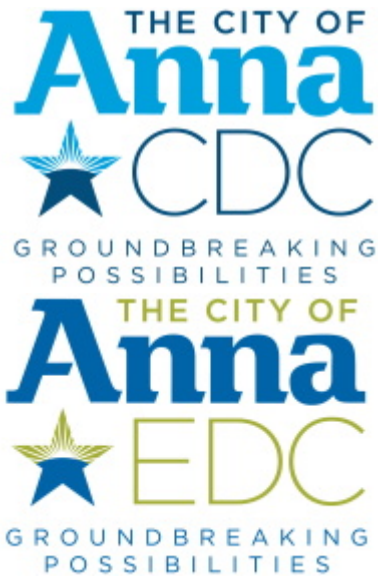
1. **Call to Order, Roll Call, and Establishment of Quorum.**
2. **Invocation and Pledge of Allegiance.**
3. **Neighbor Comments.**
Persons may address the Board of Directors on items not on the agenda; please observe the time limit of three (3) minutes. Members of the Board cannot comment on or deliberate statements of the public except as authorized by Section 551.042 of the Texas Government Code.
4. **Consent Agenda.**
5. **Items For Individual Consideration.**
 - a. Hold a Public Hearing and Consider/Discuss/Action on Resolution No. 2025-07-5 approving a Ground Lease Purchase Agreement and Performance Agreement between the Anna Community Development Corporation and GTP Food Group, LLC for restaurants and entertainment on property in the Anna Downtown District. (CDC)
6. **Director's Report.**
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 07/02/2025.

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: 7/7/2025
Staff Contact:

AGENDA ITEM:

Neighbor Comments.

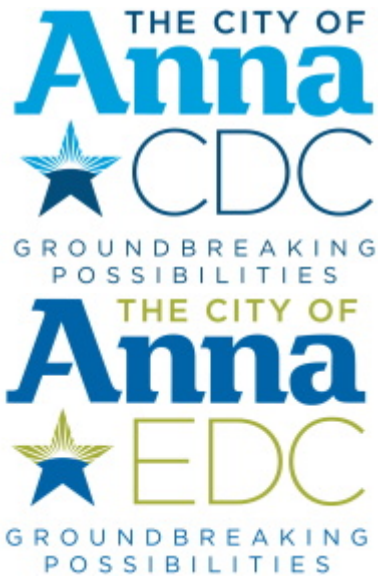
SUMMARY:

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. 5.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/7/2025
Staff Contact: Bernie Parker

AGENDA ITEM:

Hold a Public Hearing and Consider/Discuss/Action on Resolution No. 2025-07-5 approving a Ground Lease Purchase Agreement and Performance Agreement between the Anna Community Development Corporation and GTP Food Group, LLC for restaurants and entertainment on property in the Anna Downtown District. (CDC)

SUMMARY:

In 2022, the City Council and CDC-EDC Board held a joint workshop and identified acquiring downtown properties as a top priority. To move this forward, the CDC selected several parcels, covering around 5 acres in the Downtown Area, for acquisition and development.

To achieve this priority, staff recommends that the Community Development Corporation (CDC) approve and enter into a Ground Lease Purchase and Performance Agreement with GTP Food Group. The plan involves developing multiple restaurants and entertainment spaces on CDC-owned property in the downtown district. This agreement aligns with the CDC's mission to improve quality of life, boost sales tax revenue, create jobs, and contribute to a vibrant downtown atmosphere.

Additionally, the Performance Agreement has outlined initiatives, conditions, and timely deliverables that must be met by GTP Food Group.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution No. 2025-07-5 approving a Ground Lease Purchase Agreement and Performance Agreement between the Anna Community Development Corporation and GTP Food Group, LLC for restaurants and entertainment on property in the Anna Downtown District.

ATTACHMENTS:

1. 2025-07-5 CDC Resolution - Ground Lease and Purchase Agreement &

Performance Agreement

ANNA COMMUNITY DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-07-5

A RESOLUTION OF THE ANNA COMMUNITY DEVELOPMENT CORPORATION APPROVING AND AUTHORIZING A PROJECT INVOLVING A GROUND LEASE OF REAL PROPERTY AND CONDITIONAL OPTION TO PURCHASE SAID PROPERTY; AND FURTHER AUTHORIZING THE BOARD PRESIDENT OR VICE PRESIDENT TO EXECUTE ALL DOCUMENTS REQUIRED TO UNDERTAKE SAID PROJECT

WHEREAS, the Anna Community Development Corporation (the “CDC”) is authorized to undertake projects under Chapter 505 of the Texas Local Government Code; and

WHEREAS, the CDC Board of Directors (the “Board”) has held a duly noticed public hearing and finds that a certain Ground Lease Purchase Agreement and Performance Agreement between the CDC and GTP Food Group, LLC for restaurants and entertainment on property in the Anna Downtown District (the “Project”) will promote new or expanded business development;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF 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 Agreement and Take Additional Action

The Board hereby authorizes the Board President or Vice President to execute, on behalf of the CDC, subject to approval of legal form by the CDC’s legal counsel, an agreement between the CDC and GTP Food Group, LLC titled Ground Lease Purchase Agreement and Performance Agreement. The Board hereby further authorizes the Board President or Vice President and City of Anna staff to execute any associated documents and take any additional actions necessary to implement and manage the Project.

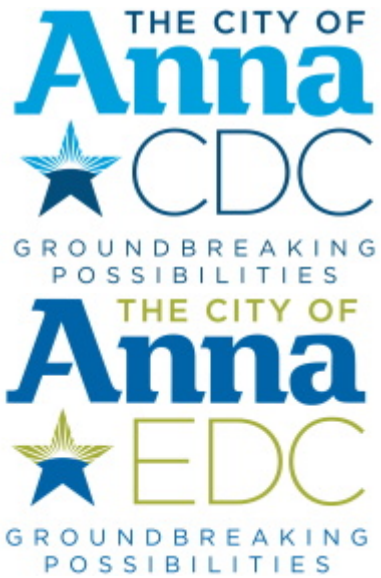
PASSED AND APPROVED by the Anna Community Development Corporation on this 7th day of July 2025.

APPROVED:

ATTEST:

Bruce Norwood, CDC President

Dwyke Williams, CDC Secretary



Item No. 6.

EDC/CDC Agenda
Staff Report

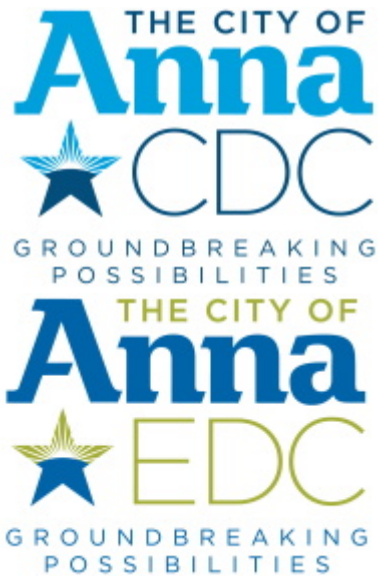
Meeting Date: 7/7/2025
Staff Contact:

AGENDA ITEM:
Director's Report.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 7.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/7/2025
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: 7/7/2025
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.

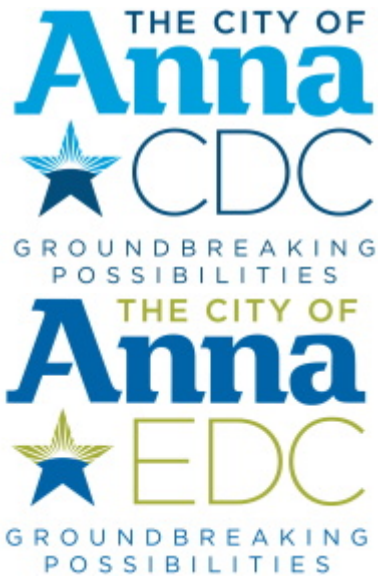
SUMMARY:

Closed session deliberation.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:



Item No. 7.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/7/2025
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).

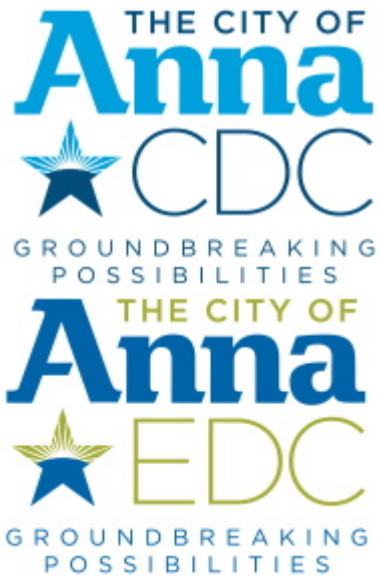
SUMMARY:

Closed session deliberation.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:



Item No. 7.d.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/7/2025
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.

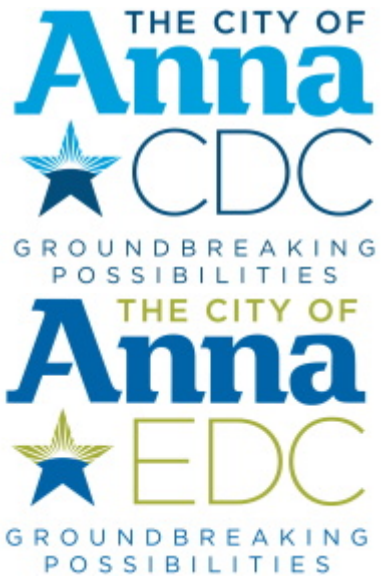
SUMMARY:

Closed session deliberation.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:



Item No. 10.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/7/2025
Staff Contact:

AGENDA ITEM:

Adjourn.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS: