

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

Thursday, July 10, 2025 @ 6:00 PM

The CDC/EDC of the City of Anna will meet on Thursday, July 10, 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 June 19, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
 - b. Approve minutes from the June 19, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)
5. **Items For Individual Consideration.**
 - a. Conduct a Public Hearing and Consider/Discuss/Action on Resolution No. 2025-7-6 approving the Fiscal Year 2025-2026 Anna CDC budget and authorizing publication of the adopted budget. (CDC)
 - b. Consider/Discuss/Action on Resolution No. 2025-7-7 approving the Fiscal Year 2025-2026 Anna EDC budget. (EDC)
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 07/03/2025.

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: 7/10/2025
Staff Contact:

AGENDA ITEM:

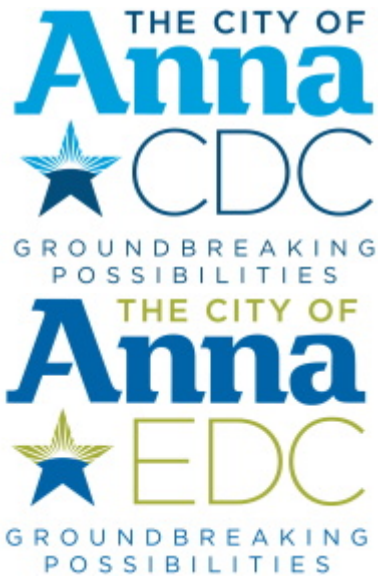
Neighbor Comments.

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:

ATTACHMENTS:



Item No. 4.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/10/2025
Staff Contact: Salena Tittle

AGENDA ITEM:

Approve minutes from the June 19, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

SUMMARY:

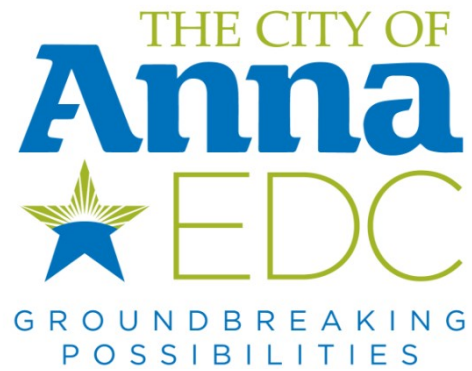
Review and approve the meeting minutes from the June 19, 2025, Joint CDC/EDC Meeting.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

1. June 19_2025 CDC EDC Joint Meeting Minutes_Draft



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

Thursday, June 19, 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, June 19, 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 Rocio Gonzalez
Board Member Edward Culham (arrived at 6:10 PM)
Board Member Regina Leachman

Others Present:

Director of Economic Development Bernie Parker
Assistant Director of Economic Development Natasha Roach
Economic Development Manager Salena Tittle
Mayor Pete Cain

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 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)

MOTION: Board Member Regina Leachman made a motion on behalf of the CDC and EDC to approve Consent Agenda Items, 4a & 4b. Board Vice-President Manny Singh seconded the motion. In a 7-0 vote, all were in favor. Motion passed.

- 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)

MOTION: Board Member Dwyke Williams made a motion on behalf of the CDC and EDC to approve Consent Agenda Items, 4c & 4d. Board Member Noah Nylander seconded the motion. In a 7-0 vote, all were in favor. Motion passed.

5. **Individual Consideration.**

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

Director Bernie Parker gave a brief presentation regarding the 2025-2026 fiscal year budget.

No action taken.

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: 2025 ICSC Las Vegas Trade Show, The Quinn Grand Opening & Ribbon Cutting, Greater Anna Chamber of Commerce Spring Golf Tournament, Red Productions Video Shoot, National Small Business Week, 2025 Spring Cohort Neighbor Academy, and Coffee & Connections.

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 April 2025, which is up approximately 20% 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 National Small Business Week and reminded the Board of the upcoming 2025 Economic Development Forum that will take place on July 17th. 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.**

MOTION: Board Member Edward Culham made a motion to enter into closed session. Board Secretary Dwyke Williams seconded the motion. In a 7-0 vote, all were in favor. Motion passed.

The CDC/EDC Board entered into closed session at 7:05 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).
- 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 7:55 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 7:56 PM.

Approved on the 10th day of July, 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: 7/10/2025
Staff Contact: Salena Tittle

AGENDA ITEM:

Approve minutes from the June 19, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

SUMMARY:

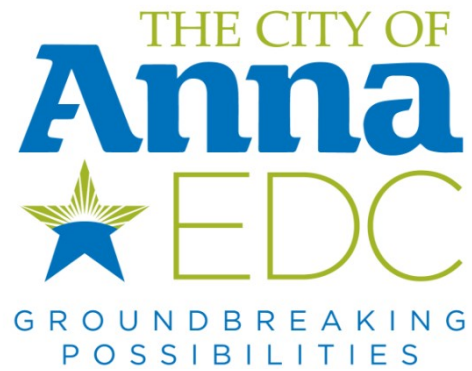
Review and approve the meeting minutes from the June 19, 2025, Joint CDC/EDC Meeting.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

1. June 19_2025 CDC EDC Joint Meeting Minutes_Draft



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

Thursday, June 19, 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, June 19, 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 Rocio Gonzalez
Board Member Edward Culham (arrived at 6:10 PM)
Board Member Regina Leachman

Others Present:

Director of Economic Development Bernie Parker
Assistant Director of Economic Development Natasha Roach
Economic Development Manager Salena Tittle
Mayor Pete Cain

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 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)

MOTION: Board Member Regina Leachman made a motion on behalf of the CDC and EDC to approve Consent Agenda Items, 4a & 4b. Board Vice-President Manny Singh seconded the motion. In a 7-0 vote, all were in favor. Motion passed.

- 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)

MOTION: Board Member Dwyke Williams made a motion on behalf of the CDC and EDC to approve Consent Agenda Items, 4c & 4d. Board Member Noah Nylander seconded the motion. In a 7-0 vote, all were in favor. Motion passed.

5. **Individual Consideration.**

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

Director Bernie Parker gave a brief presentation regarding the 2025-2026 fiscal year budget.

No action taken.

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: 2025 ICSC Las Vegas Trade Show, The Quinn Grand Opening & Ribbon Cutting, Greater Anna Chamber of Commerce Spring Golf Tournament, Red Productions Video Shoot, National Small Business Week, 2025 Spring Cohort Neighbor Academy, and Coffee & Connections.

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 April 2025, which is up approximately 20% 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 National Small Business Week and reminded the Board of the upcoming 2025 Economic Development Forum that will take place on July 17th. 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.**

MOTION: Board Member Edward Culham made a motion to enter into closed session. Board Secretary Dwyke Williams seconded the motion. In a 7-0 vote, all were in favor. Motion passed.

The CDC/EDC Board entered into closed session at 7:05 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).
- 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 7:55 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 7:56 PM.

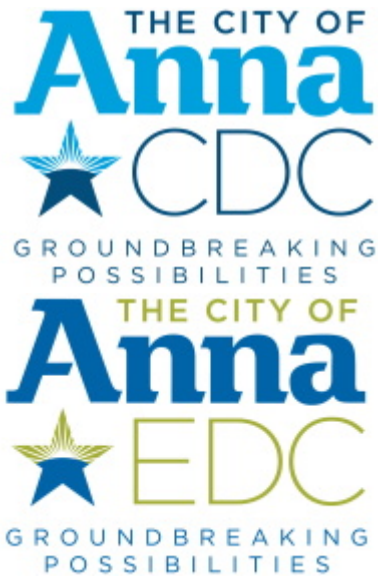
Approved on the 10th day of July, 2025.

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: 7/10/2025
Staff Contact: Bernie Parker

AGENDA ITEM:

Conduct a Public Hearing and Consider/Discuss/Action on Resolution No. 2025-7-6 approving the Fiscal Year 2025-2026 Anna CDC budget and authorizing publication of the adopted budget. (CDC)

SUMMARY:

Staff is proposing a 2025-2026 Fiscal Year CDC budget of \$3,454,048. If approved, it will allow for land acquisition and improvements, building improvements, equipment purchases, capital expenditures, promotional expenditures, legal services, administrative personnel services, and other purposes permitted by law in order to improve community development and promote new or expanded business enterprises for the benefit of the public.

STAFF RECOMMENDATION:

Staff recommends that the Board approve Resolution No. 2025-7-6 approving the proposed 2025-2026 Fiscal Year CDC budget.

ATTACHMENTS:

1. 2025-07-6 CDC Resolution - CDC 2025-2026 FY Budget
2. Proposed 2025-2026 CDC Budget

ANNA COMMUNITY DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-07-6

**A RESOLUTION OF THE ANNA COMMUNITY DEVELOPMENT CORPORATION
ADOPTING THE 2025-2026 FISCAL YEAR BUDGET AND AUTHORIZING
PUBLICATION OF NOTICE OF PROJECTS**

WHEREAS, to be effective October 1, 2025, the Anna Community Development Corporation (the “CDC”) and subject to approval of the City of Anna City Council, the Board of Directors of the CDC desires to approve and adopt the CDC budget for the 2025-2026 fiscal year; and

WHEREAS, the CDC Board of Directors (the “Board of Directors”) of the Anna Community Development Corporation (the “Corporation”), created by the City of Anna, Texas (the “City”), in accordance with Article 5190.6, V.A.T.C.S., Section 4B, and now operating under Texas Local Government Code, Chapter 505 (the “Act”) has determined that it is advisable and in the best interests of the Corporation to give notice of the intention of the Corporation to undertake the following projects:

Land acquisition and improvements, building improvements, equipment purchases, park facilities and improvements, capital expenditures, targeted infrastructure, site improvements, promotional expenditures, engineering and/or legal services, administrative personnel services, and other purposes permitted by law, in order to provide improved community development and/or to promote new or expanded business enterprises for the benefit of the public. The costs of the Projects are estimated not to exceed \$3,454,048 including but not limited to the specific projects or general types of projects set forth in the Anna Community Development Corporation’s 2025-2026 fiscal year budget.

The Projects will be financed and/or paid from the proceeds of sales tax revenue and other resources of the Corporation.

WHEREAS, such projects are authorized under the Act and found by the Board of Directors to promote new or expanded business development pursuant to Section 505.158, Texas Local Government Code; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was passed, was open to the public and public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Local Government Code; and

**NOW THEREFORE, BE IT RESOLVED BY 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. **Adoption of Fiscal Year 2025-2026 Budget**

The CDC Board of Directors hereby approves adopting the Anna Community Development Corporation 2025-2026 fiscal year budget as set forth in Exhibit A, attached hereto and incorporated herein for all purposes as if set forth in full, subject to approval by the City of Anna City Council.

PASSED AND APPROVED by the Anna Community Development Corporation on this 10th day of July 2025.

APPROVED:

ATTEST:

Bruce Norwood, CDC President

Dwyke Williams, CDC Secretary



		2025-2026			
		PB 2025-2026			
Account Number	Account Name				
Fund: 890 - Community Development Corporation					
Department: 825 - Community Development Corporation					
890-825-61010	Salaries	408,855.00			
890-825-61110	Payroll Taxes-City Part FICA	31,278.00			
890-825-61210	Health Insurance	44,000.00			
890-825-61220	TMRS Retirement	60,143.00			
890-825-61230	Unemployment	491.00			
890-825-61240	Worker's Compensation	7,000.00			
890-825-62011	Office Supplies	4,000.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	basic needs		1.00	4,000.00	4,000.00
890-825-62012	Other Supplies - Misc.	9,000.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	meals, meetings supplies, or other administrative		1.00	9,000.00	9,000.00
890-825-62210	Postage	400.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	mailing bills, etc		1.00	400.00	400.00
890-825-62310	Clothing Supplies	4,500.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	new logo, new councilmembers, new board members		1.00	4,500.00	4,500.00
890-825-62910	IT Supplies	4,500.00			
890-825-67000	Contract Services	190,700.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	Costar		1.00	6,500.00	6,500.00
PB 2025-2026	Downtown Lawn Care		1.00	12,000.00	12,000.00
PB 2025-2026	Eisenburg Marketing and Branding Plan		1.00	65,000.00	65,000.00
PB 2025-2026	GISWebtech		1.00	6,000.00	6,000.00
PB 2025-2026	Impact Data Source		1.00	6,500.00	6,500.00
PB 2025-2026	Interurban Pedestrian Corridor Project		1.00	52,000.00	52,000.00
PB 2025-2026	Residential Strategies		1.00	3,500.00	3,500.00
PB 2025-2026	Resimplifi Real Estate Data		1.00	5,200.00	5,200.00
PB 2025-2026	Retail Coach		1.00	25,000.00	25,000.00
PB 2025-2026	Tax software		1.00	5,000.00	5,000.00
PB 2025-2026	Web Hosting		1.00	4,000.00	4,000.00
890-825-67016	Promotion Expense	303,000.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	BRE Program		1.00	5,000.00	5,000.00
PB 2025-2026	Chamber Event Sponsorship		1.00	8,000.00	8,000.00
PB 2025-2026	Development Forum Event		1.00	5,000.00	5,000.00
PB 2025-2026	Marketing Plan Implementation - digital, social, p		1.00	285,000.00	285,000.00
890-825-67019	Legal Expense	25,000.00			
890-825-67020	Audit/Accounting Expense	7,500.00			

Budget Listing

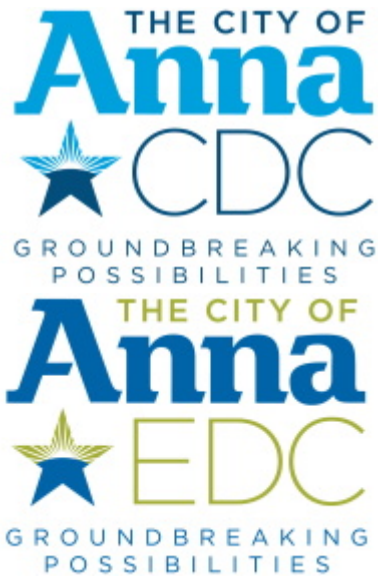
For Fiscal: 2025-2026 Period Ending: 10/31/202

Account Number	Account Name	2025-2026 PB 2025-2026			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	CPA services - audit, 990, 1099s		1.00	7,500.00	7,500.00
890-825-67031	Public Notices - Advertising	500.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	publish notices		1.00	500.00	500.00
890-825-67053	Economic Development Grant Expense	1,110,000.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	CDC grant to EDC		1.00	60,000.00	60,000.00
PB 2025-2026	Chief Partners Sales Tax Incentive Phase II		1.00	300,000.00	300,000.00
PB 2025-2026	Other Targeted Area Economic Development Grants		1.00	600,000.00	600,000.00
PB 2025-2026	TDA Downtown Revitalization Grant/CDF Match Grant		2.00	75,000.00	150,000.00
890-825-67058	Insurance - Property & Liability	800.00			
890-825-67061	Dues, Publications & Licenses	17,665.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	Anna Chamber of Commerce Membership		1.00	3,000.00	3,000.00
PB 2025-2026	APA Membership (ST)		1.00	450.00	450.00
PB 2025-2026	Brew City, Texas Annual Membership		1.00	350.00	350.00
PB 2025-2026	Canva (Newsletter)		1.00	250.00	250.00
PB 2025-2026	Dallas Morning News		1.00	200.00	200.00
PB 2025-2026	DBJ		1.00	350.00	350.00
PB 2025-2026	ICMA/TCMA		1.00	600.00	600.00
PB 2025-2026	ICSC		10.00	245.00	2,450.00
PB 2025-2026	IEDC		3.00	455.00	1,365.00
PB 2025-2026	Jasper Software		1.00	800.00	800.00
PB 2025-2026	Mailchimp (Newsletter)		1.00	600.00	600.00
PB 2025-2026	TEDC		3.00	550.00	1,650.00
PB 2025-2026	Texas Downtown Association		1.00	600.00	600.00
PB 2025-2026	TxEDC		1.00	5,000.00	5,000.00
890-825-67200	Travel/Training Expense	60,975.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	Area Development Womens Conference (Nat)		1.00	2,800.00	2,800.00
PB 2025-2026	Bisnow Event Registrations		1.00	1,000.00	1,000.00
PB 2025-2026	Collin County Summit Sponsorship		1.00	7,500.00	7,500.00
PB 2025-2026	DFW Marketing Team Trips		1.00	2,500.00	2,500.00
PB 2025-2026	International Council of Shopping Centers Annual C		1.00	15,000.00	15,000.00
PB 2025-2026	International Council Shopping Centers Texas		1.00	7,000.00	7,000.00
PB 2025-2026	International Economic Development Council Annual		2.00	1,250.00	2,500.00
PB 2025-2026	Official Austin Visits Government Outreach		1.00	2,500.00	2,500.00
PB 2025-2026	OU EDI Courses for (ST)		1.00	7,000.00	7,000.00
PB 2025-2026	Quartly Legislative Initiatives		1.00	6,000.00	6,000.00
PB 2025-2026	TEDC Sales Tax Workshop		3.00	225.00	675.00
PB 2025-2026	Texas Economic Development Council Annual Conferen		2.00	2,000.00	4,000.00
PB 2025-2026	Urban Land Inst		1.00	2,500.00	2,500.00
890-825-67790	Interest Expense	271,412.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	Lamar Bank August Payment		1.00	25,141.00	25,141.00
PB 2025-2026	Lamar Bank May Payment		1.00	24,867.00	24,867.00
PB 2025-2026	Lamar Bank November Payment		1.00	26,785.00	26,785.00

Budget Listing

For Fiscal: 2025-2026 Period Ending: 10/31/2025

		2025-2026		
Account Number	Account Name	PB 2025-2026		
PB 2025-2026	Sales Tax Revenue Bonds, Series 2012-B Aug Payment	1.00	13,398.00	13,398.00
PB 2025-2026	Sales Tax Revenue Bonds, Series 2012-B Feb Payment	1.00	15,092.00	15,092.00
PB 2025-2026	Sales Tax Revenue Bonds, Series 2016 Aug Payment	1.00	28,000.00	28,000.00
PB 2025-2026	Sales Tax Revenue Bonds, Series 2016 Feb Payment	1.00	28,205.00	28,205.00
PB 2025-2026	Southside Banc Shares April Payment	1.00	27,331.00	27,331.00
PB 2025-2026	Southside Banc Shares July Payment	1.00	27,020.00	27,020.00
PB 2025-2026	Southside Bancshares Jan Payment	1.00	27,636.00	27,636.00
PB 2025-2026	Southside Bancshares Oct Payment	1.00	27,937.00	27,937.00
890-825-69310	Land Acquisition			525,000.00
Budget Detail				
Budget Code	Description	Units	Price	Amount
PB 2025-2026	Land Acquisition	0.00	0.00	525,000.00
890-825-71090	Debt Service - Principal			367,329.00
Budget Detail				
Budget Code	Description	Units	Price	Amount
PB 2025-2026	Lamar National Bank August Payment	1.00	39,810.00	39,810.00
PB 2025-2026	Lamar National Bank February Payment	1.00	38,703.00	38,703.00
PB 2025-2026	Lamar National Bank May Payment	1.00	40,085.00	40,085.00
PB 2025-2026	Lamar National Bank November Payment	1.00	38,166.00	38,166.00
PB 2025-2026	Sales Tax Revenue Bonds Series 2012-B	1.00	110,000.00	110,000.00
PB 2025-2026	Sales Tax Revenue Bonds, Series 2016	1.00	25,000.00	25,000.00
PB 2025-2026	Southside Bancshares April Payment	1.00	19,042.00	19,042.00
PB 2025-2026	Southside Bancshares January Payment	1.00	18,736.00	18,736.00
PB 2025-2026	Southside Bancshares July Payment	1.00	19,352.00	19,352.00
PB 2025-2026	Southside Bancshares October Payment	1.00	18,435.00	18,435.00
Total Department: 825 - Community Development Corporation:				3,454,048.00
Total Fund: 890 - Community Development Corporation:				3,454,048.00
Report Total:				3,454,048.00



Item No. 5.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/10/2025
Staff Contact: Bernie Parker

AGENDA ITEM:

Consider/Discuss/Action on Resolution No. 2025-7-7 approving the Fiscal Year 2025-2026 Anna EDC budget. (EDC)

SUMMARY:

Staff is proposing a 2025-2026 Fiscal Year EDC budget of \$524,800. If approved, it will allow for prospective incentives and possible building costs.

STAFF RECOMMENDATION:

Staff recommends that the Board approve Resolution No. 2025-7-7 approving the proposed 2025-2026 Fiscal Year EDC budget.

ATTACHMENTS:

1. 2025-07-7 EDC Resolution - EDC 2025-2026 FY Budget
2. Proposed 2025-2026 EDC Budget

ANNA COMMUNITY DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-07-7

**A RESOLUTION OF THE ANNA COMMUNITY DEVELOPMENT CORPORATION
ADOPTING THE 2025-2026 FISCAL YEAR BUDGET**

WHEREAS, to be effective October 1, 2025, the Anna Economic Development Corporation (the “EDC”) and subject to approval of the City of Anna City Council, the Board of Directors of the EDC desires to approve and adopt the EDC budget for the 2025-2026 fiscal year; and

**NOW THEREFORE, BE IT RESOLVED BY 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. Adoption of Fiscal Year 2025-2026 Budget

The EDC Board of Directors hereby approves adopting the Anna Economic Development Corporation 2025-2026 fiscal year budget as set forth in Exhibit A, attached hereto and incorporated herein for all purposes as if set forth in full, subject to approval by the City of Anna City Council.

PASSED AND APPROVED by the Anna Economic Development Corporation on this 10th day of July 2025.

APPROVED:

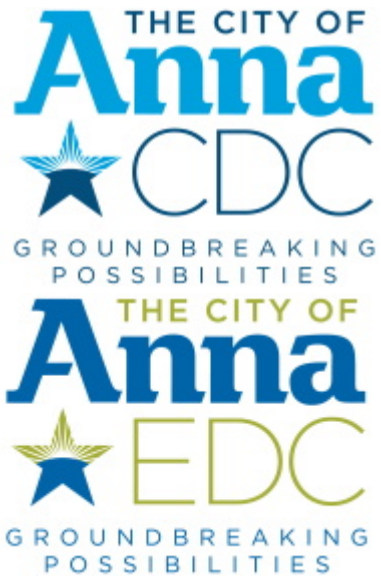
ATTEST:

Bruce Norwood, CDC President

Dwyke Williams, CDC Secretary



Account Number	Account Name	2025-2026 PB 2025-2026			
Fund: 892 - Economic Development Corporation					
Department: 825 - Community Development Corporation					
892-825-62012	Other Supplies - Misc.	0.00			
892-825-62210	Postage	0.00			
892-825-63012	Maint. & Repair - Buildings	50,000.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	Maintenance/Repairs -312 N. Powell/101 S. Powell		1.00	50,000.00	50,000.00
892-825-66010	Electricity	5,000.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	Based on three year history		1.00	5,000.00	5,000.00
892-825-66020	Gas - Natural/Propane	1,500.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	Based on three year history		1.00	1,500.00	1,500.00
892-825-66030	City Utilities Water/Sewer/Trash	0.00			
892-825-66040	Telecom	1,800.00			
892-825-67000	Contract Services	41,500.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	Printing		1.00	1,500.00	1,500.00
PB 2025-2026	Professional Services (target industry analysis)		1.00	40,000.00	40,000.00
892-825-67008	IT Support Services	0.00			
892-825-67016	Promotion Expense	0.00			
892-825-67019	Legal Expense	20,000.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	legal fees		1.00	20,000.00	20,000.00
892-825-67020	Audit/Accounting Expense	5,000.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	CPA Services - Audit, 1099 form 990		1.00	5,000.00	5,000.00
892-825-67053	Economic Development Grant Expense	400,000.00			
892-825-67058	Insurance - Property & Liability	0.00			
892-825-67130	Professional Services Non Contract	0.00			
892-825-67200	Travel/Training Expense	0.00			
892-825-67999	Other Services - Misc.	0.00			
892-825-68910	Depreciation Expense	0.00			
892-825-69010	Construction	0.00			
892-825-69310	Land Acquisition	0.00			
892-825-69410	Capital Expenditures	0.00			
892-825-98100	Transfers Out	0.00			
Total Department: 825 - Community Development Corporation:		524,800.00			
Total Fund: 892 - Economic Development Corporation:		524,800.00			
Report Total:		524,800.00			



Item No. 6.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/10/2025
Staff Contact:

AGENDA ITEM:
Director's Report.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 6.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/10/2025
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. June 2025 Strategic Plan Update

Economic Development Highlights June 2025

Unique

Bernie had the opportunity to talk about Anna with Dan Rafter at REJournals

Bernie was on a discussion panel to talk about the growth of Collin County

Neighborly

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

01 Real Estate & Developer Meetings
8

Newsletter Subscribers
18 new
2,190 total

04

02 Business Retention & Expansion Contacts
12

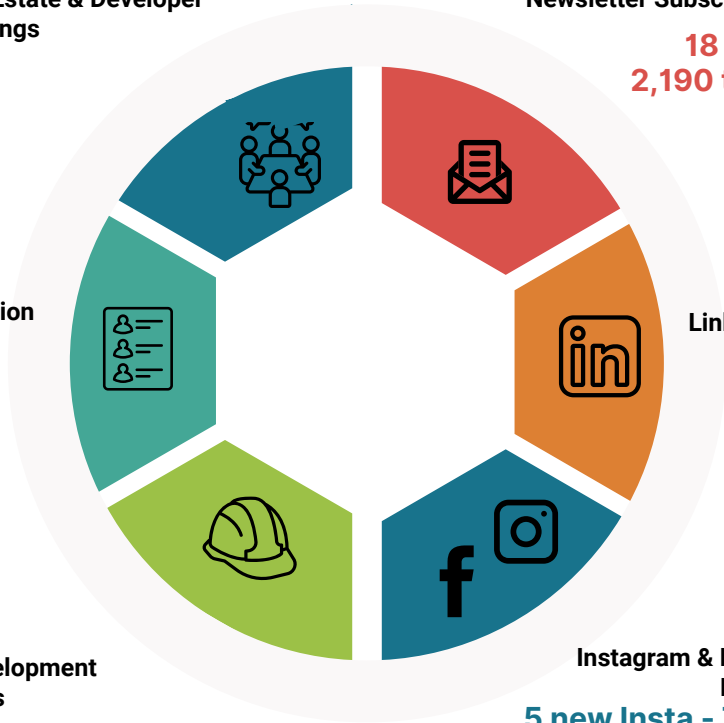
LinkedIn Followers
16 new
1,841 total

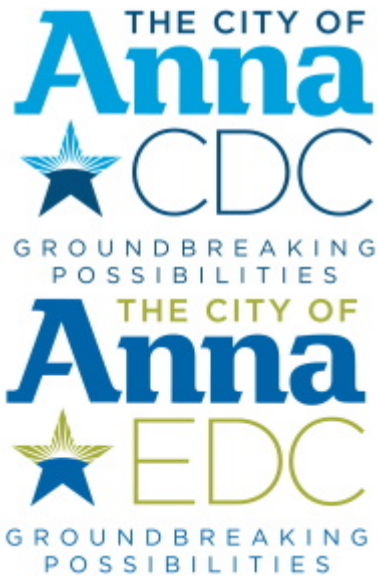
05

03 Pre-Development Meetings
2

Instagram & Facebook Followers
5 new Insta - 71 total
10 new FB - 148 total

06





Item No. 6.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/10/2025
Staff Contact: Bernie Parker

AGENDA ITEM:

Financial Report / Sales Tax Update

SUMMARY:

Director of Economic Development, Bernie Parker, to update the Board on overall sales tax. The last update received on sales tax was for the month of April 2025, which was up roughly 20% from the previous year, April 2024. New sales tax figures reflecting the month of May should be out within the next two weeks.

STAFF RECOMMENDATION:

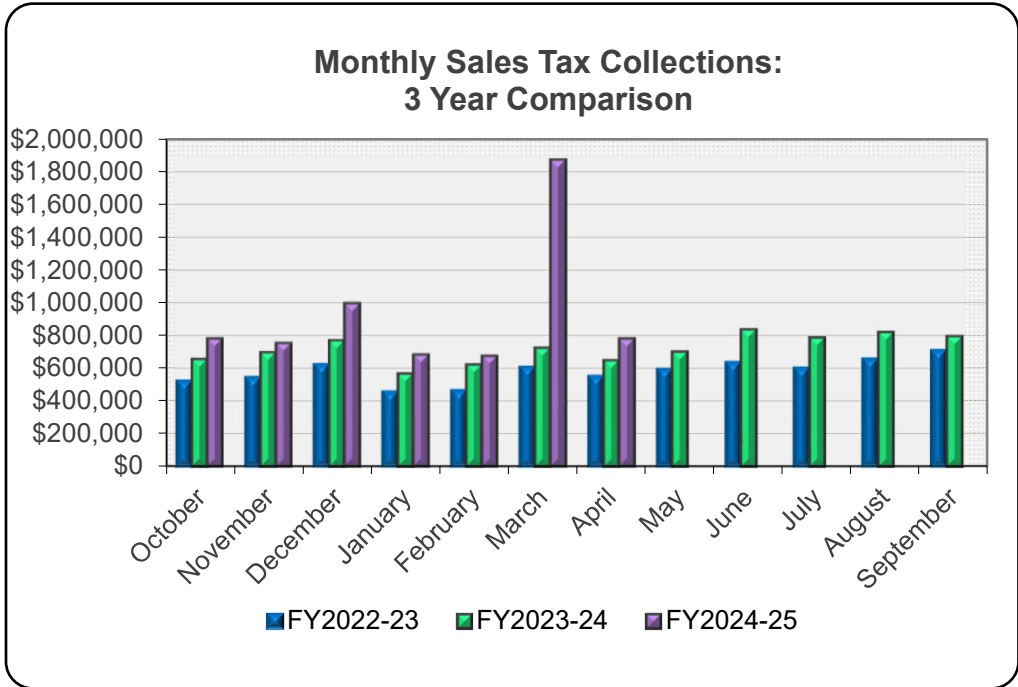
N/A

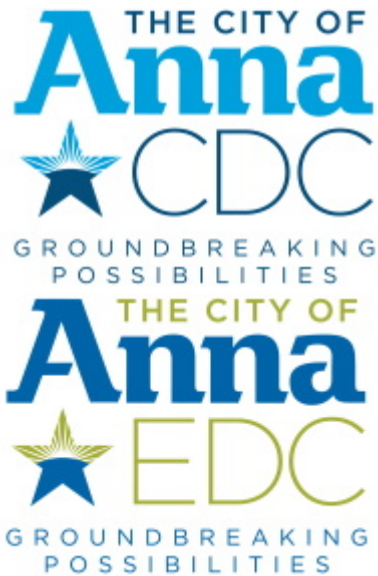
ATTACHMENTS:

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





Item No. 6.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/10/2025
Staff Contact: Salena Tittle

AGENDA ITEM:

Event Updates / Upcoming Events / Reminders

SUMMARY:

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.

August 7th CDC/EDC Meeting:

The CDC/EDC Joint Board Meeting is scheduled for Thursday, August 7th at our regularly scheduled time of 6:00pm. This will be a joint City Council and CDC/EDC Board meeting.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:

1. Developer's Forum Invite (2)

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



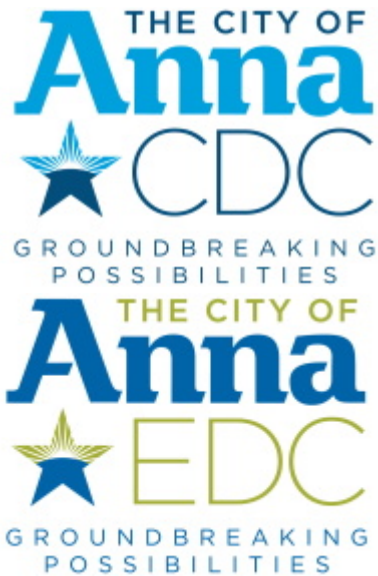
Toby Tucker
 Superintendent
 Anna ISD

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: 7/10/2025
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: 7/10/2025
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.

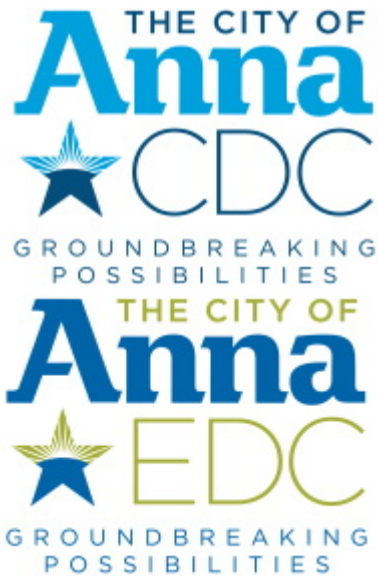
SUMMARY:

Closed session deliberation.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:



Item No. 7.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/10/2025
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).

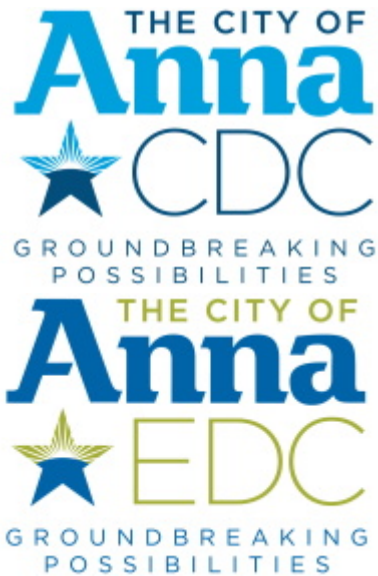
SUMMARY:

Closed session deliberation.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:



Item No. 7.d.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/10/2025
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.

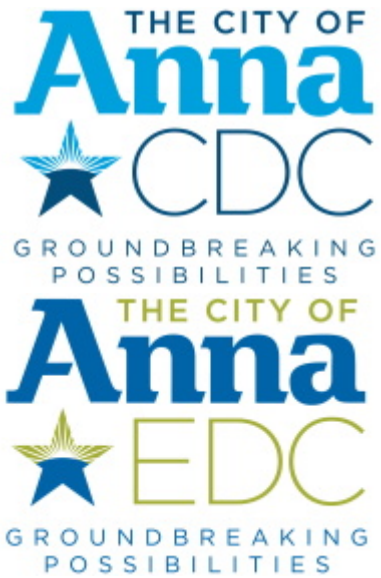
SUMMARY:

Closed session deliberation.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:



Item No. 10.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/10/2025
Staff Contact:

AGENDA ITEM:

Adjourn.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS: