

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

Thursday, August 7, 2025 @ 6:00 PM

The CDC/EDC of the City of Anna will meet on Thursday, August 7, 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. **Introduction to New EDC Director**
4. **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.
5. **Consent Agenda.**
 - a. Approve minutes from the July 7, 2025, Special Called Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
 - b. Approve minutes from the July 7, 2025, Special Called Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)
 - c. Approve minutes from the July 10, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
 - d. Approve minutes from the July 10, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)
6. **Items For Individual Consideration.**

- a. Hold a Public Hearing and Consider/Discuss/Action on Resolution No. 2025-08-8 authorizing an expenditure not to exceed \$75,000 in support of the City of Anna's application of the Texas Community Development Block Grant - Community Development Fund Program. (CDC)
- b. Hold a Public Hearing and Consider/Discuss/Action on Resolution No. 2025-08-9 authorizing an expenditure not to exceed \$250,000 from the Anna Community Development Corporation to the Anna Economic Development Corporation for certain projects. (CDC)
- c. Hold a Public Hearing and Consider/Discuss/Action on Resolution No. 2025-08-10 authorizing an expenditure not to exceed \$100,000 for the demolition of structures which are located on the downtown CDC-owned properties. (CDC)

7. **Director's Report.**

- a. Strategic Plan Update
- b. Financial Report / Sales Tax Update
- c. Event Updates / Upcoming Events / Reminders

8. **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.

9. **Reconvene into open session and take any action on closed session items.**

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

11. **Adjourn.**

This is to certify that I, Natasha Roach, Interim Director of Economic Development, posted this Agenda on the City's website (www.annatexas.gov) and at the Anna Municipal Complex bulletin board at or before 5:00 p.m. on 08/01/2025.

Natasha Roach, Interim 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: 8/7/2025
Staff Contact: Joey Grisham

AGENDA ITEM:

Introduction to New EDC Director

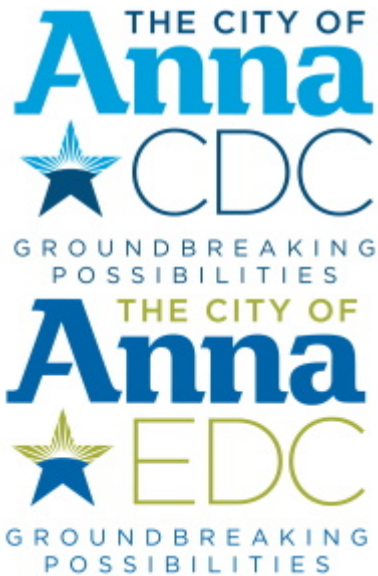
SUMMARY:

New Director of Economic Development, Joey Grisham, introduction to Board of Directors.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:



Item No. 4.

EDC/CDC Agenda
Staff Report

Meeting Date: 8/7/2025

Staff Contact:

AGENDA ITEM:

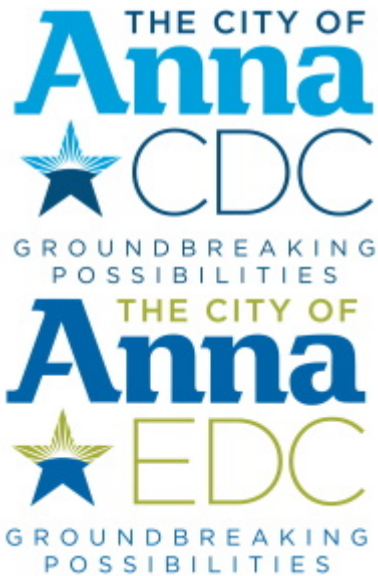
Neighbor Comments.

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:

ATTACHMENTS:



Item No. 5.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 8/7/2025
Staff Contact: Salena Tittle

AGENDA ITEM:

Approve minutes from the July 7, 2025, Special Called Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

SUMMARY:

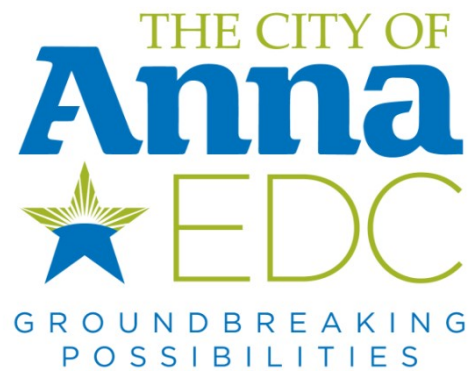
Review and approve the meeting minutes from the Special Called July 7, 2025, Joint CDC/EDC Meeting.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

1. July 7_2025 CDC EDC Special Called Joint Meeting Minutes_Draft



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

Monday, July 7, 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 Monday, July 7, 2025, at the Anna Municipal Complex in City Council Chambers, located at 120 W. 7th Street, Anna, Texas 75409.

A video recording of the open session portions of the meeting may be viewed online at the City of Anna's website: [Agenda and Minutes](#)

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

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

Members Present:

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

Others Present:

Director of Economic Development Bernie Parker
Assistant Director of Economic Development Natasha Roach
Economic Development Manager Salena Tittle
City Attorney David Overcash
Mayor Pete Cain

Absent:

Board Member Rocio Gonzalez

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.**

There were none.

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

The CDC/EDC Board entered into closed session at 6:02 PM.

Board President Bruce Norwood called the CDC/EDC Board Meeting back into open session at 6:26 PM.

5. **Individual Consideration.**

- a. Conduct 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)

Board President Bruce Norwood opened the Public Hearing at 6:26 PM.

Seeing that there were no public speaker cards for this item, Board President Bruce Norwood closed the Public Hearing at 6:27 PM.

MOTION: Board Member Edward Culham made a motion to approve Resolution No. 2025-07-5 entering into a Ground Lease Purchase

Agreement and Performance Agreement with GTP Food Group, LLC. Board Vice-President Manny Singh seconded the motion. In a 6-0 vote, all were in favor. Motion passed.

6. **Director's Report.**

There was none.

7. **Closed Session.**

The Board entered into closed session before Individual Consideration Item 5a.

- 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 5a at 6:02 PM, and entered back into open session shortly after, at 6:26 PM.

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

There were none.

10. **Adjourn.**

Board President Bruce Norwood adjourned the meeting at 6:29 PM.

Approved on the 7th day of August, 2025.

APPROVED:

ATTESTED:

Bruce Norwood
President of CDC/EDC

Dwyke Williams
Secretary of CDC/EDC



Item No. 5.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 8/7/2025
Staff Contact: Salena Tittle

AGENDA ITEM:

Approve minutes from the July 7, 2025, Special Called Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

SUMMARY:

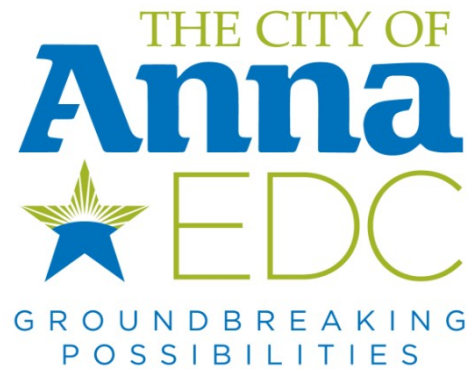
Review and approve the meeting minutes from the Special Called July 7, 2025, Joint CDC/EDC Meeting.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

1. July 7_2025 CDC EDC Special Called Joint Meeting Minutes_Draft



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

Monday, July 7, 2025 @ 6:00 PM

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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
Board Secretary Dwyke Williams
Board Member Noah Nylander
Board Member Regina Leachman
Board Member Edward Culham

Others Present:

Director of Economic Development Bernie Parker
Assistant Director of Economic Development Natasha Roach
Economic Development Manager Salena Tittle
City Attorney David Overcash
Mayor Pete Cain

Absent:

Board Member Rocio Gonzalez

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.**

There were none.

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

The CDC/EDC Board entered into closed session at 6:02 PM.

Board President Bruce Norwood called the CDC/EDC Board Meeting back into open session at 6:26 PM.

5. **Individual Consideration.**

- a. Conduct 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)

Board President Bruce Norwood opened the Public Hearing at 6:26 PM.

Seeing that there were no public speaker cards for this item, Board President Bruce Norwood closed the Public Hearing at 6:27 PM.

MOTION: Board Member Edward Culham made a motion to approve Resolution No. 2025-07-5 entering into a Ground Lease Purchase

Agreement and Performance Agreement with GTP Food Group, LLC. Board Vice-President Manny Singh seconded the motion. In a 6-0 vote, all were in favor. Motion passed.

6. **Director's Report.**

There was none.

7. **Closed Session.**

The Board entered into closed session before Individual Consideration Item 5a.

- 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 5a at 6:02 PM, and entered back into open session shortly after, at 6:26 PM.

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

There were none.

10. **Adjourn.**

Board President Bruce Norwood adjourned the meeting at 6:29 PM.

Approved on the 7th day of August, 2025.

APPROVED:

ATTESTED:

Bruce Norwood
President of CDC/EDC

Dwyke Williams
Secretary of CDC/EDC



Item No. 5.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 8/7/2025
Staff Contact: Salena Tittle

AGENDA ITEM:

Approve minutes from the July 10, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

SUMMARY:

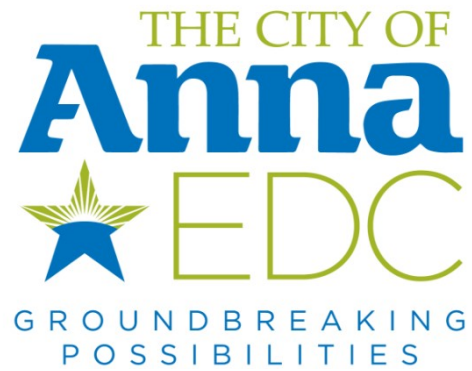
Review and approve the meeting minutes from the July 10, 2025, Joint CDC/EDC Meeting.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

1. July 10_2025 CDC EDC Joint Meeting Minutes_Draft



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

Thursday, July 10, 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, July 10, 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 6:01 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
City Attorney Clark McCoy

2. Invocation and Pledge of Allegiance.

Board Secretary Dwyke Williams led the Invocation and Pledge of Allegiance.

3. **Neighbor Comments.**

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There were none.

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)

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

5. **Individual Consideration.**

- a. Conduct a Public Hearing and Consider/Discuss/Action on Resolution No. 2025-07-6 approving the Fiscal Year 2025-2026 Anna CDC budget and authorizing publication of the adopted budget. (CDC)

Board President Bruce Norwood opened the Public Hearing at 6:03 PM.

Economic Development Director Bernie Parker gave a brief presentation.

Board President Bruce Norwood closed the Public Hearing at 6:16 PM.

MOTION: Board Secretary Dwyke Williams made a motion on behalf of the CDC to approve the Resolution approving the 2025-2026 CDC Fiscal Year Budget and authorizing publication of the adopted budget. Board President Bruce Norwood seconded the motion. In a 7-0 vote, all were in favor. Motion passed.

- b. Consider/Discuss/Action on Resolution No. 2025-07-7 approving the Fiscal year 2025-2026 Anna EDC budget. (EDC)

MOTION: Board Member Regina Leachman made a motion on behalf of the EDC to approve the Resolution approving the 2025-2026 EDC Fiscal Year Budget. Board Member Rocio Gonzalez seconded the motion. In a 7-0 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: Dan Rafter interview with REJournals, Collin County Panel Discussion, 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. He also informed the Board that new sales tax figures regarding the month of May should be out within the next couple of weeks.

No Action Taken

- c. Event Updates / Upcoming Events / Reminders

Economic Development Manager, Salena Tittle, provided the Board with two reminders: the upcoming 2025 Economic Development Forum that will take place on July 17th and that the August 7th Board Meeting will be a joint meeting with City Council. 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 Vice-President Manny Singh 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 6:26 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.
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8. **Reconvene into open session and take any action on closed session items.**

Board President Bruce Norwood called the CDC/EDC Board Meeting back into open session at 7:08 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 7:08 PM.

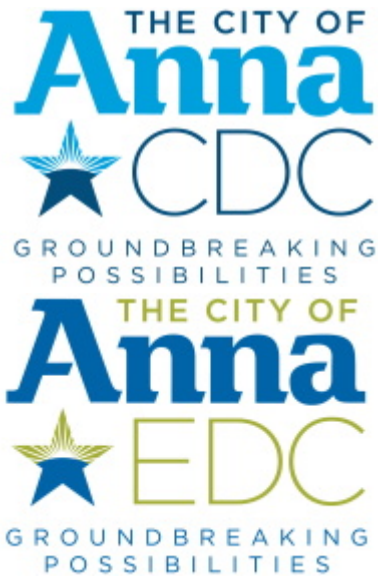
Approved on the 7th day of August, 2025.

APPROVED:

Bruce Norwood
President of CDC/EDC

ATTESTED:

Dwyke Williams
Secretary of CDC/EDC



Item No. 5.d.

EDC/CDC Agenda
Staff Report

Meeting Date: 8/7/2025
Staff Contact: Salena Tittle

AGENDA ITEM:

Approve minutes from the July 10, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

SUMMARY:

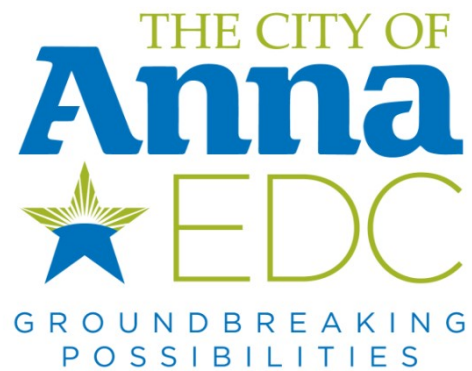
Review and approve the meeting minutes from the July 10, 2025, Joint CDC/EDC Meeting.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

1. July 10_2025 CDC EDC Joint Meeting Minutes_Draft



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

Thursday, July 10, 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, July 10, 2025, at the Anna Municipal Complex in City Council Chambers, located at 120 W. 7th Street, Anna, Texas 75409.

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

Members Present:

Board President Bruce Norwood
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Board Secretary Dwyke Williams
Board Member Noah Nylander
Board Member Rocio Gonzalez
Board Member Edward Culham (arrived at 6:01 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
City Attorney Clark McCoy

2. Invocation and Pledge of Allegiance.

Board Secretary Dwyke Williams led the Invocation and Pledge of Allegiance.

3. **Neighbor Comments.**

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There were none.

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)

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

5. **Individual Consideration.**

- a. Conduct a Public Hearing and Consider/Discuss/Action on Resolution No. 2025-07-6 approving the Fiscal Year 2025-2026 Anna CDC budget and authorizing publication of the adopted budget. (CDC)

Board President Bruce Norwood opened the Public Hearing at 6:03 PM.

Economic Development Director Bernie Parker gave a brief presentation.

Board President Bruce Norwood closed the Public Hearing at 6:16 PM.

MOTION: Board Secretary Dwyke Williams made a motion on behalf of the CDC to approve the Resolution approving the 2025-2026 CDC Fiscal Year Budget and authorizing publication of the adopted budget. Board President Bruce Norwood seconded the motion. In a 7-0 vote, all were in favor. Motion passed.

- b. Consider/Discuss/Action on Resolution No. 2025-07-7 approving the Fiscal year 2025-2026 Anna EDC budget. (EDC)

MOTION: Board Member Regina Leachman made a motion on behalf of the EDC to approve the Resolution approving the 2025-2026 EDC Fiscal Year Budget. Board Member Rocio Gonzalez seconded the motion. In a 7-0 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: Dan Rafter interview with REJournals, Collin County Panel Discussion, 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. He also informed the Board that new sales tax figures regarding the month of May should be out within the next couple of weeks.

No Action Taken

- c. Event Updates / Upcoming Events / Reminders

Economic Development Manager, Salena Tittle, provided the Board with two reminders: the upcoming 2025 Economic Development Forum that will take place on July 17th and that the August 7th Board Meeting will be a joint meeting with City Council. 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 Vice-President Manny Singh 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 6:26 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.
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8. **Reconvene into open session and take any action on closed session items.**

Board President Bruce Norwood called the CDC/EDC Board Meeting back into open session at 7:08 PM.

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

There were none.

10. **Adjourn.**

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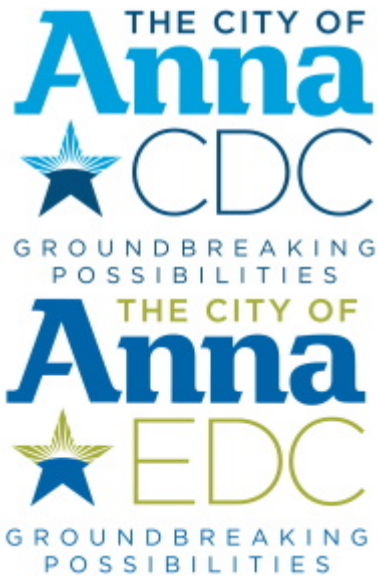
Approved on the 7th day of August, 2025.

APPROVED:

Bruce Norwood
President of CDC/EDC

ATTESTED:

Dwyke Williams
Secretary of CDC/EDC



Item No. 6.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 8/7/2025
Staff Contact: Natasha Roach

AGENDA ITEM:

Hold a Public Hearing and Consider/Discuss/Action on Resolution No. 2025-08-8 authorizing an expenditure not to exceed \$75,000 in support of the City of Anna's application of the Texas Community Development Block Grant - Community Development Fund Program. (CDC)

SUMMARY:

The City of Anna submitted an application for funding under the Texas CDBG – Community Development Fund Program. This program, administered by the Texas Department of Agriculture, provides financial assistance to eligible communities for infrastructure improvements that benefit low- to moderate-income residents.

As part of its application, the City intends to undertake critical street reconstruction improvements within designated project areas. Support from local entities, such as the CDC, can significantly enhance the competitiveness of the grant application by demonstrating local commitment and leveraging additional funding sources.

STAFF RECOMMENDATION:

Staff recommends the CDC Board approve Resolution No. 2025-08-8 authorizing an expenditure of funds in an amount not to exceed \$75,000 from the CDC to the City of Anna in support of its application to the Texas Community Development Block Grant (CDBG) – Community Development Fund Program for street reconstruction improvements.

ATTACHMENTS:

1. 2025-08-8 Transfer of 75K from CDC to City - CDBG

ANNA COMMUNITY DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-08-8

A RESOLUTION OF THE ANNA COMMUNITY DEVELOPMENT CORPORATION APPROVING AND AUTHORIZING THE EXPENDITURE OF FUNDS NOT TO EXCEED \$75,000.00 IN SUPPORT OF THE CITY OF ANNA'S APPLICATION OF THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT – COMMUNITY DEVELOPMENT FUND PROGRAM FOR STREET RECONSTRUCTION IMPROVEMENTS.

WHEREAS, on February 14, 2023, the City Council of the City of Anna approved Resolution 2023-02-1367 to participate in the Texas Community Development Block Grant Program; and

WHEREAS, the Anna Community Development Corporation Board of Directors (the "Board") finds that the Texas Community Development Block Grant Program helps to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, the Board further finds that it is necessary and in the best interests of the City of Anna to participate in the Texas Community Development Block Grant Program and the Anna Community Development Corporation desires to participate in said program by helping to fund said program; and

WHEREAS, the Board further finds that the expenditure authorized herein will promote new or expanded business development in the City of Anna;

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. Authority to execute the transfer of CDC funds to the City of Anna as agreed upon by execution of the CBDG Grant Agreement signed in 2023.

The Board hereby authorizes the transfer of \$75,000 from the Anna Community Development Corporation to the City of Anna as a contribution to the City of Anna's participation in the Texas Community Development Block Grant Program.

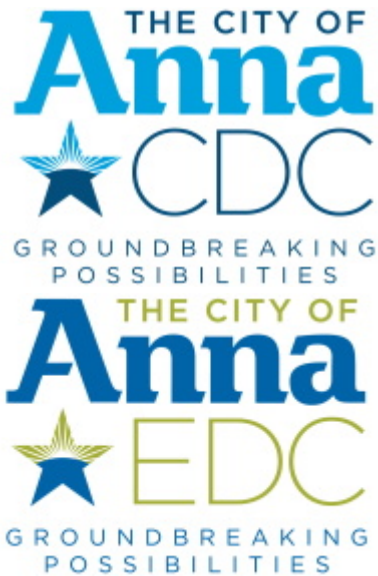
PASSED AND APPROVED by the Anna Community Development Corporation on this 7th day of August 2025.

APPROVED:

ATTEST:

Bruce Norwood, CDC President

Dwyke Williams, CDC Secretary



Item No. 6.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 8/7/2025
Staff Contact: Natasha Roach

AGENDA ITEM:

Hold a Public Hearing and Consider/Discuss/Action on Resolution No. 2025-08-9 authorizing an expenditure not to exceed \$250,000 from the Anna Community Development Corporation to the Anna Economic Development Corporation for certain projects. (CDC)

SUMMARY:

In 2023, the Anna Community Development Corporation (CDC) approved a resolution authorizing the execution of an agreement for Land Transfer and Economic Development Projects related to the sale of the CDC-owned Inc-Cube building. This agreement outlined specific obligations and responsibilities, intended to further the economic development goals of the City of Anna.

At that time, the CDC also expressed its intent to provide a monetary contribution of \$250,000 to the EDC upon successful fulfillment of the agreement's terms. This payment was considered a partnership investment to support broader economic development initiatives.

Given the original intent to issue a \$250,000 payment to the EDC, staff is seeking Board confirmation and authorization to proceed with disbursement. The funds are available within the current fiscal year budget and this payment remains consistent with the CDC's mission to support strategic economic development partnerships.

STAFF RECOMMENDATION:

Staff recommends the CDC Board approve Resolution No. 2025-08-9 authorizing the transfer of funds from the Anna Community Development Corporation to the Anna Economic Development Corporation for an amount not to exceed \$250,000.

ATTACHMENTS:

1. 2025-08-9 Transfer of 250K from CDC to EDC - IncCube

ANNA COMMUNITY DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-08-9

A RESOLUTION OF THE ANNA COMMUNITY DEVELOPMENT CORPORATION APPROVING AND AUTHORIZING THE TRANSFER OF \$250,000 TO THE ANNA ECONOMIC DEVELOPMENT CORPORATION FOR LAND TRANSFER AND PROJECTS WITH THE ANNA ECONOMIC DEVELOPMENT CORPORATION

WHEREAS, on October 5, 2023, the Anna Community Development Corporation (the “CDC”) approved Resolution 10-05-023-01 to execute the Agreement for Land Transfer and Economic Development Projects; and

WHEREAS, the CDC desired to provide a monetary payment to the Anna Economic Development Corporation (the “EDC”) in the amount of \$250,000 once the obligations and responsibilities of the Agreement were met; and

WHEREAS, the CDC Board and the EDC Board found that the Agreement would promote new or expanded business development in the City of Anna, Texas; and

WHEREAS, this Agreement served a public purpose, and is in the public’s best interest for the CDC to provide the payment to the EDC under the terms of the executed Agreement;

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. Authority to execute the transfer of CDC funds to the EDC as agreed upon by execution of the Agreement for Land Transfer and Economic Development Projects signed in 2023.

The CDC Board of Directors hereby authorizes the transfer of \$250,000 from the CDC to the EDC for payment to transfer ownership of the land of real property to the CDC and use those funds solely for expenditures for projects specified in the Agreement.

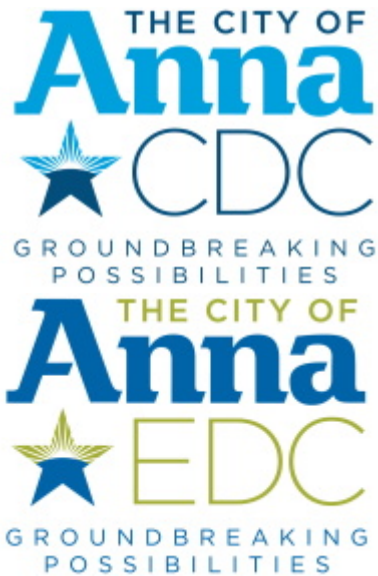
PASSED AND APPROVED by the Anna Community Development Corporation on this 7th day of August 2025.

APPROVED:

ATTEST:

Bruce Norwood, CDC President

Dwyke Williams, CDC Secretary



Item No. 6.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 8/7/2025
Staff Contact: Natasha Roach

AGENDA ITEM:

Hold a Public Hearing and Consider/Discuss/Action on Resolution No. 2025-08-10 authorizing an expenditure not to exceed \$100,000 for the demolition of structures which are located on the downtown CDC-owned properties. (CDC)

SUMMARY:

The Community Development Corporation (CDC) currently owns six properties strategically located in the downtown core. These properties represent valuable opportunities for redevelopment that align with the city's revitalization goals and economic development strategy.

The presence of these structures significantly hinders the EDC's ability to effectively market them to potential developers. These structures pose both aesthetic and logistical challenges and do not meet current development objectives.

In order to make these properties market-ready and attractive for investment, it is necessary to clear the sites through demolition or removal of all standing structures.

STAFF RECOMMENDATION:

Staff recommends the CDC Board approve Resolution No. 2025-08-10 authorizing an expenditure not to exceed \$100,000 for the demolition of structures located on the downtown CDC-owned properties.

ATTACHMENTS:

1. 2025-08-10 CDC Resolution - Hawkins Construction (Downtown Demos)

ANNA COMMUNITY DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-08-10

A RESOLUTION OF THE ANNA COMMUNITY DEVELOPMENT CORPORATION APPROVING AND AUTHORIZING AN AGREEMENT WITH HAWKINS CONSTRUCTION AND FOR THE EXPENDITURE OF FUNDS FOR CONTRACT SERVICES

WHEREAS, the Anna Community Development Corporation (the “CDC”) wishes to expend funds for contract service purposes for the removal and demolition of structures that are located on the downtown CDC-owned properties; and

WHEREAS, the CDC Board of Directors finds that this project and expenditure is to promote new or expanded business development in the City of Anna, Texas; and

WHEREAS, the CDC Board of Directors desires to enter into an agreement for a contract service attached hereto as Exhibit A (the “Agreement”);

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. Approval of Funding

The CDC Board of Directors hereby authorizes the CDC Board President to execute an agreement for contract services with Hawkins Construction and to charge the CDC’s contract services line item in an amount not to exceed \$100,000 in the Fiscal Year 2025-2026 for the demolition of structures that are located on the downtown CDC-owned properties.

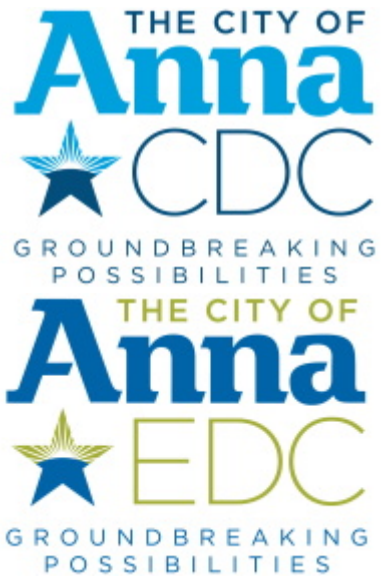
PASSED AND APPROVED by the Anna Community Development Corporation on this 7th day of August 2025.

APPROVED:

ATTEST:

Bruce Norwood, CDC President

Dwyke Williams, CDC Secretary



AGENDA ITEM:
Director's Report.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 7.

EDC/CDC Agenda
Staff Report

Meeting Date: 8/7/2025
Staff Contact:



Item No. 7.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 8/7/2025
Staff Contact: Natasha Roach

AGENDA ITEM:

Strategic Plan Update

SUMMARY:

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

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:

1. July 2025 Strategic Plan Update

Economic Development Highlights July 2025

Vibrant

Natasha and Salena attended Farmers Bank & Trust Grand Opening & Ribbon Cutting

Natasha and Salena attended Nanda's Tex Mex Grand Re-Opening & Ribbon Cutting

Unique

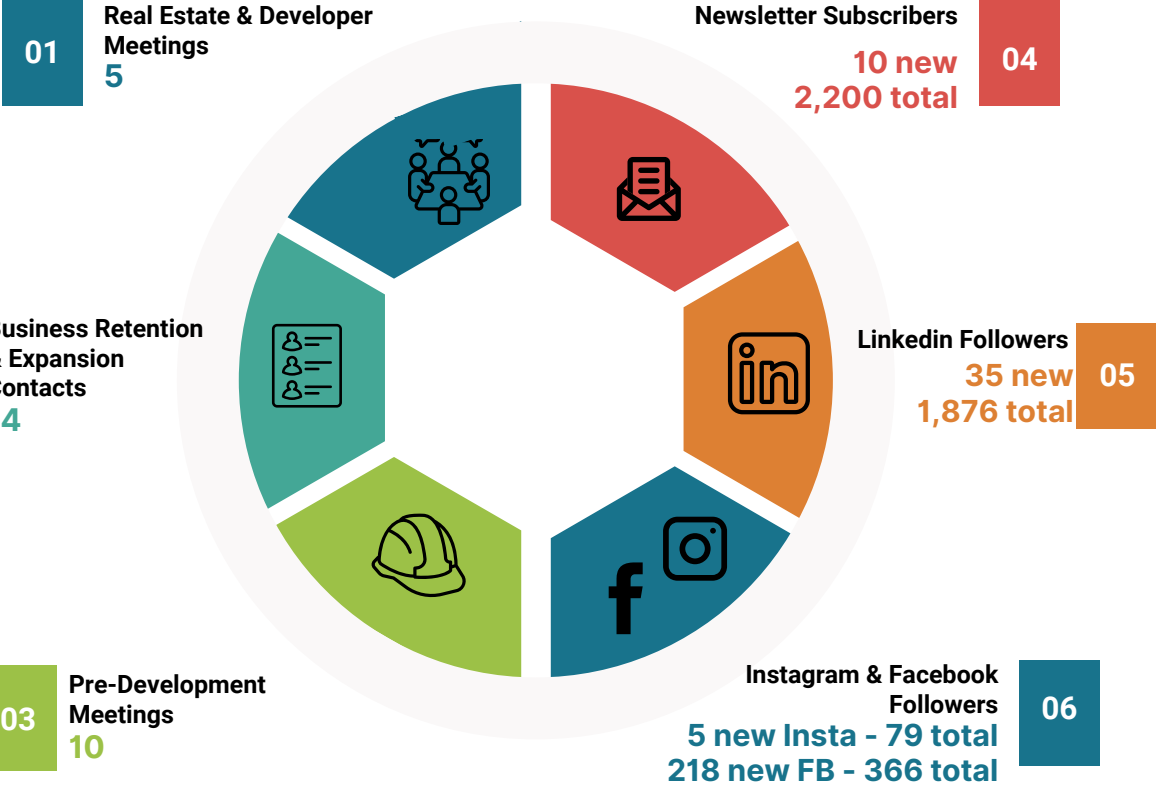
EDC hosted the 2025 Anna Economic Development Forum

Natasha and Salena met with Toole Design regarding a new downtown illustrative map

Natasha attended the TXDOT FM455 Feasibility Study Meeting

EDC hosted the 2025 Anna Economic Development Forum

Natasha and Salena met with Michelle Bishop (Keith Self's Office) & Jan Jungman (City of Allen) on the BRE Alliance





Item No. 7.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 8/7/2025
Staff Contact: Natasha Roach

AGENDA ITEM:

Financial Report / Sales Tax Update

SUMMARY:

Interim Director of Economic Development, Natasha Roach, to update the Board on the overall sales tax for the month of May 2025, which is up roughly 12% from the previous year, May 2024.

STAFF RECOMMENDATION:

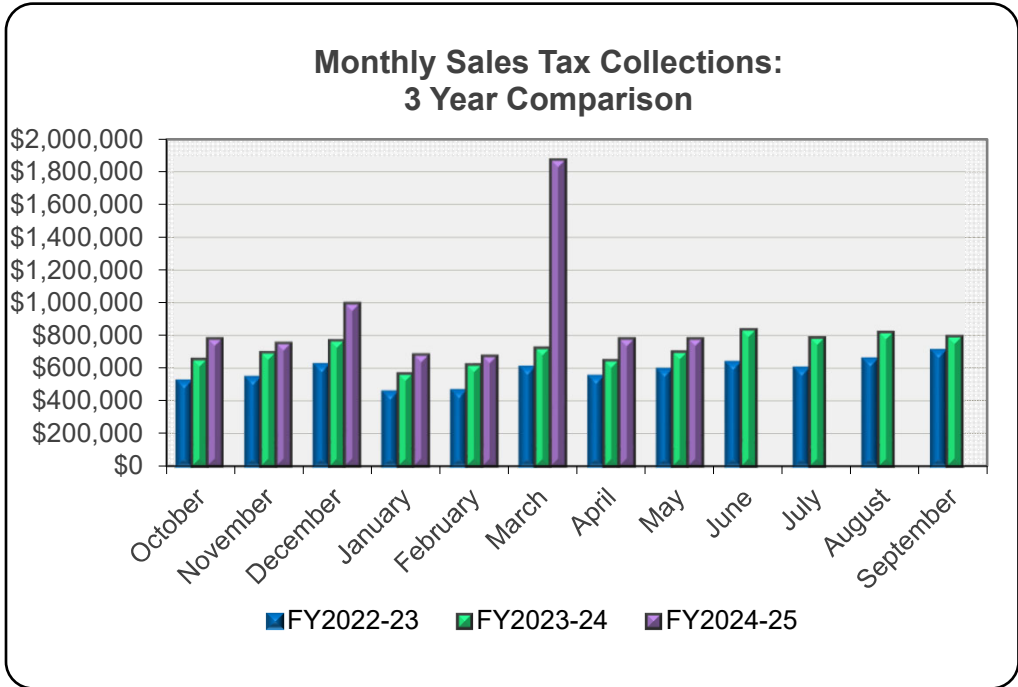
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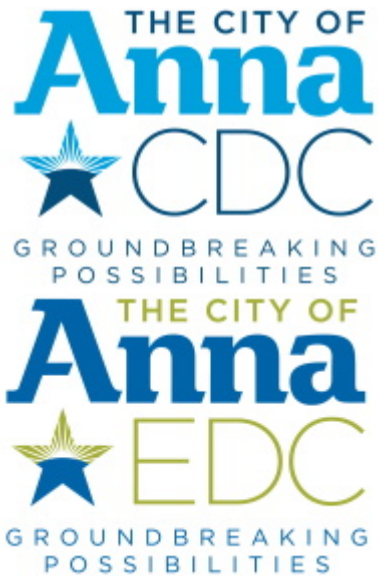
ATTACHMENTS:

1. 2025 Monthly Sales Tax Report

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

	2024-25 Collections Monthly	% Change from Prior Year	2023-24 Collections Monthly
October	\$ 780,090	19%	\$ 655,358
November	753,401	8%	695,026
December	995,930	30%	768,837
January	682,766	20%	566,981
February	675,214	9%	621,381
March	1,873,725	159%	723,838
April	779,340	20%	647,636
May	780,970	12%	699,251
June			835,007
July			785,388
August			818,441
September			794,437
	\$ 7,321,436		\$ 8,611,581
 Budget:	 6,753,000	 108%	 6,753,100





Item No. 7.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 8/7/2025

Staff Contact: Salena Tittle

AGENDA ITEM:

Event Updates / Upcoming Events / Reminders

SUMMARY:

2025 Economic Development Forum:

The EDC hosted the 2025 Economic Development Forum on July 17th. The event was nothing short of successful. We have received an overwhelming amount of positive feedback from attendees, as well as from individuals who were unable to attend but heard about the event through colleagues, media coverage, or community channels.

Some of the key takeaways shared with staff include:

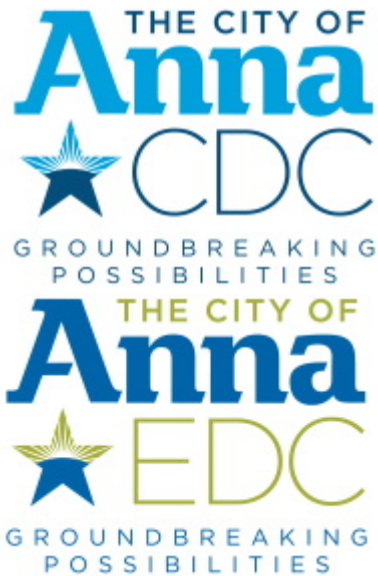
- Strong engagement
- Broad cross-sector participation
- High praise for the quality and relevance of the forum's content
- Increased regional visibility for the City of Anna and Anna's EDC

These outcomes reflect not only the success of the event's planning and execution, but also its broader impact in strengthening the City of Anna's economic development profile within the region.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:



Item No. 8.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 8/7/2025
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. 8.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 8/7/2025
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.

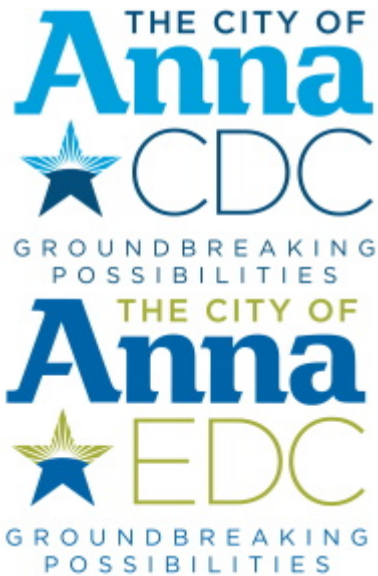
SUMMARY:

Closed session deliberation.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:



Item No. 8.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 8/7/2025
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).

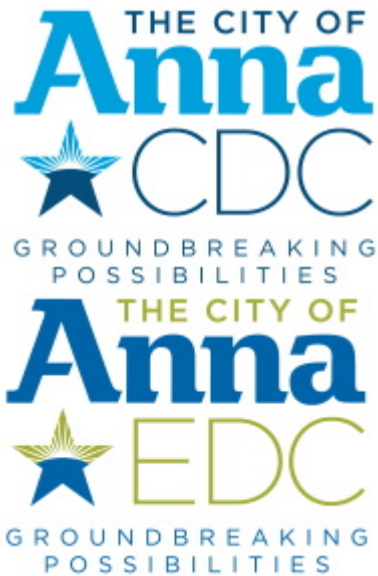
SUMMARY:

Closed session deliberation.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:



Item No. 8.d.

EDC/CDC Agenda
Staff Report

Meeting Date: 8/7/2025
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.

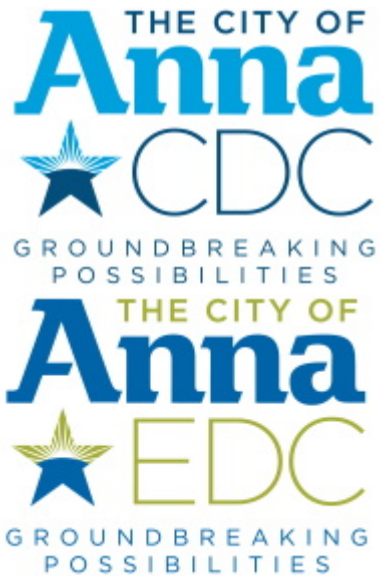
SUMMARY:

Closed session deliberation.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:



Item No. 11.

EDC/CDC Agenda
Staff Report

Meeting Date: 8/7/2025
Staff Contact:

AGENDA ITEM:

Adjourn.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS: