JOINT MEETING AGENDA
ANNA COMMUNITY DEVELOPMENT CORPORATION
AND
ANNA ECONOMIC DEVELOPMENT CORPORATION
AND
CITY COUNCIL

Thursday, November 13, 2025 @ 6:00 PM

The CDC/EDC of the City of Anna will meet on Thursday, November 13, 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.**
    a. Mayor Cain to call the City Council meeting to order.
    b. Board President Bruce Norwood to call the EDC/CDC Board meeting to order.

2. **Invocation and Pledge of Allegiance.**
    American Pledge: *I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible and justice for all.*
    Texas Pledge: *Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

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 October 2, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
    b. Approve minutes from the October 2, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

5. **Items For Individual Consideration.**
    a. Consider/Discuss/Action on Resolution No. 2025-11-15 to approve a Joinder and Amendment to the Economic Development Incentive Agreement between Anna Economic Development Corporation, Foursquare Healthcare, LTD and Anna RE Development, LLC. (EDC)
    b. Consider/Discuss/Action on Amending Resolution No. 2025-08-10 for the demolition of downtown structures. (CDC)
    c. Consider/Discuss/Action on a Resolution of the Board of Directors of the Anna

Community Development Corporation authorizing a new economic development project, the issuance of one or more promissory notes to pay the costs of a project, and other matters incident and related thereto for a project not to exceed $6,191,500. (CDC)

d. Consider/Discuss/Action on a recommendation to cancel the December 4, 2025, CDC/EDC Joint Board Meeting.

e. Consider/Discuss/Action on a recommendation to conduct the December CDC/EDC Joint Board Meeting on Thursday, December 11, 2025, at 6:00 p.m. in Council Chambers of the Municipal Complex located at 120 W. 7th Street.

f. Consider/Discuss/Action on a recommendation to cancel the January 1, 2026, CDC/EDC Joint Board Meeting.

g. Consider/Discuss/Action on a recommendation to conduct the January CDC/EDC Joint Board Meeting on Thursday, January 8, 2026, at 6:00 p.m. in Council Chambers of the Municipal Complex located at 120 W. 7th Street.

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. Future brokerage and real estate agreements.

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, Joey Grisham, 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 11/07/2025.

Joey Grisham,
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. 1.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 11/13/2025
Staff Contact:

AGENDA ITEM:
Mayor Cain to call the City Council meeting to order.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 1.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 11/13/2025
Staff Contact:

AGENDA ITEM:
Board President Bruce Norwood to call the EDC/CDC Board meeting to order.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 3.

EDC/CDC Agenda
Staff Report

Meeting Date: 11/13/2025
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: 11/13/2025
Staff Contact: Salena Tittle

AGENDA ITEM:
Approve minutes from the October 2, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

SUMMARY:
Review and approve the meeting minutes from the October 2, 2025, Joint CDC/EDC Meeting.

STAFF RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:
1. October 2_2025 CDC EDC Joint Meeting Minutes_Draft

Anna Community Development Corporation and
Anna Economic Development Corporation Meeting Minutes

Thursday, October 2, 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, October 2, 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 Rocio Gonzalez
Board Member Edward Culham
Board Member Regina Leachman (arrived at 6:19 PM)

Others Present:
Director of Economic Development Joey Grisham
Assistant Director Natasha Roach
Economic Development Manager Salena Tittle
City Attorney Clark McCoy
Council Member Stan Carver

Absent:
Board Member Noah Nylander

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

Board Secretary Dwyke Williams led the Invocation.

Board Member Edward Culham led Pledge of Allegiance.

Board Vice-President Manny Singh led the Texas Pledge.

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 September 4, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

b. Approve minutes from the September 4, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

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

5. **Individual Consideration.**

a. Consider/Discuss/Action to approve Resolution No. 2025-10-14 for an Incentive Agreement between Anna Economic Development Corporation and Foursquare Healthcare, LTD., for qualifying site improvements to a property for a skilled nursing facility up to $800,000.00. (EDC)

MOTION: Board President Bruce Norwood made a motion on behalf of the EDC to approve Resolution No. 2025-10-14 for an Incentive Agreement between the Anna Economic Development Corporation and Foursquare Healthcare, LTD., for qualifying site improvements to a property for a skilled nursing facility up to $800,000.00. Board Secretary Dwyke Williams seconded the motion. In a 6-0 vote, all were in favor. Motion passed.

b. Consider/Discuss/Action on Resolution No. 2025-10-13 approving and adopting the 2025 Community Development and Economic Development Strategic Plan. (CDC/EDC)

Board Member Regina Leachman arrived at 6:19 PM during this item.

MOTION: Board Member Edward Culham made a motion on behalf of the CDC & EDC to approve Resolution No. 2025-10-13 approving and adopting the 2025 Community Development and Economic Development Strategic Plan. Board Secretary Dwyke Williams seconded the motion. In a 7-0 vote, all were in favor. Motion passed.

6. **Director's Report.**

a. Strategic Plan Update

Economic Development Manager, Salena Tittle, gave a brief overview of the highlights for the month of September. Those highlights included: Grand Opening and Ribbon Cuttings, Coffee & Connections, Kroger Marketplace Groundbreaking Ceremony, TXEDC Investor Summit, Downtown collaborations & feedback, Dallas Meetup, and Webinars .

No Action Taken

b. Financial Report / Sales Tax Update

Director of Economic Development, Joey Grisham, presented the Board with updated information on increased sales tax & CDC sales tax for the month of July 2025, which is up approximately 4% from the previous year.

No Action Taken

c. Event Updates / Upcoming Events / Reminders

Economic Development Manager, Salena Tittle, provided an update on the Kroger Marketplace Groundbreaking Ceremony and reminded the Board of a couple of items: the upcoming TEDC Sales Tax Workshop which is scheduled for October 17th and that the November meeting was moved to November 13th. 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 President Bruce Norwood 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 **6:43 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 **8:10 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 ***8:10 PM.***

Approved on the 13th day of November, 2025.

APPROVED: **ATTESTED:**

____
Bruce Norwood
President of CDC/EDC

____
Dwyke Williams
Secretary of CDC/EDC

Item No. 4.b.

EDC/CDC Agenda
Staff Report

Meeting Date:	11/13/2025
Staff Contact:	Salena Tittle

AGENDA ITEM:
Approve minutes from the October 2, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

SUMMARY:
Review and approve the meeting minutes from the October 2, 2025, Joint CDC/EDC Meeting.

STAFF RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:
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Anna Community Development Corporation and
Anna Economic Development Corporation Meeting Minutes

Thursday, October 2, 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, October 2, 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 Rocio Gonzalez
Board Member Edward Culham
Board Member Regina Leachman (arrived at 6:19 PM)

Others Present:
Director of Economic Development Joey Grisham
Assistant Director Natasha Roach
Economic Development Manager Salena Tittle
City Attorney Clark McCoy
Council Member Stan Carver

Absent:
Board Member Noah Nylander

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

Board Secretary Dwyke Williams led the Invocation.

Board Member Edward Culham led Pledge of Allegiance.

Board Vice-President Manny Singh led the Texas Pledge.

3. **Neighbor Comments.**
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There were none.

4. **Consent Agenda.**

a. Approve minutes from the September 4, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

b. Approve minutes from the September 4, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

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

5. **Individual Consideration.**

a. Consider/Discuss/Action to approve Resolution No. 2025-10-14 for an Incentive Agreement between Anna Economic Development Corporation and Foursquare Healthcare, LTD., for qualifying site improvements to a property for a skilled nursing facility up to $800,000.00. (EDC)

MOTION: Board President Bruce Norwood made a motion on behalf of the EDC to approve Resolution No. 2025-10-14 for an Incentive Agreement between the Anna Economic Development Corporation and Foursquare Healthcare, LTD., for qualifying site improvements to a property for a skilled nursing facility up to $800,000.00. Board Secretary Dwyke Williams seconded the motion. In a 6-0 vote, all were in favor. Motion passed.

b. Consider/Discuss/Action on Resolution No. 2025-10-13 approving and adopting the 2025 Community Development and Economic Development Strategic Plan. (CDC/EDC)

Board Member Regina Leachman arrived at 6:19 PM during this item.

MOTION: Board Member Edward Culham made a motion on behalf of the CDC & EDC to approve Resolution No. 2025-10-13 approving and adopting the 2025 Community Development and Economic Development Strategic Plan. Board Secretary Dwyke Williams seconded the motion. In a 7-0 vote, all were in favor. Motion passed.

6. **Director's Report.**

a. Strategic Plan Update

Economic Development Manager, Salena Tittle, gave a brief overview of the highlights for the month of September. Those highlights included: Grand Opening and Ribbon Cuttings, Coffee & Connections, Kroger Marketplace Groundbreaking Ceremony, TXEDC Investor Summit, Downtown collaborations & feedback, Dallas Meetup, and Webinars .

No Action Taken

b. Financial Report / Sales Tax Update

Director of Economic Development, Joey Grisham, presented the Board with updated information on increased sales tax & CDC sales tax for the month of July 2025, which is up approximately 4% from the previous year.

No Action Taken

c. Event Updates / Upcoming Events / Reminders

Economic Development Manager, Salena Tittle, provided an update on the Kroger Marketplace Groundbreaking Ceremony and reminded the Board of a couple of items: the upcoming TEDC Sales Tax Workshop which is scheduled for October 17th and that the November meeting was moved to November 13th. 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 President Bruce Norwood 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 **6:43 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 **8:10 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 **8:10 PM.***

Approved on the 13th day of November, 2025.

APPROVED:	**ATTESTED:**
______________________________	______________________________
Bruce Norwood President of CDC/EDC	Dwyke Williams Secretary of CDC/EDC

Item No. 5.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 11/13/2025
Staff Contact: Natasha Roach

AGENDA ITEM:
Consider/Discuss/Action on Resolution No. 2025-11-15 to approve a Joinder and Amendment to the Economic Development Incentive Agreement between Anna Economic Development Corporation, Foursquare Healthcare, LTD and Anna RE Development, LLC. (EDC)

SUMMARY:
The Economic Incentive Agreement between Foursquare Healthcare, Ltd and Anna Economic Development Corporation was approved on October 2, 2025. Shortly after that, the developer created a separate entity under the parent company to purchase the land. That new entity is Anna RE Development, LLC. **("New Owner")**

Now, the EDC and Foursquare Healthcare wish to add Anna RE Development, LLC **("New Owner")** as a party to that development. The Joinder Agreement hereby acknowledges that all parties agree as follows:

1. **Joinder and Assumption.** New Owner hereby joins in, assumes, and agrees to be bound by all of the terms and conditions of the Agreement, as amended, and shall be jointly and severally liable, along with Foursquare, for all obligations thereunder.

2. **Acknowledgment of Agreement Obligation.** The EDC and Foursquare hereby acknowledge, accept, and agree to the joinder of New Owner, and hereby confirm, agree and accept this Joinder and Amendment and all provisions hereof.

3. **Representations and Warranties**. New Owner represents and warrants to EDC and Foursquare that:
   a. It has full legal power and authority to execute and deliver this Joinder and Amendment;
   b. This Joinder and Amendment has been duly authorized and executed; and
   c. This Joinder and Amendment constitutes a valid and binding obligation

enforceable against it.

4. **Amendment.** The Agreement incorrectly states that the Development Agreement was effective September 23, 2025. The Agreement is hereby amended to state that the Development Agreement was effective September 12, 2025.

5. **No Waiver.** Nothing in this Joinder and Amendment shall be construed as a release or waiver of any obligations of Foursquare under the Agreement.

6. **Governing Law**. This Joinder and Amendment shall be governed by the laws of the State of Texas.

STAFF RECOMMENDATION:

Staff recommends approval of the Resolution of the Joinder and Amendment to the Incentive Agreement.

ATTACHMENTS:

1. 2025-10-15 EDC Resolution - Joinder and Amendment Agreement
2. Exhibit 1 - Joinder Agreement to the Incentive Agreement-Final

ANNA ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-11-15

A RESOLUTION OF THE ANNA ECONOMIC DEVELOPMENT CORPORATION APPROVING A JOINDER AND AMENDMENT TO ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT WITH ANNA RE DEVELOPMENT, LLC RELATING TO THE ANNA SKILLED NURSING PROJECT

WHEREAS, the Anna Economic Development Corporation (the “EDC”) and Foursquare Healthcare, Ltd. (“Foursquare”) are parties to that certain Economic Development Incentive Agreement made and entered into as of October 2, 2025 (the “Incentive Agreement”); and

WHEREAS, Anna RE Development, LLC is the owner of a tract of real property that is the subject of the Incentive Agreement; and

WHEREAS, the EDC and Foursquare wish to add Anna RE Development, LLC to the Incentive Agreement and to include Anna RE Development, LLC as a party under, pursuant to, and in accordance with all of the terms and provisions of the Incentive Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE ANNA ECONOMIC DEVELOPMENT CORPORATION, TEXAS THAT:

Section 1. **Recitals Incorporated.**

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. **Approval**

The EDC hereby approves the Joinder and Amendment to Economic Development Incentive Agreement between and among the EDC, Foursquare, and Anna RE Development, LLC (the “Joinder”) attached hereto as Exhibit 1 and ratifies and approves the EDC’s president or vice president execution of the same. The EDC’s president or vice president is hereby authorized to execute all documents and take all other actions necessary to finalize, act under and enforce the Agreement.

PASSED by the Board of Directors of the Anna Economic Development Corporation on this 13th day of November 2025.

APPROVED:	ATTEST:
______________________________	______________________________
Bruce Norwood, EDC President	Dwyke Williams, EDC Secretary

EXHIBIT 1

JOINDER AND AMENDMENT TO ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

This JOINDER AND AMENDMENT TO ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT (this "Joinder and Amendment"), is entered effective as of November 6, 2025 by and among Anna Economic Development Corporation (the "EDC"), Foursquare Healthcare, Ltd., a Texas limited partnership ("Foursquare") and Anna RE Development, LLC, a Texas limited liability company ("New Owner").

WITNESSETH THAT:

WHEREAS, EDC and Foursquare had previously entered into that certain Economic Development Incentive Agreement dated as of October 2, 2025 (the "Agreement");

WHEREAS, City of Anna, Texas, a Texas home-rule municipality (the "City") and Foursquare entered into that certain Development Agreement effective as of September 12, 2025 (the "Development Agreement"), a copy of which is attached as **Exhibit 1** of the Agreement;

WHEREAS, New Owner is the owner of a tract of real property described in **Exhibit A** and depicted on **Exhibit B** (the "Property") of the Development Agreement; and

WHEREAS, EDC and Foursquare wish to add New Owner to the Agreement and to include New Owner as a party under, pursuant to, and in accordance with all of the terms and provisions of the Agreement including but not limited the amendment set forth in this.

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Joinder and Assumption. New Owner hereby joins in, assumes, and agrees to be bound by all of the terms and conditions of the Agreement, as amended, and shall be jointly and severally liable, along with Foursquare, for all obligations thereunder.

2. Acknowledgment of Agreement Obligation. The EDC and Foursquare hereby acknowledge, accept, and agree to the joinder of New Owner, and hereby confirm, agree and accept this Joinder and Amendment and all provisions hereof.

3. Representations and Warranties. New Owner represents and warrants to EDC and Foursquare that:

   a. It has full legal power and authority to execute and deliver this Joinder and Amendment;
   b. This Joinder and Amendment has been duly authorized and executed; and

c. This Joinder and Amendment constitutes a valid and binding obligation enforceable against it.

4. Amendment. The Agreement incorrectly states that the Development Agreement was effective September 23, 2025. The Agreement is hereby amended to state that the Development Agreement was effective September 12, 2025.

5. No Waiver. Nothing in this Joinder and Amendment shall be construed as a release or waiver of any obligations of Foursquare under the Agreement.

6. Governing Law. This Joinder and Amendment shall be governed by the laws of the State of Texas.

[Signatures on following page]

IN WITNESS WHEREOF, the undersigned have executed this Joinder and Amendment as of the date set forth above.

<u>EDC</u>:

ANNA ECONOMIC DEVELOPMENT CORPORATION

By: ___________________________
Bruce Norwood, President

IN WITNESS WHEREOF:

STATE OF TEXAS §
§
COUNTY OF COLLIN §

Before me, the undersigned notary public, on the 13th day of November 2025, appeared Bruce Norwood, known to me (or proved to me) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in his capacity as President of Anna Economic Development Corporation.

____
Notary Public, State of Texas

<u>FOURSQUARE</u>:

FOURSQUARE HEALTHCARE, LTD.,
a Texas limited partnership

By: NC RESOURCES, INC.
a Texas corporation,
its General Partner

By: ______________________
Shane Lewis, Vice President

IN WITNESS WHEREOF:

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me, the undersigned notary public, on the 13th day of November 2025, appeared Shane Lewis, known to me (or proved to me) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in his capacity as Vice President of NC Resources, Inc., a Texas corporation and general partner of Foursquare Healthcare, Ltd., a Texas limited partnership.

Joy Rhodes-Hooker
Notary Public, State of Texas
ID # 131271924
My Comm. Exp. 09-15-2029

____
Notary Public, State of Texas

<u>NEW OWNER</u>:

ANNA RE DEVELOPMENT, LLC,
a Texas limited liability company

By: Shane Lewis
Shane Lewis, President

IN WITNESS WHEREOF:

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me, the undersigned notary public, on the 13th day of November 2025, appeared Shane Lewis, known to me (or proved to me) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in his capacity as President of Anna RE Development, LLC.

Joy Rhodes-Hooker
Notary Public, State of Texas
ID # 131271924
My Comm. Exp. 09-15-2029

Joy Rhodes-Hooker
Notary Public, State of Texas

Item No. 5.b.

EDC/CDC Agenda
Staff Report

Meeting Date:	11/13/2025
Staff Contact:	Natasha Roach

AGENDA ITEM:
Consider/Discuss/Action on Amending Resolution No. 2025-08-10 for the demolition of downtown structures. (CDC)

SUMMARY:
At the August 7th meeting, the Board held a Public Hearing and approved 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.

As part of acquiring a demolition permit with the city, we were required to do an asbestos test before demolition could begin. This was an unforeseen expense that was not included in the original not to exceed amount. The test came back stating that there was asbestos present in the structures and therefore, we were required to file the paperwork with the state and go through the remediation process for removal.

The total cost for the asbestos testing, filing and removal was $41,829.16. While the demolition costs came in under the $100,000 amount, the addition of the asbestos fees put us over the approved amount by $28,904.16.

Therefore, we are requesting approval of an amendment to the previously approved resolution to a total expenditure amount of $128,904.16.

STAFF RECOMMENDATION:
Staff recommends approval of Resolution No. 2025-11-16 to amend the previously approved resolution for the demolition of downtown CDC-owned structures.

ATTACHMENTS:
1. 2025-11-16 CDC Resolution - Amendment to Res No 2025-08-10 (Demos)

ANNA COMMUNITY DEVELOPMENT CORPORATION

RESOLUTION NO. 2025-11-16

A RESOLUTION OF THE ANNA COMMUNITY DEVELOPMENT CORPORATION AMENDING RESOLUTION NO. 2025-08-10 APPROVING AND AUTHORIZING AN AGREEMENT WITH HAWKINS AND FOR THE EXPENDITURE OF FUNDS FOR CONTRACT SERVICES

WHEREAS, on August 7, 2025, the Anna Community Development Corporation (the "CDC") adopted Resolution No. 2025-08-10 authorizing an expenditure not to exceed $100,000 for contract services related to the removal and demolition of structures located on downtown CDC-owned properties; and

WHEREAS, unexpected asbestos amelioration became necessary to complete said services increasing the total cost of services to $128,904.16 and the CDC Board of Directors finds that increasing the not-to-exceed amount for said services in this project will promote new or expanded business development in the City of Anna, Texas; 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. **Approval of Funding**

The CDC Board of Directors hereby amends Resolution No. 2025-08-10 to the extent necessary to authorize the CDC Board President and the City of Anna's Director of Economic Development, or their designees, to pay the vendor who performed the above-referenced removal/demolition services a total of $128,904.16 for all services performed.

PASSED AND APPROVED by the Anna Community Development Corporation on this 13th day of November 2025.

APPROVED:	ATTEST:
____________________________	____________________________
Bruce Norwood, CDC President	Dwyke Williams, CDC Secretary

Item No. 5.c.

EDC/CDC Agenda
Staff Report

Meeting Date:	11/13/2025
Staff Contact:	Joey Grisham

AGENDA ITEM:
Consider/Discuss/Action on a Resolution of the Board of Directors of the Anna Community Development Corporation authorizing a new economic development project, the issuance of one or more promissory notes to pay the costs of a project, and other matters incident and related thereto for a project not to exceed $6,191,500. (CDC)

SUMMARY:
Staff has been working with Government Capital on financing for other real estate acquisitions near the intersection of SH 5 and FM 455. This resolution allows us to continue and move forward with additional property.

STAFF RECOMMENDATION:
Staff recommends that the Board approve the Resolution.

ATTACHMENTS:
1. (05) Anna CDC Series C - Resolution of Corporation-1 MA
2. Anna CDC Financing Proposal - $6.1M Taxable Land Purchase - NBQ - 20251022

<u>CERTIFICATE FOR RESOLUTION</u>

We, the undersigned officers of Anna Community Development Corporation (the "<u>Corporation</u>"), hereby certify as follows:

1. The Board of Directors of the Corporation convened in Regular Meeting on November 13, 2025 at the designated meeting place, and the roll was called of the duly constituted officers and members of said Board of Directors, to wit:

Bruce Norwood	President
Manjinder Singh	Vice President
Dwyke Williams	Secretary
Rocio Gonzalez	Director
Regina Leachman	Director
Noah Nylander	Director
Edward Culham	Director

and all of said persons were present, except the following absentees: ________________, thus constituting a quorum. Whereupon, among other business, the following was transacted at said Meeting: a written

RESOLUTION OF THE BOARD OF DIRECTORS OF THE ANNA COMMUNITY DEVELOPMENT CORPORATION AUTHORIZING A NEW ECONOMIC DEVELOPMENT PROJECT; AUTHORIZING THE ISSUANCE OF ONE OR MORE PROMISSORY NOTES TO PAY THE COSTS OF A PROJECT; AND OTHER MATTERS INCIDENT AND RELATED THERETO.

was duly introduced for the consideration of said Board of Directors and read in full. It was then duly moved and seconded that said Resolution be adopted; and, after due discussion, said motion carrying with it the adoption of said Resolution, prevailed and carried by the following vote:

AYES: All members of the Board of Directors shown present above voted "*Aye*" except as shown below.

NOES: _________________

ABSTAIN: _________________

2. That a true, full and correct copy of the aforesaid Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Resolution has been duly recorded in said Board of Directors' minutes of said Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said Board of Directors'

minutes of said Meeting pertaining to the adoption of said Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said Board of Directors as indicated therein; that each of the officers and members of said Board of Directors was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Resolution would be introduced and considered for adoption at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting 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 Government Code.

3. That the President of the Board of Directors of the Corporation has approved and hereby approves the aforesaid Resolution; that the President and the Secretary of said Corporation have duly signed said Resolution; and that the President and the Corporation Secretary of said Corporation hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Resolution for all purposes.

Signed on ____ day of _____________, 2025.

_______________________________ Secretary, Board of Directors

_____________________________________ President, Board of Directors

RESOLUTION OF THE BOARD OF DIRECTORS OF THE ANNA COMMUNITY DEVELOPMENT CORPORATION; AUTHORIZING THE ISSUANCE OF ONE OR MORE PROMISSORY NOTES TO PAY THE COSTS OF A PROJECT; AND OTHER MATTERS INCIDENT AND RELATED THERETO

WHEREAS, Anna Community Development Corporation (the "*Corporation*") is a nonprofit economic development corporation duly established and created pursuant to Chapters 501, 502 and 505, Local Government Code, as amended (formerly Section 4B of the Development Corporation Act of 1979, Article 5190.6, Texas Revised Civil Statutes Annotated, as amended), (the "*Act*") by the City of Anna, Texas (the "*City*"); and

WHEREAS, the Corporation is authorized to undertake projects as set forth under the Act, to issue indebtedness to pay the costs of such projects and to pledge the proceeds of the Corporations economic development sales and use tax to secure such indebtedness; and

WHEREAS, the Board has previously determined that it is advisable to undertake the purchase of real property in the City which will promote new or expanded business development in the City (the "*Project*") and to finance the Project with proceeds of a loan; and

WHEREAS, the Corporation proposes to enter into a Loan Agreement (as amended, restated, supplemented and/or otherwise modified, the "*Loan Agreement"*) with Government Capital Corporation, as lender (*"Lender"*), to enable the Corporation to pay the costs of the Project, and as security for the payment of the principal of and interest thereon, the Corporation has agreed to pledge its economic development sales and use taxes. The Loan shall be evidenced by a taxable promissory note issued by the Corporation in the principal amount not to exceed $6,191,500 (the "*Note*"). All capitalized terms used herein, but not otherwise defined herein, shall have the meaning ascribed to such term in the Loan Agreement.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ANNA COMMUNITY DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The recitals set forth in the Preamble are incorporated into this resolution for all purposes.

Section 2. The Project is approved.

Section 3. The Board of Directors agrees to enter into the Loan Agreement, a sales tax remittance agreement with the City (the "*Sales Tax Remittance Agreement*") and issue the Note to finance the costs of the Project. The Note will be issued in the principal amount set forth in the recitals hereto at an interest rate consistent with the form of the Note considered concurrently with this Resolution and, in order to secure the principal and interest on the Note, the Corporation will pledge the proceeds of the economic development sales and use taxes collected on behalf of the Corporation on an equal and ratable basis. The Authorized Officers of the Corporation, as defined below, are hereby severally authorized to determine the final terms of the financing which are not inconsistent with this Resolution.

Section 4. That any one or more of the Authorized Officers of the Corporation listed in Section 5 below be, and each of them hereby is, authorized to execute, acknowledge and deliver in the name and on behalf of the Corporation to the Lender the Loan Agreement, including all attachments and exhibits thereto, the Note and the Sales Tax Remittance Agreement. The Loan Agreement, the Note and the Sales Tax Remittance Agreement shall contain such final terms and be in such form as the signing officer shall determine to be advisable and consistent with the terms set forth in this Resolution. Further, said Authorized Officers are authorized to execute, acknowledge and deliver in the name and on behalf of the Corporation any other agreement, instrument, certificate, representation and document, and to take any other action as may be advisable, convenient or necessary to enter into such Loan Agreement, the Note and the Sales Tax Remittance Agreement; the execution thereof by any such Authorized Officer shall be conclusive as to such determination..

Section 5. That for the purpose of this resolution, the following persons, or the persons holding the following positions, are *"Authorized Officers"* duly authorized to enter into the transaction contemplated by this resolution in the name and on behalf of Borrower:

Name	**Title**
Bruce Norwood	President
Dwyke Williams	Secretary

Section 6. That this Resolution shall take effect immediately.

PASSED AND ADOPTED this___ day of ________________, 2025.

ANNA COMMUNITY DEVELOPMENT CORPORATION

By: ____________________________________
____
____

Bruce Norwood, President

ATTEST:

By: ______________________________
Dwyke Williams, Secretary

Financing Proposal

Prepared For

Anna Economic Development Corporation

October 22, 2025

Submitted By

Government Capital Corporation
345 Miron Drive
Southlake, Texas 76092

Matt Sullivan
Municipal Finance Specialist | Client Services
(817) 722-0212

GOVERNMENT CAPITAL
CORPORATION

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GOVERNMENT CAPITAL CORPORATION

Corporate Overview

Government Capital Corporation (GCC) was founded in 1992 with the exclusive purpose of providing financing for state and local governmental entities including cities, schools, counties, special districts, and their component units. Since our inception, GCC and its affiliates have provided financing solutions exceeding $6 billion for many different types of projects. Although we serve clients in all 50 states, one of our primary areas of focus is serving Texas economic development entities of all types. We have provided financing structures for a wide variety of projects including construction, land acquisition, infrastructure improvements, public works projects, and the refunding of existing obligations. Our team possesses extensive experience assisting Type A and Type B economic development corporations, community development corporations, and municipal development districts in creating, evaluating and implementing financing structures of every type authorized by Texas law. In many cases, we have helped our clients adapt to and comply with regulatory changes enabling them to execute financings more rapidly, efficiently, and economically.

Representative Experience

Palestine Type B Economic Development Corporation
Government Capital Corporation recently provided financing for the Palestine Type B EDC to fund a project to upgrade their fiber broadband services to businesses and residents citywide. This project has improved the overall quality of life for the entire community and promotes continued business growth.

Little Elm Type A Economic Development Corporation
Government Capital Corporation has partnered with the Little Elm EDC on multiple projects since 2011. Most recently, GCC provided funding for the EDC's contribution to a public-private partnership which resulted in a 36,000 square foot social entertainment facility for the city. The venue, "TinMan Social," includes ping pong, cornhole, axe throwing, shuffleboard, bowling, and a full-service restaurant and bar with indoor and outdoor seating.

Canyon Type B Economic Development Corporation
Government Capital Corporation structured a financing for the Canyon Type B EDC, which resulted in the acquisition of four properties. One of the facilities was designed to serve as the Economic Development Corporation office and the other three properties were renovated to promote economic growth and expansion in the community. Considering the private activity associated with a portion of the project, the financing was structured with both a tax-exempt and taxable series in order to maximize the benefit for the EDC.

La Feria Industrial Development Corporation
Government Capital Corporation worked with La Feria Type A & Type B Economic Development Corporations to create a loan structure joined together for the acquisition of a public works facility and for infrastructure improvements. The project allows for greater economic growth and development for the city.

GOVERNMENT CAPITAL
CORPORATION

Partial Listing of EDC Clients

Wylie EDC	Bowie EDC	Fairfield EDC	Lavon EDC
Godley EDC	Mineral Wells EDC	Ferris EDC	Bay City CDC
Clarendon EDC	Gun Barrel City EDC	Mathis EDC	Sweeny EDC
Sulphur Springs EDC	Troup CDC	Early MDD	San Saba EDC
Pilot Point MDD	Baird EDC	Van EDC	Bonham EDC
Oak Ridge North EDC	Dumas EDC	Chandler EDC	Big Lake EDC

GOVERNMENT CAPITAL
CORPORATION

Anna Economic Development Corporation

Preliminary Term Sheet
October 22, 2025

FINANCING STRUCTURE: Taxable 4B EDC Note

PLACEMENT: Private Placement

ESTIMATED SOURCES AND USES OF FUNDS:

Sources:

Note Proceeds	$ 6,191,500.00
Total Sources	**$ 6,191,500.00**

Uses:

Land Purchase	$ 6,100,000.00
Issuance Costs (0.015)	$ 91,500.00
Total Uses	**$ 6,191,500.00**

*The issuance cost in the amount of 1.5% has been included in the payment amount. It can also be paid outside of closing. These fees represent the total issuance costs necessary for closing the transaction as contemplated. Issuance Cost Allocation includes Special Tax Counsel, Private Placement Cost and Filing Fees.

PLACEMENT AGENT: Government Capital Corporation, Southlake, Texas

SPECIAL TAX COUNSEL: Naaman, Howell, Smith & Lee, Austin, Texas

TERM: 20 Years (80 Quarterly Payments)

INTEREST RATE: 5.67%

PAYMENT AMOUNT: $129,889.82

PREYPAYMENT: The Borrower shall have the right to pre-pay the note in whole on any business day by paying the Principal Balance plus any outstanding interest due, provided the Borrower gives Lender at least thirty (30) days prior written notice of its intent to do so. The Redemption Price, as a percentage of the then outstanding note balance, shall be equal to:

Closing to 11/25/2029: Non-callable
11/25/2029 to 11/25/2032: 102%
11/25/2032 to 11/25/2034: 101%
Thereafter: 100%

ESTIMATED CLOSING DATE: November 25, 2025 (Must close by Dec 2nd to maintain proposed rate)

FIRST PAYMENT DATE: 90 Days from closing

ADDITIONAL NOTES:
This transaction will be secured by a pledge of sales tax only. Government Capital will not require liens on the real estate. Additionally, the traditional real estate closing costs including title policy, appraisal, survey, environmental studies, etc., will not be a contingency of closing for Government Capital.

The above proposal is subject to audit analysis and mutually acceptable documentation. The terms outlined herein are based on current markets. If funding does not occur within this time period, rates will be indexed to markets at such time.

GOVERNMENT CAPITAL
CORPORATION

Compound Period: Quarterly
Nominal Annual Rate: 5.670%
AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year

	Date	Payment	Interest	Principal
Loan	11/25/2025			
1	2/25/2026	$129,889.82	$87,764.51	$42,125.31
2	5/25/2026	$129,889.82	$87,167.39	$42,722.43
3	8/25/2026	$129,889.82	$86,561.80	$43,328.02
4	11/25/2026	$129,889.82	$85,947.62	$43,942.20
5	2/25/2027	$129,889.82	$85,324.74	$44,565.08
6	5/25/2027	$129,889.82	$84,693.03	$45,196.79
7	8/25/2027	$129,889.82	$84,052.37	$45,837.45
8	11/25/2027	$129,889.82	$83,402.62	$46,487.20
9	2/25/2028	$129,889.82	$82,743.66	$47,146.16
10	5/25/2028	$129,889.82	$82,075.37	$47,814.45
11	8/25/2028	$129,889.82	$81,397.60	$48,492.22
12	11/25/2028	$129,889.82	$80,710.22	$49,179.60
13	2/25/2029	$129,889.82	$80,013.10	$49,876.72
14	5/25/2029	$129,889.82	$79,306.10	$50,583.72
15	8/25/2029	$129,889.82	$78,589.07	$51,300.75
16	11/25/2029	$129,889.82	$77,861.88	$52,027.94
17	2/25/2030	$129,889.82	$77,124.39	$52,765.43
18	5/25/2030	$129,889.82	$76,376.44	$53,513.38
19	8/25/2030	$129,889.82	$75,617.89	$54,271.93
20	11/25/2030	$129,889.82	$74,848.58	$55,041.24
21	2/25/2031	$129,889.82	$74,068.37	$55,821.45
22	5/25/2031	$129,889.82	$73,277.10	$56,612.72
23	8/25/2031	$129,889.82	$72,474.62	$57,415.20
24	11/25/2031	$129,889.82	$71,660.76	$58,229.06
25	2/25/2032	$129,889.82	$70,835.36	$59,054.46
26	5/25/2032	$129,889.82	$69,998.26	$59,891.56
27	8/25/2032	$129,889.82	$69,149.30	$60,740.52
28	11/25/2032	$129,889.82	$68,288.30	$61,601.52
29	2/25/2033	$129,889.82	$67,415.10	$62,474.72
30	5/25/2033	$129,889.82	$66,529.52	$63,360.30
31	8/25/2033	$129,889.82	$65,631.39	$64,258.43
32	11/25/2033	$129,889.82	$64,720.53	$65,169.29
33	2/25/2034	$129,889.82	$63,796.75	$66,093.07
34	5/25/2034	$129,889.82	$62,859.88	$67,029.94
35	8/25/2034	$129,889.82	$61,909.73	$67,980.09
36	11/25/2034	$129,889.82	$60,946.12	$68,943.70
37	2/25/2035	$129,889.82	$59,968.84	$69,920.98
38	5/25/2035	$129,889.82	$58,977.71	$70,912.11
39	8/25/2035	$129,889.82	$57,972.53	$71,917.29
40	11/25/2035	$129,889.82	$56,953.10	$72,936.72

41	2/25/2036	$129,889.82	$55,919.22	$73,970.60
42	5/25/2036	$129,889.82	$54,870.69	$75,019.13
43	8/25/2036	$129,889.82	$53,807.30	$76,082.52
44	11/25/2036	$129,889.82	$52,728.83	$77,160.99
45	2/25/2037	$129,889.82	$51,635.07	$78,254.75
46	5/25/2037	$129,889.82	$50,525.81	$79,364.01
47	8/25/2037	$129,889.82	$49,400.82	$80,489.00
48	11/25/2037	$129,889.82	$48,259.89	$81,629.93
49	2/25/2038	$129,889.82	$47,102.79	$82,787.03
50	5/25/2038	$129,889.82	$45,929.28	$83,960.54
51	8/25/2038	$129,889.82	$44,739.14	$85,150.68
52	11/25/2038	$129,889.82	$43,532.13	$86,357.69
53	2/25/2039	$129,889.82	$42,308.01	$87,581.81
54	5/25/2039	$129,889.82	$41,066.54	$88,823.28
55	8/25/2039	$129,889.82	$39,807.47	$90,082.35
56	11/25/2039	$129,889.82	$38,530.55	$91,359.27
57	2/25/2040	$129,889.82	$37,235.53	$92,654.29
58	5/25/2040	$129,889.82	$35,922.16	$93,967.66
59	8/25/2040	$129,889.82	$34,590.17	$95,299.65
60	11/25/2040	$129,889.82	$33,239.29	$96,650.53
61	2/25/2041	$129,889.82	$31,869.27	$98,020.55
62	5/25/2041	$129,889.82	$30,479.83	$99,409.99
63	8/25/2041	$129,889.82	$29,070.69	$100,819.13
64	11/25/2041	$129,889.82	$27,641.58	$102,248.24
65	2/25/2042	$129,889.82	$26,192.21	$103,697.61
66	5/25/2042	$129,889.82	$24,722.30	$105,167.52
67	8/25/2042	$129,889.82	$23,231.55	$106,658.27
68	11/25/2042	$129,889.82	$21,719.67	$108,170.15
69	2/25/2043	$129,889.82	$20,186.36	$109,703.46
70	5/25/2043	$129,889.82	$18,631.31	$111,258.51
71	8/25/2043	$129,889.82	$17,054.22	$112,835.60
72	11/25/2043	$129,889.82	$15,454.78	$114,435.04
73	2/25/2044	$129,889.82	$13,832.66	$116,057.16
74	5/25/2044	$129,889.82	$12,187.55	$117,702.27
75	8/25/2044	$129,889.82	$10,519.12	$119,370.70
76	11/25/2044	$129,889.82	$8,827.04	$121,062.78
77	2/25/2045	$129,889.82	$7,110.98	$122,778.84
78	5/25/2045	$129,889.82	$5,370.59	$124,519.23
79	8/25/2045	$129,889.82	$3,605.53	$126,284.29
80	11/25/2045	$129,889.82	$1,816.02	$128,073.80
Grand Totals:		$10,391,185.60	$4,199,685.60	$6,191,500.00

GOVERNMENT CAPITAL CORPORATION

Qualifications of Special Tax Counsel

ANDREW D. CLARK

Experience

Mr. Clark, partner in the Naman, Howell, Smith & Lee law firm, concentrates his practice in the areas of public finance and economic development. Mr. Clark serves as bond counsel, special tax counsel and general counsel to economic development corporations, municipal development districts and public improvement districts. Mr. Clark's comprehensive knowledge of the law governing economic development corporations of any types and tax-exempt financings allows Mr. Clark to assist his EDC clients from project inception through the completion of financing. Mr. Clark has served on the city council of a home-rule city since 2018 and also served as a director of the city's economic development corporation.

EDUCATION AND BAR ADMISSIONS

J.D., 2007, St. Mary's University School of Law, cum laude;

B.B.A., 2002, Baylor University

Admitted to Bar, Texas, 2007

U.S. District Courts, Western, Northern, Eastern and Southern Districts of Texas

United States Court of Appeals for the Fifth Circuit

PROFESSIONAL ASSOCIATIONS AND MEMBERSHIPS

City of Bee Cave, Texas Planning and Zoning Commission 2015-2018

City of Bee Cave, Texas City Council Mayor Pro Tem 2019-Present

City of Bee Cave, Texas City Council – Council Member 2018-Present

City of Bee Cave, Texas Economic Development Corporation – Director 2018-2020

National Association of Bond Lawyers

REPRESENTATIVE TRANSACTIONS

Seguin Economic Development Corporation Sales Tax Revenue Notes, Series 2025

Early Municipal Development District Sales Tax Revenue Notes, Series 2025

Lakeport Economic Development Corporation Sales Tax Revenue Notes, Series 2025

Bonham Economic Development Corporation Sales Tax Revenue Notes, Series 2024

Big Lake Economic Development Corporation Sales Tax Revenue Notes, Series 2024

Sweeny Economic Development Corporation Sales Tax Revenue Notes, Series 2023

Item No. 5.d.

EDC/CDC Agenda
Staff Report

Meeting Date:	11/13/2025
Staff Contact:	Salena Tittle

AGENDA ITEM:
Consider/Discuss/Action on a recommendation to cancel the December 4, 2025, CDC/EDC Joint Board Meeting.

SUMMARY:
The December CDC/EDC Joint Board Meeting is currently scheduled for Thursday, December 4th. Staff is suggesting that the meeting be moved to Thursday, December 11th, due to some scheduling conflicts.

STAFF RECOMMENDATION:
Staff recommends the Board make a motion to cancel the December 4, 2025, CDC/EDC Joint Board Meeting.

ATTACHMENTS:

Item No. 5.e.

EDC/CDC Agenda
Staff Report

Meeting Date:	11/13/2025
Staff Contact:	Salena Tittle

AGENDA ITEM:
Consider/Discuss/Action on a recommendation to conduct the December CDC/EDC Joint Board Meeting on Thursday, December 11, 2025, at 6:00 p.m. in Council Chambers of the Municipal Complex located at 120 W. 7th Street.

SUMMARY:
As stated in Item 5.d., staff has recommended that the December 4, 2025, CDC/EDC Joint Board Meeting be canceled due to some scheduling conflicts. Staff has suggested that the December monthly CDC/EDC Joint Board Meeting now be held on December 11, 2025.

STAFF RECOMMENDATION:
Staff recommends the Board make a motion to conduct the December CDC/EDC Joint Board Meeting on December 11, 2025, at 6:00 p.m. in Council Chambers at the Municipal Complex located at 120 W. 7th Street.

ATTACHMENTS:

Item No. 5.f.

EDC/CDC Agenda
Staff Report

Meeting Date:	11/13/2025
Staff Contact:	Salena Tittle

AGENDA ITEM:
Consider/Discuss/Action on a recommendation to cancel the January 1, 2026, CDC/EDC Joint Board Meeting.

SUMMARY:
The January CDC/EDC Joint Board Meeting is currently scheduled for Thursday, January 1st. Staff is suggesting that the meeting be moved to Thursday, January 8th, due to the Holiday.

STAFF RECOMMENDATION:
Staff recommends the Board make a motion to cancel the January 1, 2026, CDC/EDC Joint Board Meeting.

ATTACHMENTS:

Item No. 5.g.

EDC/CDC Agenda
Staff Report

Meeting Date:	11/13/2025
Staff Contact:	Salena Tittle

AGENDA ITEM:
Consider/Discuss/Action on a recommendation to conduct the January CDC/EDC Joint Board Meeting on Thursday, January 8, 2026, at 6:00 p.m. in Council Chambers of the Municipal Complex located at 120 W. 7th Street.

SUMMARY:
As stated in Item 5.f., staff had recommended that the January 1, 2026, CDC/EDC Joint Board Meeting be canceled due to the Holiday. Staff has suggested that the January monthly CDC/EDC Joint Board Meeting now be held on January 8, 2026.

STAFF RECOMMENDATION:
Staff recommends the Board make a motion to conduct the January CDC/EDC Joint Board Meeting on January 8, 2026, at 6:00 p.m. in Council Chambers at the Municipal Complex located at 120 W. 7th Street.

ATTACHMENTS:

Item No. 6.

EDC/CDC Agenda
Staff Report

Meeting Date: 11/13/2025
Staff Contact:

AGENDA ITEM:
Director's Report.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.a.

EDC/CDC Agenda
Staff Report

Meeting Date:	11/13/2025
Staff Contact:	Joey Grisham

AGENDA ITEM:
Strategic Plan Update

SUMMARY:
Director of Economic Development, Joey Grisham, to give a brief overview of what staff has been working on and future initiatives.

STAFF RECOMMENDATION:
N/A

ATTACHMENTS:
1. October 2025 Strategic Plan Update

Economic Development Highlights
October 2025

Vibrant

- EDC staff attended the L Dow Hendricks Elementary Dedication Ceremony
- Joey presented at the Fall Neighborhood Academy
- EDC staff attended the Chamber Business Afterhours Event hosted by Lamar National Bank

Unique

- Natasha and Salena attended the Community Difference Collin County Luncheon
- Natasha attended the Area Developments Women's Conference in Chicago
- Joey and Salena attended the Collin County Growth Summit
- EDC staff and Board members attended the TEDC Sales Tax Workshop
- Salena attended OU EDI in Fort Worth
- Joey attended and participated as a panelist for the 2025 Bisnow Collin County State of the Market event

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03 Pre-Development Meetings
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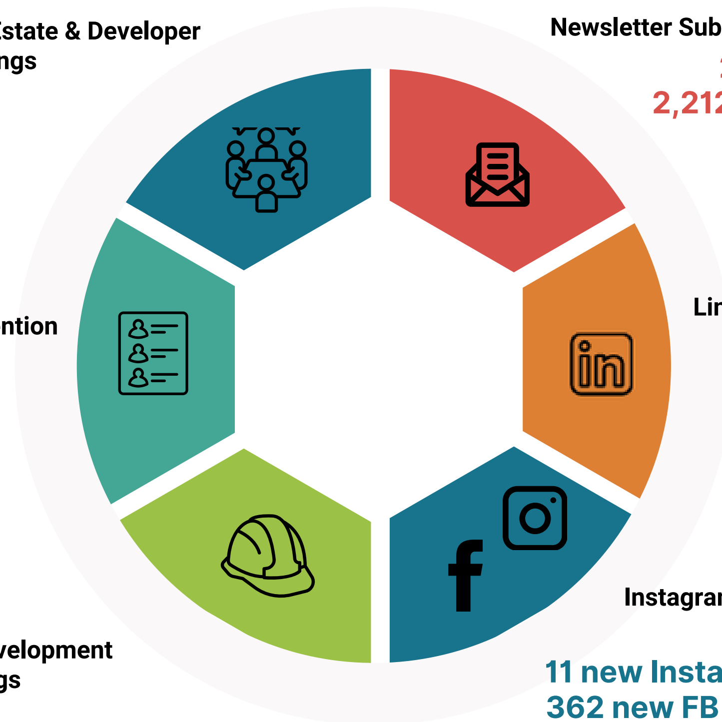


04 Newsletter Subscribers
2 new
2,212 total

05 Linkedin Followers
35 new
1,959 total

06 Instagram & Facebook Followers
11 new Insta - 110 total
362 new FB - 981 total

- Joey attended the Anna ISD State of the District Luncheon
- Salena attended the annual Texas Municipal League Conference
- Joey attended the annual Texas Economic Development Council Conference

Item No. 6.b.

EDC/CDC Agenda
Staff Report

Meeting Date:	11/13/2025
Staff Contact:	Joey Grisham

AGENDA ITEM:
Financial Report / Sales Tax Update

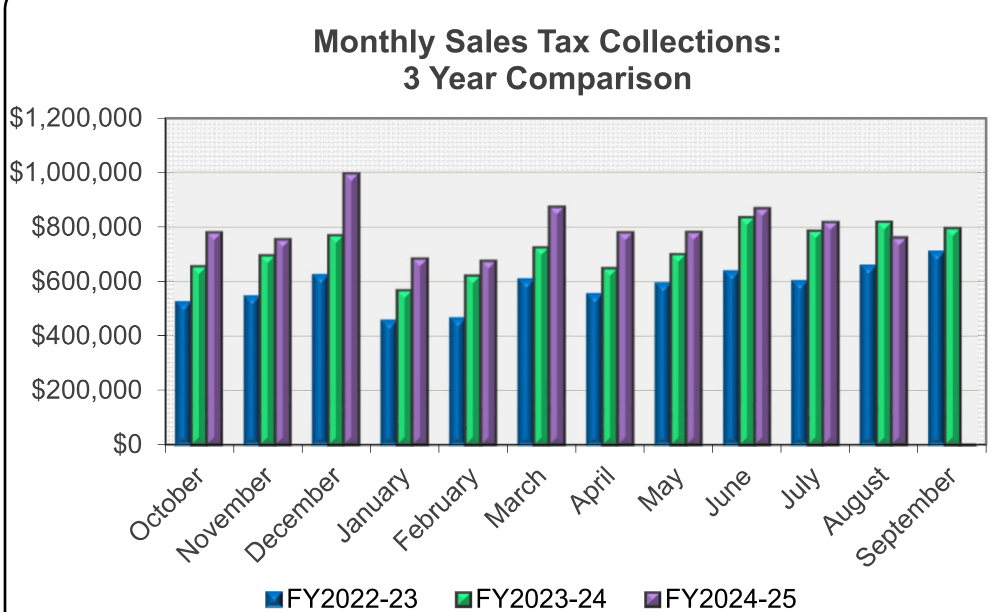
SUMMARY:
Director of Economic Development, Joey Grisham, to update the Board on the overall sales tax for the month of August 2025, which is down roughly 7% from the previous year, August 2024.

STAFF RECOMMENDATION:
N/A

ATTACHMENTS:
1. 2025 Monthly Sales Tax Report

CITY OF ANNA
Schedule of Sales Tax Collections
For the month August 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	873,725	21%	723,838
April	779,340	20%	647,636
May	780,970	12%	699,251
June	867,435	4%	835,007
July	817,173	4%	785,388
August	761,329	-7%	818,441
September	-		794,437
	$ 8,767,373		**$ 8,611,581**
Budget:	6,753,000	130%	6,753,100



Item No. 6.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 11/13/2025
Staff Contact: Salena Tittle

AGENDA ITEM:
Event Updates / Upcoming Events / Reminders

SUMMARY:
Anna Community Library & Plaza Ribbon Cutting Ceremony:
On Saturday, November 15th, the City of Anna will be holding the official Community Library & Plaza Ribbon Cutting Ceremony and Grand Opening ceremony from 10:00am - 12:00pm. A calendar invite has gone out to everyone, and we hope you will all be in attendance. The celebration will include family activities, live jazz, yard games, storybook characters, a magician, and so much more.

Happy Thanksgiving:
The EDC staff would like to express our sincere gratitude to our board for your commitment, leadership, and the time you devote to serving the CDC/EDC. We are truly thankful for all that you do and wish you and your families a wonderful Thanksgiving.

STAFF RECOMMENDATION:
N/A

ATTACHMENTS:

Item No. 7.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 11/13/2025
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. Future brokerage and real estate agreements.

SUMMARY:
Closed session deliberation.

STAFF RECOMMENDATION:
N/A

ATTACHMENTS:

Item No. 7.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 11/13/2025
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: 11/13/2025
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: 11/13/2025
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: 11/13/2025
Staff Contact:

AGENDA ITEM:
Adjourn.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS: