

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

**Thursday, February 5, 2026 @ 6:00 PM**

The CDC/EDC of the City of Anna will meet on Thursday, February 5, 2026 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.**

***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, with liberty 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 January 8, 2026, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
  - b. Approve minutes from the January 8, 2026, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)
5. **Items For Individual Consideration.**
  - a. Consider/Discuss/Action on Resolution No. 2026-02-2 approving First Amended Ground Lease between Anna Community Development Corporation and GTP Food Group, LLC. (CDC)

- b. Consider/Discuss/Action on Resolution No. 2026-02-3 approving an updated Economic Development Incentive Policy and Incentive Request Application to establish guidelines and criteria and stimulate business and commercial activity in the City of Anna. (CDC & EDC)
6. **Manager's Report.**
- a. Strategic Plan Update
  - b. Financial Report / Sales Tax Update
  - c. Event Updates / Upcoming Events / Reminders
7. **Closed Session.**
- a. Consult with legal counsel on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov't Code §551.071); Grant program; Lease agreement and professional services contract. Pending Contracts.
  - b. Deliberate regarding the purchase, exchange, lease or value of real property. (Tex. Gov't Code §551.072) possible property acquisition; possible land sale/purchase.
  - c. Discuss or deliberate personnel matters: (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee. (Tex. Gov't Code §551.074).
  - d. Discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the Board of Directors has received from a business prospect that the Board of Directors seeks to have locate, stay, or expand in or near the territory of the City of Anna and with which the Board is conducting economic development negotiations; or, (2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1). (Tex. Gov't Code §551.087); potential retail and medical projects.
8. **Reconvene into open session and take any action on closed session items.**
9. **Receive reports from staff or Board Members about items of community interest.**
10. **Adjourn.**

This is to certify that I, Natasha Roach, Interim Director of Economic Development, posted this Agenda on the City's website ([www.annatexas.gov](http://www.annatexas.gov)) and at the Anna Municipal Complex bulletin board at or before 5:00 p.m. on 01/30/2026.

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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](mailto:adacompliance@annatexas.gov). Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.



## **“NOTICE OF POSSIBLE QUORUM”**

**Thursday, February 5, 2026 @ 6:00 PM**

**CDC/EDC Meeting  
Anna Municipal Complex - Council Chamber  
120 W. 7th St.  
Anna, Texas, 75409**

The Anna City Council may have a quorum in attendance at this meeting.

### **CDC/EDC Meeting**

It is not a certainty that a Quorum or other number of members of a City Affiliated Body will attend the event; and

No vote or any other action will be taken by any Quorum or other number of members of a City-Affiliated Body that may be in attendance at the event; and

The attendance or nonattendance of the event by a Quorum or other number of members of a City-Affiliated Body is not an endorsement or any other type of statement in support of or against any event, topic, position or issue that may be the subject of or discussed at the Community Meeting.

This is to certify that I, Natasha Roach, Interim Director of Economic Development, posted this Notice of Quorum at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin Board by 5:00 PM, 01/30/2026

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Natasha Roach,  
Interim Director of Economic Development



Item No. 3.

EDC/CDC Agenda  
Staff Report

Meeting Date: 2/5/2026  
Staff Contact:

**AGENDA ITEM:**

**Neighbor Comments.**

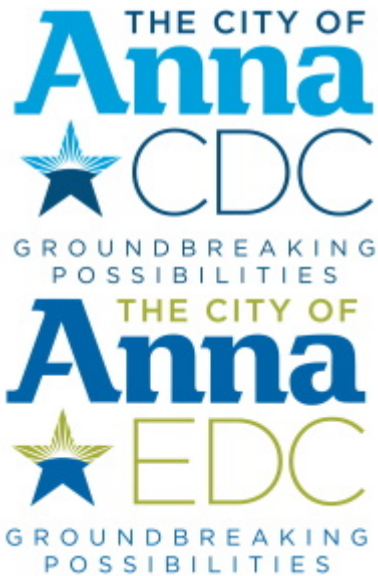
**SUMMARY:**

*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.*

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

**ATTACHMENTS:**



Item No. 4.a.

EDC/CDC Agenda  
Staff Report

Meeting Date: 2/5/2026  
Staff Contact: Salena Tittle

**AGENDA ITEM:**

Approve minutes from the January 8, 2026, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

**SUMMARY:**

Review and approve the meeting minutes from the January 8, 2026, Joint CDC/EDC Meeting.

**FINANCIAL IMPACT:**

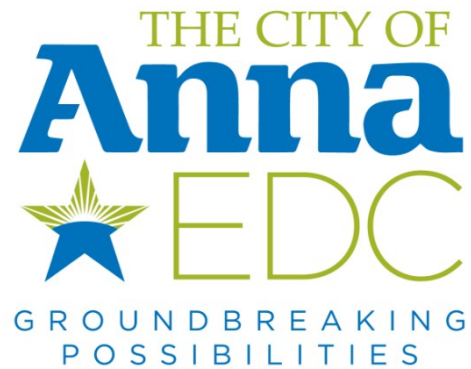
This item has no financial impact.

**STAFF RECOMMENDATION:**

Staff recommends approval.

**ATTACHMENTS:**

1. January 8\_2026 CDC EDC Joint Meeting Minutes\_Draft



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

**Thursday, January 8, 2026 @ 6:00 PM**

The Anna Community Development Corporation and the Anna Economic Development Corporation conducted a joint meeting at 6:00 PM on Thursday, January 8, 2026, 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 (arrived at 6:10 PM)  
Board Member Noah Nylander  
Board Member Regina Leachman

**Others Present:**

Assistant Director Natasha Roach  
Economic Development Manager Salena Tittle  
City Attorney Clark McCoy  
Council Member Kelly Patterson-Herndon

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

*Board Secretary Dwyke Williams led the Invocation.*

*Board Member Noah Nylander led the Pledge of Allegiance and 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 December 11, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
- b. Approve minutes from the December 11, 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 Member Noah Nylander seconded the motion. In a 6-0 vote, all were in favor. Motion passed.***

5. **Individual Consideration.**

- a. Consider/Discuss/Action on the process of electing a Board President. (CDC & EDC)

***MOTION: Board Member Noah Nylander made a motion on behalf of the CDC & EDC to elect Bruce Norwood as Board President. Board Member Regina Leachman seconded the motion. In a 6-0 vote, all were in favor. Motion passed.***

- b. Consider/Discuss/Action on the process of electing a Board Vice-President. (CDC & EDC)

***MOTION: Board Secretary Dwyke Williams made a motion on behalf of the CDC & EDC to elect Manny Singh as Board Vice-President. Board Member Edward Culham seconded the motion. In a 6-0 vote, all were in favor. Motion passed.***

- c. Consider/Discuss/Action on the process of electing a Board Secretary. (CDC & EDC)

***MOTION: Board President Bruce Norwood made a motion on behalf of the CDC & EDC to elect Dwyke Williams as Board Secretary. Board Member Regina Leachman seconded the motion. In a 6-0 vote, all were in favor. Motion passed.***

- d. Consider/Discuss/Action on Resolution No. 2025-11-17 approving and authorizing the Director of Economic Development to enter into purchase and sale agreements and other real estate related transactions to buy or sell property on behalf of the Anna Community Development Corporation. (CDC)

- e. Consider/Discuss/Action on Resolution No. 2025-11-18 approving and authorizing the Director of Economic Development to enter into purchase and sale agreements and other real estate related transactions to buy or sell property on behalf of the Anna Economic Development Corporation. (EDC)

***The Board of Directors voted on Items 5d & 5e in one vote.***

***MOTION: Board Secretary Dwyke Williams made a motion on behalf of the CDC & EDC to approve Resolution No. 2025-11-17 & Resolution No. 2025-11-18 approving and authorizing the Director of Economic Development to enter into purchase and sale agreements and other real estate transactions to buy or sell property on behalf of the CDC & EDC. Board Member Noah Nylander seconded the motion. In a 6-0 vote, all were in favor. Motion passed.***

- f. Consider/Discuss/Action on Resolution No. 2026-01-1 approving an Economic Development Incentive Agreement between the Anna Community Development Corporation and the Seitz Group, Inc. (CDC)

*Board Member Rocio Gonzalez arrived at 6:10 PM during this item.*

***MOTION: Board President Bruce Norwood made a motion on behalf of the CDC to approve Resolution No. 2026-01-1 approving an Economic Development Incentive Agreement between the CDC and Seitz Group, Inc. in an amount not to exceed \$294,147.15. Board Member Noah Nylander seconded the motion. In a 7-0 vote, all were in favor. Motion passed.***

6. **Manager's Report.**

a. Strategic Plan Update

*Economic Development Manager, Salena Tittle, gave a brief overview of the highlights for the month of December. Those highlights included: Kickoff Meetings for Future Events, New Development Previews, and Partnership Events.*

**No Action Taken**

b. Financial Report / Sales Tax Update

*Economic Development Manager, Salena Tittle, presented the Board with updated information on increased sales tax & CDC sales tax for the month of October 2025, which is up approximately 5% from the previous year.*

**No Action Taken**

c. Event Updates / Upcoming Events / Reminders

*Economic Development Manager, Salena Tittle, provided a few reminders to the Board: the Anna Community Library Congressional Recognition on January 27th, the Wyndham Garden Hotel Grand Opening & Ribbon Cutting on January 29th, and the Greater Anna Chamber of Commerce Annual Banquet on February 28th. 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 6:22 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.
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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.**

*Board President Bruce Norwood called the CDC/EDC Board Meeting back into open session at 7:11 PM.*

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

*Economic Development Manager, Salena Tittle, provided a brief summary of Downtown Anna 4th Street Construction, how the EDC is working with Public Works to support our downtown businesses during this time, and a copy of the flyer provided to the downtown businesses & property owners.*

10. **Adjourn.**

*Board President Bruce Norwood adjourned the meeting at 7:12 PM.*

Approved on the 5th day of February, 2026.

**APPROVED:**

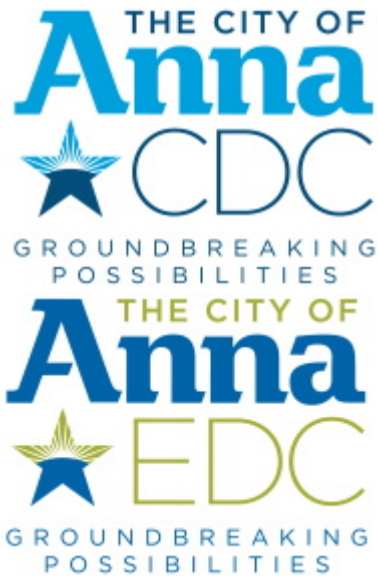
**ATTESTED:**

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Bruce Norwood  
President of CDC/EDC

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Dwyke Williams  
Secretary of CDC/EDC



Item No. 4.b.

EDC/CDC Agenda  
Staff Report

Meeting Date: 2/5/2026  
Staff Contact: Salena Tittle

**AGENDA ITEM:**

Approve minutes from the January 8, 2026, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

**SUMMARY:**

Review and approve the meeting minutes from the January 8, 2026, Joint CDC/EDC Meeting.

**FINANCIAL IMPACT:**

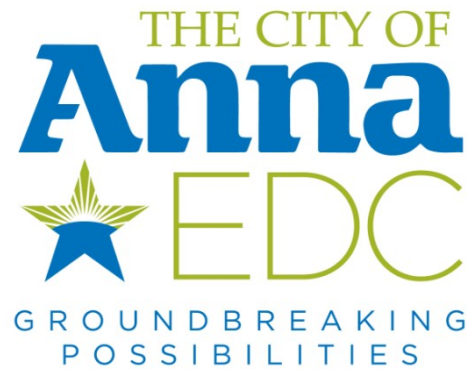
This item has no financial impact.

**STAFF RECOMMENDATION:**

Staff recommends approval.

**ATTACHMENTS:**

1. January 8\_2026 CDC EDC Joint Meeting Minutes\_Draft



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

**Thursday, January 8, 2026 @ 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  
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Board Member Rocio Gonzalez (arrived at 6:10 PM)  
Board Member Noah Nylander  
Board Member Regina Leachman

**Others Present:**

Assistant Director Natasha Roach  
Economic Development Manager Salena Tittle  
City Attorney Clark McCoy  
Council Member Kelly Patterson-Herndon

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

*Board Secretary Dwyke Williams led the Invocation.*

*Board Member Noah Nylander led the Pledge of Allegiance and the Texas Pledge.*

3. **Neighbor Comments.**

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***There were none.***

4. **Consent Agenda.**

- a. Approve minutes from the December 11, 2025, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
- b. Approve minutes from the December 11, 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 Member Noah Nylander seconded the motion. In a 6-0 vote, all were in favor. Motion passed.***

5. **Individual Consideration.**

- a. Consider/Discuss/Action on the process of electing a Board President. (CDC & EDC)

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- b. Consider/Discuss/Action on the process of electing a Board Vice-President. (CDC & EDC)

***MOTION: Board Secretary Dwyke Williams made a motion on behalf of the CDC & EDC to elect Manny Singh as Board Vice-President. Board Member Edward Culham seconded the motion. In a 6-0 vote, all were in favor. Motion passed.***

- c. Consider/Discuss/Action on the process of electing a Board Secretary. (CDC & EDC)

***MOTION: Board President Bruce Norwood made a motion on behalf of the CDC & EDC to elect Dwyke Williams as Board Secretary. Board Member Regina Leachman seconded the motion. In a 6-0 vote, all were in favor. Motion passed.***

- d. Consider/Discuss/Action on Resolution No. 2025-11-17 approving and authorizing the Director of Economic Development to enter into purchase and sale agreements and other real estate related transactions to buy or sell property on behalf of the Anna Community Development Corporation. (CDC)

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***The Board of Directors voted on Items 5d & 5e in one vote.***

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- f. Consider/Discuss/Action on Resolution No. 2026-01-1 approving an Economic Development Incentive Agreement between the Anna Community Development Corporation and the Seitz Group, Inc. (CDC)

*Board Member Rocio Gonzalez arrived at 6:10 PM during this item.*

***MOTION: Board President Bruce Norwood made a motion on behalf of the CDC to approve Resolution No. 2026-01-1 approving an Economic Development Incentive Agreement between the CDC and Seitz Group, Inc. in an amount not to exceed \$294,147.15. Board Member Noah Nylander seconded the motion. In a 7-0 vote, all were in favor. Motion passed.***

6. **Manager's Report.**

a. Strategic Plan Update

*Economic Development Manager, Salena Tittle, gave a brief overview of the highlights for the month of December. Those highlights included: Kickoff Meetings for Future Events, New Development Previews, and Partnership Events.*

**No Action Taken**

b. Financial Report / Sales Tax Update

*Economic Development Manager, Salena Tittle, presented the Board with updated information on increased sales tax & CDC sales tax for the month of October 2025, which is up approximately 5% from the previous year.*

**No Action Taken**

c. Event Updates / Upcoming Events / Reminders

*Economic Development Manager, Salena Tittle, provided a few reminders to the Board: the Anna Community Library Congressional Recognition on January 27th, the Wyndham Garden Hotel Grand Opening & Ribbon Cutting on January 29th, and the Greater Anna Chamber of Commerce Annual Banquet on February 28th. 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 6:22 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 7:11 PM.*

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

*Economic Development Manager, Salena Tittle, provided a brief summary of Downtown Anna 4th Street Construction, how the EDC is working with Public Works to support our downtown businesses during this time, and a copy of the flyer provided to the downtown businesses & property owners.*

10. **Adjourn.**

*Board President Bruce Norwood adjourned the meeting at 7:12 PM.*

Approved on the 5th day of February, 2026.

**APPROVED:**

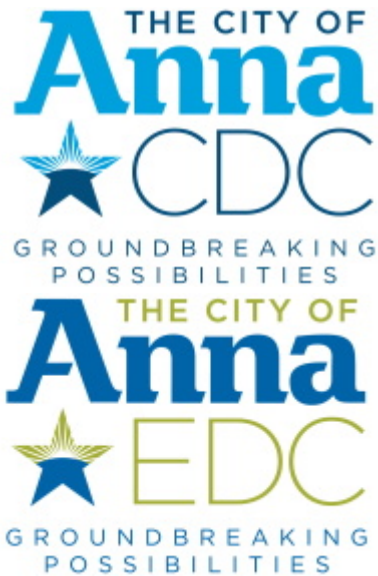
**ATTESTED:**

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Bruce Norwood  
President of CDC/EDC

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Dwyke Williams  
Secretary of CDC/EDC



Item No. 5.a.

EDC/CDC Agenda  
Staff Report

Meeting Date: 2/5/2026  
Staff Contact: Natasha Roach

**AGENDA ITEM:**

Consider/Discuss/Action on Resolution No. 2026-02-2 approving First Amended Ground Lease between Anna Community Development Corporation and GTP Food Group, LLC. (CDC)

**SUMMARY:**

The Board approved a Ground Lease Purchase Agreement and Performance Agreement with GTP Food Group, LLC on July 7, 2025.

The Developer is requesting to amend the Original Agreement to extend certain deadlines and make minor modifications to those deadlines. Those modifications are as follows:

**Article I**

1.43 **City Manager** shall mean the duly appointed City Manager of the City of Anna, Texas or that person's written designee. The term shall also include the person serving as Interim City Manager or Acting City Manager.

1.16 **Facility Deadline** shall mean the June 30, 2028, deadline for Developer to have received a Certificate of Occupancy for the Facility in order to receive the Economic Incentive in accordance with Article 9 of this Agreement.

1.27 **Opening Date** means the date the Facilities are fully open for business, which date shall not be later than June 30, 2028 or a later date to the extent that the Opening Date is expressly extended in writing in accordance with Section 2.3.

1.34 **Purchase and Sale Agreement** means an agreement to be entered into between Anna CDC and Developer for the transfer of ownership of the Premises to the Developer under the terms and conditions of this Agreement, which said agreement shall be performed only if the Developer timely meets all of the Performance Requirements including without limitation meeting the Facility Deadline and having the Facilities fully open for business by the Opening Date or a later date to the extent the Opening Date is extended under Section 2.3).

**Article II**

**2.3 Opening of Facilities; Continuous Operations.** The Facilities shall be fully open for business by not later than the Opening Date, with all Permitted Uses in operation, unless the Opening Date deadline set forth in Section 1.27 is expressly extended in writing by the City Manager for an additional period not to exceed 90 days; provided, however, that the City Manager shall not grant any such extension unless the Developer requests such extension in writing at least 30 days before the Facility Deadline. Any other extensions of the Opening Date or any other deadline under this Agreement can only be granted by Anna CDC in a written amendment to this Agreement.

**Article II**

(b) Delivery to Anna CDC of documentation that Developer has applied for the Building Permit(s) for the construction of the Facility and all other proposed Improvements on the Premises on or before June 30, 2026; and

(i) Documentation of receipt of a final Certificate of Occupancy (the "CO") from the City for the Facility on or before the Opening Date or a later date to the extent the Opening Date is extended under Section 2.3; and

(j) Delivery to Anna CDC of documentation that Developer has caused the creation, staffing and maintenance of employment of at least Fifty (50) full-time job equivalents at the Facility on or before the Opening Date or a later date to the extent the Opening Date is extended under Section 2.3.

**FINANCIAL IMPACT:**

This item has no financial impact.

**STAFF RECOMMENDATION:**

Staff recommends approval of Resolution 2026-02-2 as presented.

**ATTACHMENTS:**

1. 2026-02-2 CDC Resolution - GTP Food Group Amended Agreement
2. Exhibit 1 - First Amended Ground Lease Agreement

**ANNA COMMUNITY DEVELOPMENT CORPORATION**

**RESOLUTION NO. 2026-02-2**

**A RESOLUTION OF THE ANNA COMMUNITY DEVELOPMENT CORPORATION APPROVING FIRST AMENDED GROUND LEASE PURCHASE AGREEMENT AND PERFORMANCE AGREEMENT; AND FURTHER AUTHORIZING THE BOARD PRESIDENT OR VICE PRESIDENT TO EXECUTE ALL DOCUMENTS REQUIRED TO UNDERTAKE SAID PROJECT**

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

**WHEREAS**, on July 7, 2025, the CDC Board of Directors (the “Board”) held a duly noticed public hearing regarding that certain Ground Lease Purchase Agreement and Performance Agreement between the CDC and GTP Food Group, LLC (the “Agreement”) for restaurants and entertainment on property in the Anna Downtown District (the “Project”) and approved the Agreement and the Project; and

**WHEREAS**, the Board desires to enter into a mutually agreeable amendment to the Agreement as set forth in the First Amended Ground Lease Purchase Agreement and Performance Agreement attached hereto as Exhibit 1 (the “First Amended Agreement”); and

**WHEREAS**, the Board finds that the First Amended Agreement will promote new or expanded business development;

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

**Section 1. Recitals Incorporated**

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

**Section 2. Authority to Execute First Amended Agreement and Take Additional Action**

The Board hereby authorizes the Board President or Vice President to execute, on behalf of the CDC, subject to approval of legal form by the CDC’s legal counsel, the First Amended Agreement. The Board hereby further authorizes the Board President or Vice President and City of Anna staff to execute any associated documents and take any additional actions necessary to implement and manage the Project.

**PASSED AND APPROVED** by the Anna Community Development Corporation on this 5th day of February 2026.

APPROVED:

ATTEST:

\_\_\_\_\_  
Bruce Norwood, CDC President

\_\_\_\_\_  
Dwyke Williams, CDC Secretary

**FIRST AMENDED  
GROUND LEASE PURCHASE AGREEMENT  
AND  
PERFORMANCE AGREEMENT**

**by and between**

**ANNA COMMUNITY DEVELOPMENT CORPORATION,**

as Landlord/Ground-Lessor,

and

GTP Food Group, LLC,

as Tenant/Ground-Lessee

Effective as of December 30, 2025

**FIRST AMENDED  
GROUND LEASE PURCHASE AGREEMENT  
AND  
PERFORMANCE AGREEMENT  
FOR PROPERTY IN THE CITY OF ANNA, COLLIN COUNTY, TEXAS**

This FIRST AMENDED GROUND LEASE PURCHASE AGREEMENT AND PERFORMANCE AGREEMENT (this “First Amendment”) is effective for all purposes on the 30th day of December 2025 (the “Effective Date”) by and between ANNA COMMUNITY DEVELOPMENT CORPORATION, a Texas Type B corporation having its principal address at 120 W. 7<sup>th</sup> St., Anna, Texas 75409 (“Anna CDC”), and GTP Food Group, LLC a Texas limited liability company (“Developer”), having its principal address at 1700 Aspen Street, Prosper, Texas 75078.

**RECITALS**

WHEREAS, Anna CDC and Developer entered into that certain Ground Lease Purchase Agreement and Performance Agreement for Property in the City of Anna, Collin County, Texas, effective as of July 7, 2025 (the “Original Agreement”); and

WHEREAS, Anna CDC and Developer desire to amend the Original Agreement to extend certain deadlines and make other modifications as set forth in this First Amendment;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, and subject to the terms, provisions and conditions of this First Amendment, and each in consideration of the duties, covenants and obligations of the other hereunder, Anna and the Developer agree as follows.

**AMENDMENTS**

1. Article I of the Original Agreement is amended to add a new Section 1.43 to read as follows:

“1.43 “City Manager” shall mean the duly appointed City Manager of the City of Anna, Texas or that person’s written designee. The term shall also include the person serving as Interim City Manager or Acting City Manager.”

2. Article I, Section 1.16 of the Original Agreement is amended to read as follows:

“1.16 “Facility Deadline” shall mean the June 30, 2028 deadline for Developer to have received a Certificate of Occupancy for the Facility in order to receive the Economic Incentive in accordance with Article 9 of this Agreement.”

3. Article I, Section 1.27 of the Original Agreement is amended to read as follows:

“1.27 “Opening Date” means the date the Facilities are fully open for business, which date shall not be later than June 30, 2028 or a later date to the extent that the Opening Date is expressly extended in writing in accordance with Section 2.3.”
4. Article I, Section 1.34 of the Original Agreement is amended to read as follows:

“1.34 “Purchase and Sale Agreement” means an agreement to be entered into between Anna CDC and Developer for the transfer of ownership of the Premises to the Developer under the terms and conditions of this Agreement, which said agreement shall be performed only if the Developer timely meets all of the Performance Requirements including without limitation meeting the Facility Deadline and having the Facilities fully open for business by the Opening Date or a later date to the extent the Opening Date is extended under Section 2.3.”
5. Article II, Section 2.3 of the Original Agreement is amended to read as follows:

“2.3 Opening of Facilities; Continuous Operations. The Facilities shall be fully open for business by not later than the Opening Date, with all of the Permitted Uses in operation, unless the Opening Date deadline set forth in Section 1.27 is expressly extended in writing by the City Manager for an additional period not to exceed 90 days; provided, however, that the City Manager shall not grant any such extension unless the Developer requests such extension in writing at least 30 days before the Facility Deadline. Any other extensions of the Opening Date or any other deadline under this Agreement can only be granted by Anna CDC in a written amendment to this Agreement. Developer covenants and agrees that, continuously and uninterrupted from and after its initial opening for business, it will operate and conduct within the Premises the Permitted Uses and operate and conduct such businesses under the provisions of this Agreement, except while the Premises are untenable by reason of fire or other casualty including, but not limited to, pandemics and health restrictions, windstorms, tornadoes and other destructive weather events. Developer agrees to conduct its businesses at all times in a first-class manner consistent with reputable business standards and practices.”
6. Article IX, Section 9.2(b) of the Original Agreement is amended to read as follows:

“(b) Delivery to Anna CDC of documentation that Developer has applied for the Building Permit(s) for the construction of the Facility and all other proposed Improvements on the Premises on or before June 30, 2026; and”

7. Article IX, Section 9.2(i) of the Original Agreement is amended to read as follows:

“(i) Documentation of receipt of a final Certificate of Occupancy (the “CO”) from the City for the Facility on or before the Opening Date or a later date to the extent the Opening Date is extended under Section 2.3; and”

8. Article IX, Section 9.2(j) of the Original Agreement is amended to read as follows:

“(j) Delivery to Anna CDC of documentation that Developer has caused the creation, staffing and maintenance of employment of at least Fifty (50) full-time job equivalents at the Facility on or before the Opening Date or a later date to the extent the Opening Date is extended under Section 2.3; and”

### **MISCELLANEOUS**

This First Amendment amends the Original Agreement in no other manner except as expressly set forth in this First Amendment. All capitalized terms used in this First Amendment, to the extent not otherwise expressly defined herein, shall have the meanings ascribed to them in the Original Agreement. Anna CDC and Developer further agree that all other terms and provisions of the Original Agreement that are not modified hereby shall remain in full force and effect. The Original Agreement, as amended by this First Amendment, constitutes the parties' sole agreement and supersedes any prior understandings or written or oral agreements between the parties with respect to the subject matter.

[The Remainder of this Page Intentionally Left Blank]

EXECUTED IN MULTIPLE ORIGINAL COUNTERPARTS, which constitute but one and the same instrument, effective as of the day and year first above written regardless of the actual date(s) of execution.

ANNA CDC:

ANNA COMMUNITY  
DEVELOPMENT CORPORATION,  
a Texas non-profit corporation

By: \_\_\_\_\_

Bruce Norwood, President

Date Executed: February 5, 2026

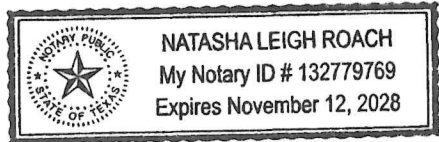
ATTEST:

\_\_\_\_\_  
Dwyke Williams, Secretary

STATE OF TEXAS                   §  
   §  
COUNTY OF COLLIN           §

This instrument was acknowledged before me on the 5<sup>th</sup> day of February, 2026 by Bruce Norwood, President of the Anna Community Development Corporation, a Texas non-profit corporation, on behalf of said non-profit corporation.

Natasha Leigh Roach  
Notary Public, State of Texas



DEVELOPER:

GTP FOOD GROUP, LLC  
a Texas limited liability company

By: Michael Pettis  
Name: Michael Pettis  
Title: Partner  
Date Executed: 1-12-26

STATE OF TEXAS

§

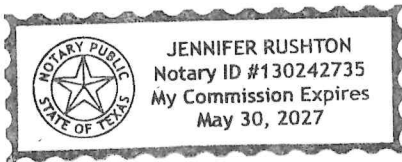
COUNTY OF COLLIN

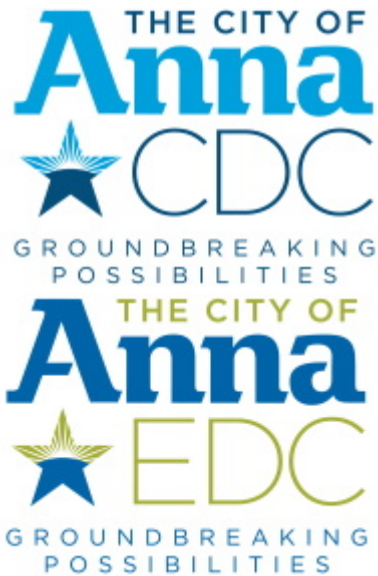
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§

This instrument was acknowledged before me on the 12 day of January, 2026, by Michael Pettis, as Partner of GTP Food Group, LLC, a Texas limited liability company, on behalf of said limited liability company.

Jennifer Rushton  
Notary Public, State of Texas





Item No. 5.b.

EDC/CDC Agenda  
Staff Report

Meeting Date: 2/5/2026  
Staff Contact: Natasha Roach

**AGENDA ITEM:**

Consider/Discuss/Action on Resolution No. 2026-02-3 approving an updated Economic Development Incentive Policy and Incentive Request Application to establish guidelines and criteria and stimulate business and commercial activity in the City of Anna. (CDC & EDC)

**SUMMARY:**

The CDC & EDC provides economic development incentives to support projects that advance community goals such as job creation, capital investment, business retention and expansion, and diversification of the local economy. Over time, staff has identified the need to update the existing incentive policy to reflect current best practices and to formalize the incentive request process.

The proposed updates establish clear criteria, evaluation standards, and procedural guidelines for incentive requests, ensuring transparency, consistency, and alignment with the EDC's strategic economic development goals.

Approval of this item will provide staff and the CDC / EDC Board with a standardized framework for reviewing and approving future incentive requests while safeguarding public resources and promoting high-impact economic development projects.

**FINANCIAL IMPACT:**

This item has no financial impact.

**STAFF RECOMMENDATION:**

Staff recommends approval of Resolution No. 2026-02-3 approving an updated Economic Development Incentive Policy and Incentive Request Application.

**ATTACHMENTS:**

1. 2026-02-3 CDC EDC Incentive Policy Resolution
2. Exhibit A - 2026 Anna Economic Development Incentive Policy
3. Application for Incentives

**ANNA COMMUNITY DEVELOPMENT CORPORATION  
&  
ANNA ECONOMIC DEVELOPMENT CORPORATION**

**RESOLUTION NO. 2026-02-3**

**A RESOLUTION OF THE ANNA COMMUNITY DEVELOPMENT CORPORATION AND THE ANNA ECONOMIC DEVELOPMENT CORPORATION APPROVING AN ECONOMIC DEVELOPMENT INCENTIVE POLICY TO PROMOTE ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY OF ANNA; ESTABLISHING GUIDELINES AND CRITERIA; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Texas Development Corporation Act (“the Act”), now codified in Chapters 501-505 of the Texas Local Government Code, authorizes communities to collect Type A and/or Type B economic development sales and use taxes, and

**WHEREAS**, the CDC & EDC desire to attract high-quality developments and the creation of new jobs to stimulate business and commercial activity in the City of Anna, and

**WHEREAS**, the CDC & EDC recognize that it may be necessary to provide economic development incentives, and

**WHEREAS**, upon full review and consideration, the CDC & EDC wish to adopt an Economic Development Incentive Policy, attached hereto as Exhibit A, to stimulate business and commercial activity and attract new jobs to the City of Anna;

**NOW THEREFORE, BE IT RESOLVED BY THE ANNA COMMUNITY DEVELOPMENT CORPORATION AND THE ECONOMIC DEVELOPMENT CORPORATION, THAT:**

**Section 1. Recitals Incorporated**

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

**Section 2. Adoption of Policy**

The Board of Directors of the Anna Community Development Corporation and the Anna Economic Development Corporation hereby approve and adopt the Economic Development Incentive Policy attached hereto as Exhibit A.

**PASSED AND APPROVED** by the Anna Community Development Corporation and the Anna Economic Development Corporation this 5th day of February 2026.

ATTEST:

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Bruce Norwood, CDC/EDC President

APPROVED:

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Dwyke Williams, CDC/EDC Secretary



## ECONOMIC DEVELOPMENT INCENTIVE POLICY

The City of Anna, Texas, (City), in partnership with the Anna Community Development Corporation (CDC) and the Anna Economic Development Corporation (EDC), is committed to the promotion and retention of high quality development that increases economic diversity and sustainability, creates jobs, and provides value to the community. The CDC and EDC considers incentives based on the merit of each project and in accordance with the criteria outlined in this document, the City of Anna Strategic Plan, and the City of Anna Economic Development Strategic Plan. All recipients that are awarded incentives must meet or exceed the criteria and performance standards outlined below and enter into a performance agreement with the City, CDC, and/or EDC. Nothing in this policy shall imply or suggest that the City, CDC, or EDC are under any obligation to provide an incentive to any applicant. All applications are considered on a case-by-case basis.

### CITY OF ANNA CDC / EDC STRATEGIC PLAN GOALS:

- ✓ Continue to build the organizational infrastructure to support a successful economic development program that achieves local, state, and national recognition
- ✓ Strengthen the City's commercial and employment base by focusing on catalyst areas and other opportunity areas
- ✓ Continue to foster relationships with businesses, partners, and allies
- ✓ Create and promote a positive identity that differentiates Anna from surrounding communities using an integrated marketing/communications strategy
- ✓ Transform Downtown Anna into a vibrant district
- ✓ Improve the aesthetics and appearance of the community through public and private investment
- ✓ Increase retail, restaurant, and entertainment options in Anna

# ANNA ECONOMIC DEVELOPMENT VISION

Anna is creating a balanced and sustainable tax base that invites high quality jobs, facilitates excellent quality of life with well-maintained and first-rate infrastructure, and offers a wide range of housing and public facilities that builds community identity and engages neighbors in meaningful ways.

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## **ECONOMIC DEVELOPMENT CORPORATION (EDC) & COMMUNITY DEVELOPMENT CORPORATION (CDC)**

The City has both a Type A and Type B Economic and Community Development Corporation as set up by the Texas Development Corporation Act of 1979. The Type A sales tax is primarily intended for manufacturing and industrial development. EDCs may use Type A revenues to fund land, buildings, equipment, facilities expenditures, targeted infrastructure and improvements for projects and job creation. The Type B sales tax may be used for any project eligible under Type A rules and several other project types, including quality of life improvements.

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### **PROJECT CRITERIA:**

Eligible projects must provide a return on investment (ROI) and benefit for public funds provided. ROI may be determined through an analysis of:

- ✓ Total capital investment and resulting taxable value generating annual increases of property tax revenue
- ✓ The number and type of jobs to be created
- ✓ Estimated ability to generate direct and/or indirect sales tax revenue
- ✓ Estimated ability to generate future overnight stays that result in future direct hotel occupancy fund revenue and indirect revenue associated with visitors



## **FISCAL IMPACT**

1. What is the estimated total value of capital investment for buildings, other real property improvements and furniture, fixtures, and equipment?
  2. What is the total projected annual operating budget of the facility?
  3. What is the value of real and business personal property that will be added to the tax rolls?
  4. How much direct sales tax will be generated?
  5. How much infrastructure construction be required?
  6. What is the estimated return on public investment?
- 



## **EMPLOYMENT IMPACT**

1. How many permanent jobs will be brought to Anna?
  2. How many jobs will be retained?
  3. What types of jobs will be created?
  4. What will the total annual payroll be?
  5. What is the average annual salary of jobs created and/or retained?
- 



## **COMMUNITY IMPACT**

1. How compatible is the project with the City's Comprehensive Plan and Economic Development Strategic Plan goals?
2. How does the project support quality of life benefits such as preservation of open space and development enhancements?
3. What effect would the project have on the local housing market?
4. What environmental impact, if any, will be created by the project?
5. What effect would the project have on other taxing entities?

## TARGETED PRIORITIES:

The EDC / CDC may consider providing incentives for projects that further the City's strategic plans.



### **JOB CREATION**

The EDC / CDC may consider an incentive for the creation and maintenance of jobs by offering a grant payment for companies that create or relocate a minimum of 25 full-time jobs within the City. The company must maintain the number of jobs created and/or relocated for at least a 5-year period to receive the total grant payment. Each job eligible for grant payment must pay at least 100% of the average annual wage for Collin County, as determined by the United States Dept. of Labor, Bureau of Labor Statistics.



### **DOWNTOWN**

The EDC / CDC may consider incentives for projects within or immediately surrounding the City's downtown that advance the goals of the Downtown Master Plan. Incentives may include grants or reimbursement for improvements to new or existing buildings, pedestrian corridors, façades, murals or public art, iconic signage and/or lighting.



### **SPECIALTY RETAIL, RESTAURANT, & ENTERTAINMENT**

The EDC / CDC may consider providing incentives to "destination" retailers or restaurants that have the capability to attract customers from outside the area, serve as a catalyst for other development in the area, and/or provide new and different shopping, dining, or entertainment experiences. Provided that they are at least 60% sales tax producing.



### **OFFICE**

The EDC / CDC may consider providing incentives for corporate headquarters and/or regional offices as well as multi-tenant offices for professional services (accountants, engineers, architects, medical, information technology, lawyers, advertising and media, management consulting, financial, insurance, wealth management, actuary, etc.).



### **MEDICAL / HEALTHCARE**

The EDC / CDC may consider providing incentives to provide additional medical and healthcare related businesses to support the existing and better serve current and future neighbors.



## **INDUSTRIAL / MANUFACTURING / DISTRIBUTION / DATA CENTERS**

The EDC / CDC may consider providing incentives to support distribution and logistics operations that strengthen the supply chain of existing primary employers and better serve current and future neighbors, as well as advanced and light manufacturing projects, including corporate headquarters and regional service locations, and data center projects that support current and future businesses.

### **LIST OF AVAILABLE INCENTIVES:**

The following may be offered by the City, CDC, and/or EDC for economic development projects that meet eligibility criteria. Not all tools are available for each project and any incentive is at the discretion of the Anna City Council and/or CDC and EDC Board. Investment from the City does not preclude other state, county or local incentives.

#### **CHAPTER 380 AGREEMENTS**

Authorized under Chapter 380 of the Texas Local Government Code, this agreement between the taxpayer and taxing entity offers a variety of fee-based or tax-based incentives, including grants, loans, or rebates to promote local economic development and stimulate business and commercial activity.

#### **FEE REDUCTIONS / CREDITS**

The City may consider decreasing or crediting certain development fees on eligible projects.

#### **TRIPLE FREEPORT TAX EXEMPTION**

The City, Anna Independent School District, and Collin County all allow freeport exemption on certain types of tangible personal property (i.e. inventory, etc.) from ad valorem property taxation provided the property is:

1. Acquired in or imported into Texas to be forwarded out of the state.
2. Detained in Texas for assembling, storing, manufacturing, processing, or fabricating purposes by the entity acquiring or importing it.
3. Transported out of state within 175 days after the date acquired or imported it into Texas.
4. Applications for freeport exemptions must be filed with the Collin County Appraisal District.

✓ **INFRASTRUCTURE ASSISTANCE**

The City may facilitate development through enhancement of water, sewer, and/or roadway infrastructure relevant to sites selected for significant projects as needed.

✓ **MODIFICATION OF DEVELOPMENT REGULATIONS / STANDARDS**

The City may provide provisions for modifying development standards or regulations for unique developments that support major new tax benefits for the City or incorporates construction or design features that far exceed the City's regulations.

✓ **PROPERTY TAX REBATES / ABATEMENTS**

Authorized by Chapter 312 of the Texas Property Tax Code, the City may exempt all or a portion of the increase in the value of real and/or business personal property from taxation. A cost benefit analysis will be performed to determine the feasibility of the project as well as the percentage and terms of abatement. All abatements are subject to final approval of the City Council.

✓ **PUBLIC IMPROVEMENT DISTRICTS (PID)**

Authorized by Chapter 372 of the Texas Local Government Code, the City may choose to finance the cost of qualified improvements within a defined area. Applications for a PID must be made separately from other incentives. Please refer to the City of Anna Public Improvement District Policy.

✓ **TAX INCREMENT REINVESTMENT ZONE (TIRZ)**

Authorized by Chapter 311 of the Texas Tax Code, the City may use tax increment financing to enter into economic development and infrastructure reimbursement agreements to pay for improvements. The TIRZ, whether City-initiated or petitioned by the property owners, sets up a geographic boundary that can be used develop raw land and proactively address decline or deterioration. Note: The creation of a TIRZ may specify how tax revenue is allocated or spent but does not in any way impact the tax rate as TIRZs have no taxing or assessment powers.

## STATEMENT ON TAX ABATEMENT:

The Property Development and Tax Abatement Act, Chapter 312, Texas Tax Code, allows the City to establish its own criteria for tax abatements. Tax abatements may be offered in two categories: 1) real property and/or 2) business personal property.

Real property abatements will be offered to applicants that pursue the construction of new or expanded facilities in which to house the applicable project. The abatement will apply to the assessed value of improvements made.

Business personal property abatements will be offered to applications that pursue the purchase or long-term lease of existing facilities. The abatement will apply to the assessed value of new personal property brought into the taxing jurisdiction. Assessed value shall mean the taxable value of real property improvements and business personal property as determined by the county appraisal district in which the property is located.

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## VALUE OF INCENTIVES:

The subject criteria outlined herein will be used in determining whether it is in the best interest of the City, CDC and EDC to provide incentives. Specific considerations include how the individual project furthers the goals and objectives of the community and the impact of the project. The public benefit or amount of revenue realized by the City and attributable to the project must equal or exceed the value of any incentives granted under the application.







## ELIGIBLE ACTIVITIES:

Incentive funds may be used for one or more of the following to assist development or redevelopment:

- ✓ Capital investment related to real property construction and acquisition
  - ✓ Improvements to an existing building
  - ✓ Infrastructure
  - ✓ Site enhancements such as upgraded aesthetics or amenities
  - ✓ Other purposes which bring value to the community as determined by the Anna City Council, EDC and CDC
- 

## EXCLUSIONARY FACTORS:

While a project may meet all minimum project qualifications, it will not be considered for public investment if any of the following factors apply:

-  The project would, for any reason, result in a net reduction of the ad valorem tax valuation of facilities in the City owned by the company, or its parent, subsidiary or affiliated companies
-  The company is not in good legal or financial standing with the State of Texas (or other state if not formed in Texas), Collin County, or City
-  The company is not registered to do business in Texas as evidenced by the records of the Texas Secretary of State
-  The financial condition of the company is such that the ability of the company to meet its obligations is uncertain

## **PUBLIC INFORMATION:**

While Section 522.131 of the Texas Government Code (Public Information Act) makes information related to economic development negotiations between the City and business prospect confidential, any information provided by an applicant may be subject to release to the public pursuant to the Act.

It is the responsibility of the applicant to clearly identify proprietary or confidential information it wishes to protect from release. According to Section 312.003 of the Texas Tax Code, part of an application that describes the specific process or business activities to be conducted or equipment or other property is not subject to public disclosure until the incentive agreement is executed.

The City will make reasonable attempts to notify the applicant if a request is made for information that is indicated as confidential so that the applicant may assert its rights to be withheld from release to the Texas Attorney General.









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## **APPLICATION:**

The first step for any applicant is to submit an application and include information detailing the criteria outlined above. For the application to be complete, the applicant shall prepare a map or other documents that show the precise location of the property. The map or other documents should show the existing uses and conditions of real property, proposed improvements and uses, and proposed zoning changes if applicable. Additional documentation should also show compatibility with the City of Anna 2050 Comprehensive Plan and/or City of Anna Downtown Master Plan, applicable building codes and City ordinances. An application for financial or other incentives shall not be considered an application for a permit under Chapter 245 of the Texas Local Government Code. A Business Plan addressing all criteria questions should accompany the application and the map.

Applications and supporting documents are submitted to the EDC Director.

## APPLICATION REVIEW PROCEDURAL GUIDELINES:

-  All information in the application package will be reviewed for completeness and accuracy.
-  The City, EDC and CDC will not enter into an incentive agreement with any business entity unless, in accordance with Section 2252.908 of the Texas Government Code and rules adopted by the Texas Ethics Commission, a disclosure of interested parties is submitted. (Referenced: Form 1295) <https://www.ethics.state.tx.us/filinginfo/1295/>
-  The disclosure form is required to be executed before a notary and submitted before any incentives will be approved.
-  The City's Economic Development Department will review the application with the City Manager and appropriate City departments for internal review and comments. Additional information may be requested as needed.
-  The Board of Directors for the Anna Community Development Corporation (CDC) and Anna Economic Development Corporation (EDC) may serve as an advisory body which make recommendations to the City Council regarding whether economic development incentives should be offered in each individual case. The CDC and/or EDC Board may also provide incentives using CDC/EDC funds when appropriate. All meetings of the CDC/EDC Board shall be held in compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code. Additional information may be requested as needed.
-  The CDC / EDC Board may consider adoption of a resolution approving the terms and conditions of a contract between the CDC / EDC and the applicant.
-  If the City Council decides to grant a tax abatement, it shall call a public hearing to consider establishment of a tax reinvestment zone in accordance with Section 312.201 of the Tax Code. This does not preclude the City from entering into a Chapter 380 agreement that may have incentives similar to those derived by tax abatement.
-  The City Council may consider adoption of an ordinance or resolution approving the terms and conditions of a contract between the City and the applicant governing the provision of the tax abatement or incentive and the commitments of the applicant, including all terms required by Section 312.205 of the Tax Code and other terms and conditions as the City Council may require.



The City reserves the authority to enter into tax abatement agreements at differing percentages and/or terms, consistent with the requirements of the Texas Tax Code. The City also reserves the authority to enter into incentive agreements under Chapter 380 of the Texas Local Government Code.



Those receiving incentives will be required to enter into a performance agreement including requirements for job creation/expansion and infrastructure/facility/capital expenditures. Projects that do not meet performance measures are subject to recapture of all or a portion of the incentive value.

# Incentive Request Application

## The Incentive Program

The Anna Community Development Corporation (CDC), The Anna Economic Development Corporation (EDC) and the City of Anna follow set criteria for determining how public funds are invested in private developments aimed at strengthening the local economy and improving quality of life. The information collected through this form helps the ACDC evaluate the anticipated fiscal effects of a proposed private project on the community, as well as the expected return on any public investment involved. Every project requesting incentives—whether financial assistance, tax abatements, deferred taxes, or regulatory adjustments—must go through this fiscal impact analysis before any public support is approved. These guidelines also require each project to meet certain minimum performance standards. Projects that fall short of these benchmarks may still be reviewed, but only on an individual, case-by-case basis. Applications for incentives must be approved by the ACDC Board of Directors in an open meeting. All incentives must be contractually tied to certain performance criteria on the part of the requesting entity under Texas law. An application does not guarantee an incentive grant or assistance of any kind.

## Type A and B Eligible Projects

The City has both a Type A and Type B Economic and Community Development Corporation. Type A sales tax is primarily intended for manufacturing and industrial development. EDCs may use Type A revenues to fund land, buildings, equipment, facilities expenditures, targeted infrastructure and improvements for projects and job creation. The Type B sales tax may be used for any project eligible under Type A rules and several other project types, including quality of life improvements.

## Project Examples

- Job training classes and career centers
- Infrastructure assistance to retail or commercial projects
- Business-related sewer utilities and site improvements
- Light rail, commuter rail, or motor buses
- Type B projects with voter approval

## Company Information

**Business Name:**

**DBA Name:**

**Address:**

**Applicant Name:**

**Applicant Email:**

**Applicant Phone:**

## Company Profile

Provide a brief description of the product/service by the company:

## Company Structure

- Corporation
- Sole Proprietorship
- Partnership
- LLC

## Company Formation Details

NAICS/SIC Code(s)	<input type="text"/>
Date of Formation	<input type="text"/>
State of Formation	<input type="text"/>
Federal Tax ID Number	<input type="text"/>
Texas Tax ID Number	<input type="text"/>



# Project Information

## Type of Project Relocation Expansion New Construction

### Project Costs

Land:	<input type="text"/>	Equipment:	<input type="text"/>
New Construction:	<input type="text"/>	Inventory:	<input type="text"/>
Infrastructure:	<input type="text"/>	Furniture/Fixtures:	<input type="text"/>
Renovations:	<input type="text"/>	Job Training:	<input type="text"/>

## Employee Payroll Information

- Number of Current Full-Time Employees
- Projected Number of Years and Employees to be added with Incentive (Primary Jobs)  
 Year 1  Year 2  Year 3  Year 4  Year 5
- Average Wage of Existing Employees
- Projected Total Annual Payroll When All New Employees Have Been Added:
- Types of jobs created:

## Fund Sources

Please list all sources of fund that will used to finance the proposed project.

Source:	Amount:
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

## Fiscal Impact

- Estimated total value of capital investment
- Projected annual operating budget
- Amount direct sales tax will be generated
- Value of real and business personal property that will be added to the tax rolls

## Project Details

Which of the following types of facilities will the requested Incentives be used to help develop, retain or expand?

- |  |  |
|--|--|
| <input type="checkbox"/> manufacturing and industrial  | <input type="checkbox"/> small warehouse                               |
| <input type="checkbox"/> research and development      | <input type="checkbox"/> distribution center                           |
| <input type="checkbox"/> military                      | <input type="checkbox"/> data center                                   |
| <input type="checkbox"/> healthcare/bio life science   | <input type="checkbox"/> regional or national corporate headquarters   |
| <input type="checkbox"/> restaurant/retail/hospitality | <input type="checkbox"/> primary job training used by higher education |

If the Incentives will not result in the creation or retention of primary jobs, will such expenditure be used to construct public infrastructure.  Yes  No

- |  |  |
|--|--|
| <input type="checkbox"/> street and roads          | <input type="checkbox"/> drainage  |
| <input type="checkbox"/> water and sewer utilities | <input type="checkbox"/> site improvements                               |
| <input type="checkbox"/> rail spurs                | <input type="checkbox"/> telecommunications                              |
| <input type="checkbox"/> electric utilities        | <input type="checkbox"/> internet improvements                           |
| <input type="checkbox"/> gas utilities             | <input type="checkbox"/> other related improvements <input type="text"/> |

# Project Information

## Project Details Continued

Is Applicant seeking to **expand** an existing facility in the City of Anna?  Yes  No

If yes, what is the square footage of the existing facility and what is the square footage of the proposed expansion?

If yes, what is the approximate cost of the proposed expansion?

If yes, what is the estimated value of the Business Personal Property of the propose expansion?

Is Applicant seeking to **construct a new** facility in the City of Anna?  Yes  No

If yes, what is the square footage of the existing facility and what is the square footage of the proposed expansion?

If yes, what is the approximate cost of the proposed expansion?

If yes, what is the estimated value of the Business Personal Property of the propose expansion?

Is Applicant seeking to **renovate or move** existing facility in the City of Anna  Yes  No

If yes, what is the square footage of the existing facility and what is the square footage of the proposed expansion

If yes, what is the approximate cost of the proposed expansion

If yes, what is the estimated value of the Business Personal Property of the propose expansion

Does the Applicant currently own title to the property which will benefit from the expenditure of the Incentives?  Yes  No

Does the Applicant have a contract pending to purchase the property?  Yes  No

If yes, what is the closing date of the purchase contract?

## Litigation Acknowledgement

Is the company or any of its principals involved in any pending or current litigation or administrative proceeding or any outstanding administration orders, judgements, or injunctions to include company official or any of the principles involved in bankruptcy (for the past 5 years)?  Yes  No

If yes, please attach a narrative explaining the litigation and any other additional documentation as needed.

## Required Documents

Applications missing any information or documentation will not be accepted

- |   |  |
|---|--|
| <input type="checkbox"/> Proof of Ownership   | <input type="checkbox"/> Expansion Plan including 1 year Profit/Loss Statement                 |
| Certificates of Fact/Status   | <input type="checkbox"/> Business Financial Statements for last 3 years                        |
| <input type="checkbox"/> Secretary of State   | <input type="checkbox"/> Personal Financial Statements of Owners with 20% or greater ownership |
| <input type="checkbox"/> State Comptroller  | <input type="checkbox"/> Personal tax return of Owners with 20% or greater ownership           |
| <input type="checkbox"/> Business Plan including Marketing and Communication Plan (if entity is under 5 yrs. old) | <input type="checkbox"/> Proof of business coverage  |
| <input type="checkbox"/> site plan  | <input type="checkbox"/> Proof of funding sources  |

# Project Information

## Credit Report

**\*\*Please read the following and sign the application below. All Owners of 20% or greater must sign this application.\*\***

This is an Equal Opportunity Program. Discrimination is prohibited by Federal Law. Complaints of discrimination may be filed with the appropriate authorities.

The information in this application is provided for the purpose of applying for funds under the City of Anna's CDC and EDC incentive programs. The information in this application is accurate to the best of my knowledge.

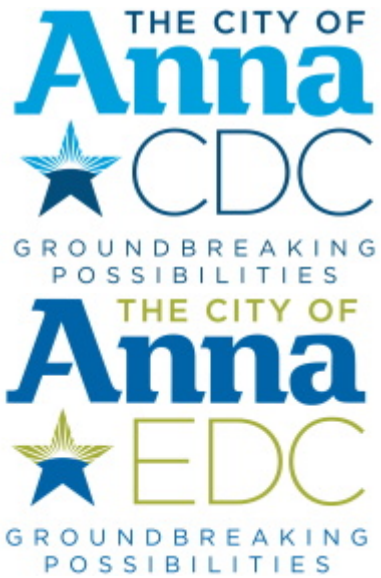
I understand that personal and/or business information may be requested pursuant to this application and I hereby give consent for such information to be provided to CDC/EDC. The approval of this application is subject to the CDC/EDC. I also understand that the City of Anna retains the sole decision as to whether or not an incentive offer is approved if one is offered by the CDC/EDC. It is my right to accept or decline an incentive.

I authorize the CDC/EDC to obtain a credit report on me through the credit reporting agency of its choice. If an adverse credit decision is made due totally or partly to the information on the credit report, CDC/EDC will give me a copy of the credit report, a summary of my rights under the Fair Credit Reporting Act, and the source of the credit report so that I may contact them if I wish.

I UNDERSTAND THAT ALL INFORMATION SUBMITTED TO THE CDC/EDC WILL BE KEPT ON FILE ACCORDING TO THE RECORDS RETENTIONS LAWS OF THE STATE OF TEXAS. IF I DO NOT REQUEST THE RETURN OF CERTAIN PRIVILEGED INFORMATION, IT WILL BE DISPOSED OF IN THE MANNER REQUIRED BY LAW.

## Signatures

<b>Name (Printed)</b>	<input type="text"/>		
<b>Title:</b>	<input type="text"/>		
<b>Signature</b>	<input type="text"/>	<b>Date:</b>	<input type="text"/>
<b>Name (Printed)</b>	<input type="text"/>		
<b>Title:</b>	<input type="text"/>		
<b>Signature</b>	<input type="text"/>	<b>Date:</b>	<input type="text"/>
<b>Name (Printed)</b>	<input type="text"/>		
<b>Title:</b>	<input type="text"/>		
<b>Signature</b>	<input type="text"/>	<b>Date:</b>	<input type="text"/>
<b>Name (Printed)</b>	<input type="text"/>		
<b>Title:</b>	<input type="text"/>		
<b>Signature</b>	<input type="text"/>	<b>Date:</b>	<input type="text"/>



**AGENDA ITEM:  
Manager's Report.**

**SUMMARY:**

**FINANCIAL IMPACT:**

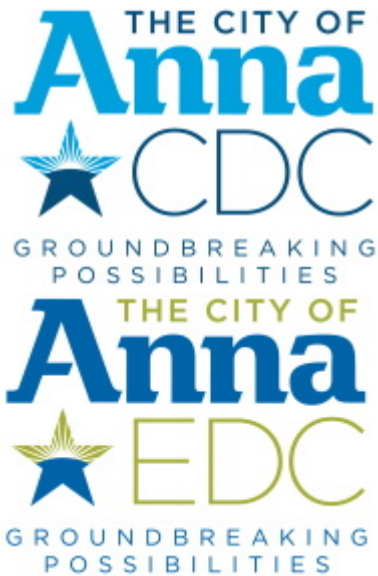
**STAFF RECOMMENDATION:**

**ATTACHMENTS:**

Item No. 6.

EDC/CDC Agenda  
Staff Report

Meeting Date: 2/5/2026  
Staff Contact:



Item No. 6.a.

EDC/CDC Agenda  
Staff Report

Meeting Date: 2/5/2026  
Staff Contact: Salena Tittle

**AGENDA ITEM:**

Strategic Plan Update

**SUMMARY:**

Economic Development Manager, Salena Tittle, to give a brief overview of what staff has been working on and future initiatives.

**FINANCIAL IMPACT:**

This item has no financial impact.

**STAFF RECOMMENDATION:**

N/A

**ATTACHMENTS:**

1. January 2026 Strategic Plan Update

# Economic Development Highlights

## January 2026

### *Vibrant*

Salena attended the Greater Anna Chamber of Commerce Coffee & Connections

Salena hosted a SizeUp Small Business Resource Training with the Library and Chamber

### *Unique*

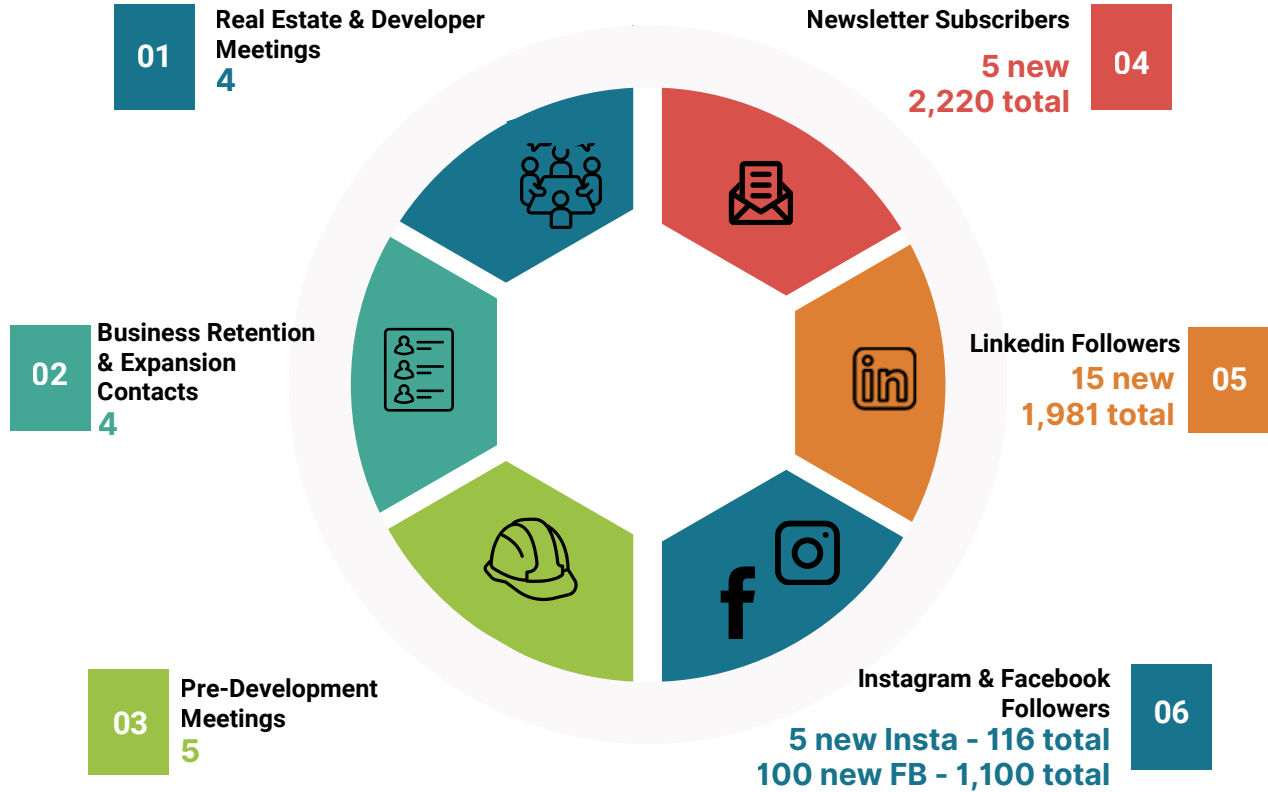
Natasha and Salena attended the HOLT CAT & Anna ISD Introduction Meeting

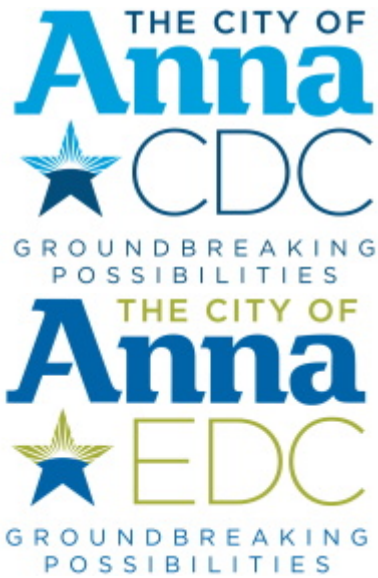
Natasha and Salena attended the Wyndham Garden Groundbreaking & Ribbon Cutting Event

Natasha and Salena attended the Greater Anna Chamber of Commerce After Hours Event Hosted by the Wyndham Garden

Natasha attended Congressman Self's Meet & Greet at Country Charm

Natasha and Salena attended the Denison EDC Growth Summit





Item No. 6.b.

EDC/CDC Agenda  
Staff Report

Meeting Date: 2/5/2026  
Staff Contact: Salena Tittle

**AGENDA ITEM:**

Financial Report / Sales Tax Update

**SUMMARY:**

Economic Development Manager, Salena Tittle, to update the Board on the overall sales tax for the month of November 2025, which is up roughly 14% from the previous year, November 2024.

**FINANCIAL IMPACT:**

This item has no financial impact.

**STAFF RECOMMENDATION:**

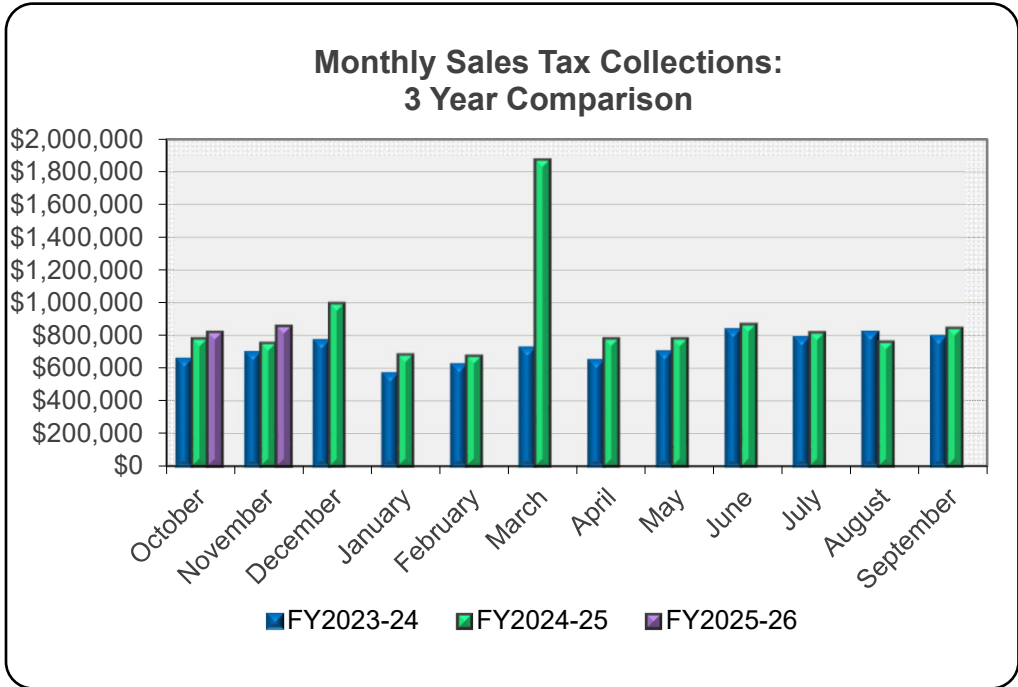
N/A

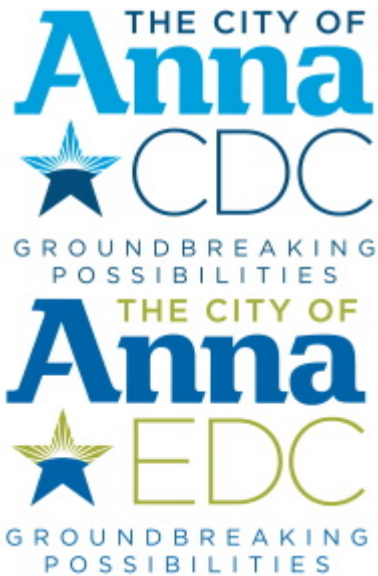
**ATTACHMENTS:**

1. 2026 Monthly Sales Tax Report

**CITY OF ANNA**  
**Schedule of Sales Tax Collections**  
*November 30, 2025*

	2024-26 Collections Monthly	% Change from Prior Year	2024-25 Collections Monthly
October	\$ 820,089	5%	\$ 780,090
November	855,966	14%	753,401
December			995,930
January			682,766
February			675,214
March			1,873,725
April			779,340
May			780,970
June			867,435
July			817,173
August			761,329
September			844,898
	<b>\$ 1,676,055</b>		<b>\$ 10,612,271</b>
 Budget:	 9,650,000	 17%	 8,220,000





Item No. 6.c.

EDC/CDC Agenda  
Staff Report

Meeting Date: 2/5/2026

Staff Contact: Salena Tittle

**AGENDA ITEM:**

Event Updates / Upcoming Events / Reminders

**SUMMARY:**

**Anna Community Library - Congressional Recognition:**

On Tuesday, February 10th, at 4:30pm, Michelle Bishop from Congressman Keith Self's Office will be presenting the City of Anna with a Congressional Recognition for the Anna Community Library. A calendar invite has been sent out, and we hope everyone can attend this meaningful celebration.

**Wyndham Garden Grand Opening & Ribbon Cutting:**

On Thursday, January 29th, the Wyndham Garden Hotel hosted their Grand Opening & Ribbon Cutting. Congressman Keith Self, Representative Jeff Leach, and Representative Keresa Richardson were in attendance and provided recognition for the occasion.

**2026 Greater Anna Chamber of Commerce Annual Awards Banquet:**

On Saturday, February 28th, the Greater Anna Chamber of Commerce will be hosting their Annual Awards Banquet and Dinner. A calendar invite has gone out to those who have accepted to attend on behalf of the CDC/EDC Board.

**FINANCIAL IMPACT:**

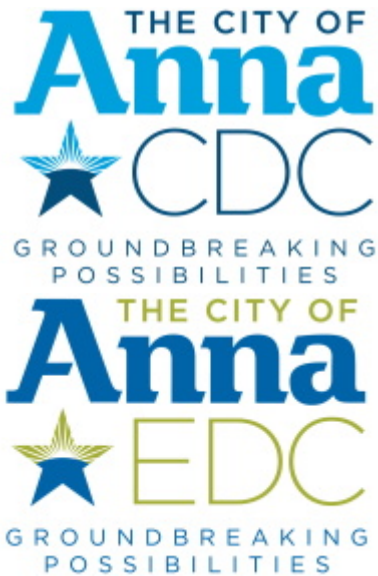
This item has no financial impact.

**STAFF RECOMMENDATION:**

N/A

**ATTACHMENTS:**





Item No. 7.a.

EDC/CDC Agenda  
Staff Report

Meeting Date: 2/5/2026  
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.

**FINANCIAL IMPACT:**

This item has no financial impact.

**STAFF RECOMMENDATION:**

N/A

**ATTACHMENTS:**



Item No. 7.b.

EDC/CDC Agenda  
Staff Report

Meeting Date: 2/5/2026  
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.

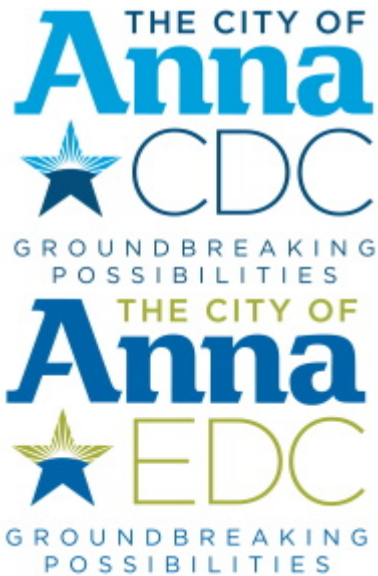
**FINANCIAL IMPACT:**

This item has no financial impact.

**STAFF RECOMMENDATION:**

N/A

**ATTACHMENTS:**



Item No. 7.c.

EDC/CDC Agenda  
Staff Report

Meeting Date: 2/5/2026  
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.

**FINANCIAL IMPACT:**

This item has no financial impact.

**STAFF RECOMMENDATION:**

N/A

**ATTACHMENTS:**



Item No. 7.d.

EDC/CDC Agenda  
Staff Report

Meeting Date: 2/5/2026  
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.

**FINANCIAL IMPACT:**

This item has no financial impact.

**STAFF RECOMMENDATION:**

N/A

**ATTACHMENTS:**



Item No. 8.

EDC/CDC Agenda  
Staff Report

Meeting Date: 2/5/2026  
Staff Contact:

**AGENDA ITEM:**

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

**SUMMARY:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

**ATTACHMENTS:**



Item No. 9.

EDC/CDC Agenda  
Staff Report

Meeting Date: 2/5/2026  
Staff Contact:

**AGENDA ITEM:**

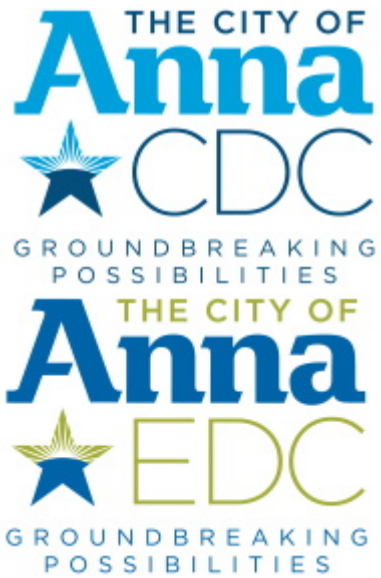
Receive reports from staff or Board Members about items of community interest.

**SUMMARY:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

**ATTACHMENTS:**



**AGENDA ITEM:**

Adjourn.

**SUMMARY:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

**ATTACHMENTS:**

Item No. 10.

EDC/CDC Agenda  
Staff Report

Meeting Date: 2/5/2026

Staff Contact: