

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

Thursday, March 5, 2026 @ 6:00 PM

The CDC/EDC of the City of Anna will meet on Thursday, March 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 February 5, 2026, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
 - b. Approve minutes from the February 5, 2026, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)
5. **Items For Individual Consideration.**
 - a. Consider/Discuss/Action on Resolution No. 2026-03-4 approving an

amendment to the FY 2025-2026 Budget to carry forward \$4,980,437.00 in unexpended land acquisition funds. (CDC)

- b. Consider/Discuss/Action on Resolution No. 2026-03-5 approving an amendment to the FY 2025–2026 Budget to carry forward \$2,053,129.00 in unexpended land acquisition funds. (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) and at the Anna Municipal Complex bulletin board at or before 5:00 p.m. on 02/27/2026.

Natasha Roach,
Interim Director of Economic Development

IMPORTANT LEGAL NOTICE: The Corporation may vote and/or act upon each of the items listed in this agenda. The Corporation reserves the right to retire into executive session concerning any of the items listed on this agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.

In accordance with the Americans with Disabilities Act, it is the policy of the City of Anna to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format, or if you require any other accommodation, please contact the ADA Coordinator at least 48 working hours in advance of the event by emailing adacompliance@annatexas.gov. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.



“NOTICE OF POSSIBLE QUORUM”

Thursday, March 5, 2026 @ 6:00 PM

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

The Anna City Council, Board of Adjustment, Neighbor Engagement and Inclusion Advisory Commission, Parks and Recreation Advisory Board, and Planning and Zoning Commission 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, 02/27/2026

Natasha Roach,
Interim Director of Economic Development



Item No. 3.

EDC/CDC Agenda
Staff Report

Meeting Date: 3/5/2026
Staff Contact:

AGENDA ITEM:

Neighbor Comments.

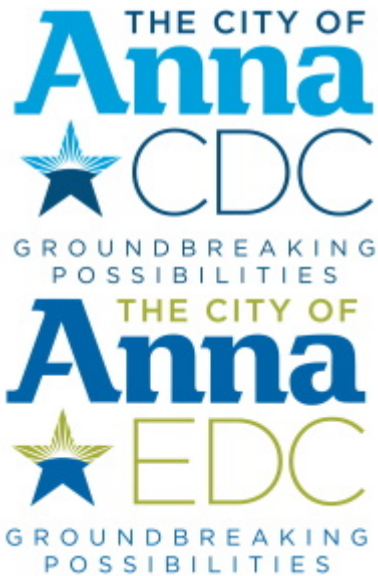
SUMMARY:

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: 3/5/2026

Staff Contact: Salena Tittle

AGENDA ITEM:

Approve minutes from the February 5, 2026, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

SUMMARY:

Review and approve the meeting minutes from the February 5, 2026, Joint CDC/EDC Meeting.

FINANCIAL IMPACT:

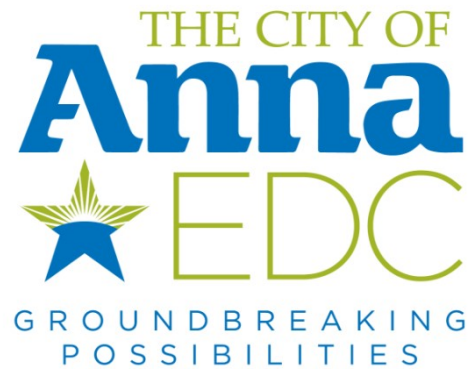
This item has no financial impact.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

1. February 5_2026 CDC EDC Joint Meeting Minutes_Draft



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

Thursday, February 5, 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, February 5, 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
Board Member Noah Nylander
Board Member Regina Leachman
Board Member Edward Culham

Others Present:

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

Absent:

Council Member Stan Carver (Council Liaison)

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

Board Secretary Dwyke Williams led the Invocation and 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 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)

Board Member Edward Culham advised staff that his attendance was not reflected in the meeting minutes.

MOTION: Board President Bruce Norwood made a motion on behalf of the CDC and EDC to approve Consent Agenda Items, 4a & 4b with the correction made to add Board Member Edward Culham to the list of members present during the January 8, 2026 meeting. Board Member Rocio Gonzalez seconded the motion. In a 7-0 vote, all were in favor. Motion passed.

5. **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)

MOTION: Board Member Edward Culham made a motion on behalf of the CDC to approve the First Amended Ground Lease between the CDC and GTP Food Group, LLC. Board Member Regina Leachman seconded the motion. In a 7-0 vote, all were in favor. Motion passed.

- 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)

MOTION: Board Member Edward Culham made a motion on behalf of the CDC & EDC to approve the updated Economic Development Incentive Policy and Incentive Request Application. Board Secretary Dwyke Williams 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 January. Those highlights included: Kickoff Meetings for Future Events, New Development Previews, Grand Openings & Ribbon Cuttings, 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 November 2025, which is up approximately 14% from the previous year.

No Action Taken

- c. Event Updates / Upcoming Events / Reminders

Economic Development Manager, Salena Tittle, provided a couple of reminders to the Board: the Anna Community Library Congressional Recognition on February 10th 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 Member Regina Leachman 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 6:23 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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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 7:14 PM.

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

There were none.

10. **Adjourn.**

Board President Bruce Norwood adjourned the meeting at 7:14 PM.

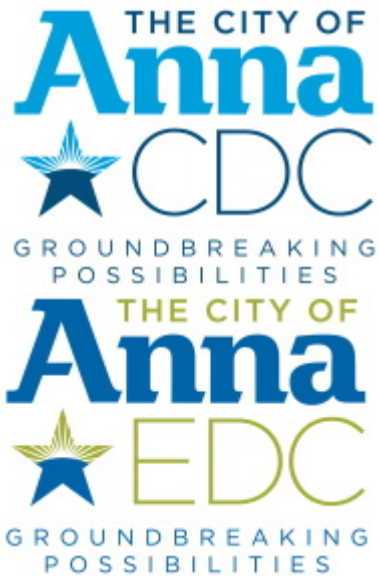
Approved on the 5th day of March, 2026.

APPROVED:

Bruce Norwood
President of CDC/EDC

ATTESTED:

Dwyke Williams
Secretary of CDC/EDC



Item No. 4.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 3/5/2026
Staff Contact: Salena Tittle

AGENDA ITEM:

Approve minutes from the February 5, 2026, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

SUMMARY:

Review and approve the meeting minutes from the February 5, 2026, Joint CDC/EDC Meeting.

FINANCIAL IMPACT:

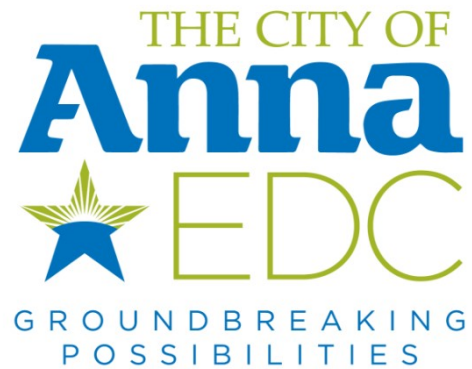
This item has no financial impact.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

1. February 5_2026 CDC EDC Joint Meeting Minutes_Draft



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

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

Others Present:

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

Absent:

Council Member Stan Carver (Council Liaison)

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

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

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There were none.

4. **Consent Agenda.**

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Board Member Edward Culham advised staff that his attendance was not reflected in the meeting minutes.

MOTION: Board President Bruce Norwood made a motion on behalf of the CDC and EDC to approve Consent Agenda Items, 4a & 4b with the correction made to add Board Member Edward Culham to the list of members present during the January 8, 2026 meeting. Board Member Rocio Gonzalez seconded the motion. In a 7-0 vote, all were in favor. Motion passed.

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No Action Taken

- b. Financial Report / Sales Tax Update

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No Action Taken

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No Action Taken

7. **Closed Session.**

MOTION: Board Member Regina Leachman 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 6:23 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 7:14 PM.

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

There were none.

10. **Adjourn.**

Board President Bruce Norwood adjourned the meeting at 7:14 PM.

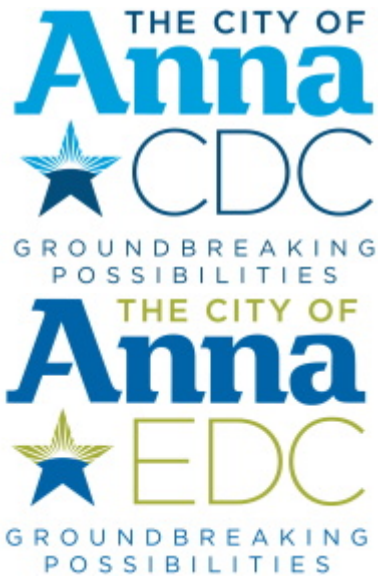
Approved on the 5th day of March, 2026.

APPROVED:

Bruce Norwood
President of CDC/EDC

ATTESTED:

Dwyke Williams
Secretary of CDC/EDC



Item No. 5.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 3/5/2026
Staff Contact: Natasha Roach

AGENDA ITEM:

Consider/Discuss/Action on Resolution No. 2026-03-4 approving an amendment to the FY 2025-2026 Budget to carry forward \$4,980,437.00 in unexpended land acquisition funds. (CDC)

SUMMARY:

The FY 2025–2026 CDC Budget, approved in July 2025, included an allocation of \$525,000 for Land Acquisition.

Subsequently, the CDC was presented with an opportunity to acquire downtown property for \$4,980,437.00. This amount includes the required survey, the escrow funds and the purchase price of the land. The CDC Fund Balance has sufficient funds to cover the full purchase amount.

For auditing and financial tracking purposes, the expenditure must be recorded within the Land Acquisition budget category. Although this will result in the Land Acquisition line item appearing over budget, the overage reflects a one-time transaction funded through the CDC’s existing Fund Balance rather than an operating budget shortfall.

FINANCIAL IMPACT:

The acquisition in the amount of \$4,980,437.00 will be funded entirely from the CDC’s existing Fund Balance. No additional debt will be incurred, and no operating revenues will be used to finance this purchase.

As a result of this transaction, the CDC’s Fund Balance will decrease by \$4,980,437.00 and the Land Acquisition budget line will reflect an overage relative to the originally adopted \$500,000 allocation. However, this is a reporting requirement for accounting

purposes and does not represent an operating deficit.

STAFF RECOMMENDATION:

Staff recommends approval of the Budget Amendment as presented

ATTACHMENTS:

1. 2026-03-4 CDC Resolution - CDC Fiscal Year Budget Amendment
2. Exhibit A - CDC Budget Amendment

ANNA COMMUNITY DEVELOPMENT CORPORATION

RESOLUTION NO. 2026-03-4

A RESOLUTION OF THE ANNA COMMUNITY DEVELOPMENT CORPORATION REGARDING THE APPROVAL AND AUTHORITY TO AMEND THE 2025-2026 FISCAL YEAR BUDGET BY CARRYING FORWARD UNEXPENDED LAND ACQUISITION FUNDS IN THE AMOUNT OF \$4,980,437.00.

WHEREAS, effective October 1, 2025, the Anna Community Development Corporation (the “CDC”), with the approval of the City of Anna City Council, approved its current fiscal year budget; and

WHEREAS, the CDC seeks to make one or more line-item amendments to its budget due to additional funds being needed in the land acquisition line item (890-825-69310); and

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

Section 1. Recitals Incorporated

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

Section 2. Adoption of Amendment to the Current Fiscal Year Budget

The CDC Board of Directors hereby approves amending the Anna Community Development Corporation current fiscal year budget as set forth in Exhibit A, amended budget, attached hereto and incorporated herein for all purposes as if set forth in full. The Board further directs that this amendment to the current fiscal year budget be submitted to the City of Anna City Council for approval.

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

APPROVED:

ATTEST:

Bruce Norwood, CDC President

Dwyke Williams, CDC Secretary



Anna, Texas

Budget Listing

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

		2025-2026			
Account Number	Account Name	PB 2025-2026			
Fund: 890 - Community Development Corporation					
Department: 825 - Community Development Corporation					
890-825-61010	Salaries	366,795.00			
890-825-61110	Payroll Taxes-City Part FICA	28,060.00			
890-825-61210	Health Insurance	33,000.00			
890-825-61220	TMRS Retirement	53,955.00			
890-825-61230	Unemployment	440			
890-825-61240	Worker's Compensation	7,000.00			
890-825-62011	Office Supplies	4,000.00			
Budget Detail					
Budget Code	Description	Units	Price	Amount	Amended
PB 2025-2026	basic needs	1	4,000.00	4,000.00	
890-825-62012	Other Supplies - Misc.	9,000.00			
Budget Detail					
Budget Code	Description	Units	Price	Amount	
PB 2025-2026	meals, meetings supplies, or other administrative	1	9,000.00	9,000.00	
890-825-62210	Postage	400			
Budget Detail					
Budget Code	Description	Units	Price	Amount	
PB 2025-2026	mailing bills, etc	1	400.00	400.00	
890-825-62310	Clothing Supplies	4,500.00			
Budget Detail					
Budget Code	Description	Units	Price	Amount	
PB 2025-2026	new logo, new councilmembers, new board members	1	4,500.00	4,500.00	
890-825-62910	IT Supplies	4,500.00			
890-825-67000	Contract Services	190,700.00			
Budget Detail					
Budget Code	Description	Units	Price	Amount	
PB 2025-2026	Costar	1	6,500.00	6,500.00	
PB 2025-2026	Downtown Lawn Care	1	12,000.00	12,000.00	
PB 2025-2026	Eisenburg Marketing and Branding Plan	1	65,000.00	65,000.00	
PB 2025-2026	GISWebtech	1	6,000.00	6,000.00	
PB 2025-2026	Impact Data Source	1	6,500.00	6,500.00	
PB 2025-2026	Interurban Pedestrian Corridor Project	1	52,000.00	52,000.00	
PB 2025-2026	Residential Strategies	1	3,500.00	3,500.00	
PB 2025-2026	Resimplifi Real Estate Data	1	5,200.00	5,200.00	
PB 2025-2026	Retail Coach	1	25,000.00	25,000.00	
PB 2025-2026	Tax software	1	5,000.00	5,000.00	
PB 2025-2026	Web Hosting	1	4,000.00	4,000.00	
890-825-67016	Promotion Expense	303,000.00			
Budget Detail					
Budget Code	Description	Units	Price	Amount	
PB 2025-2026	BRE Program	1	5,000.00	5,000.00	
PB 2025-2026	Chamber Event Sponsorship	1	8,000.00	8,000.00	
PB 2025-2026	Development Forum Event	1	5,000.00	5,000.00	
PB 2025-2026	Marketing Plan Implementation - digital, social, p	1	285,000.00	285,000.00	
890-825-67019	Legal Expense	25,000.00			
890-825-67020	Audit/Accounting Expense	7,500.00			

Budget Listing

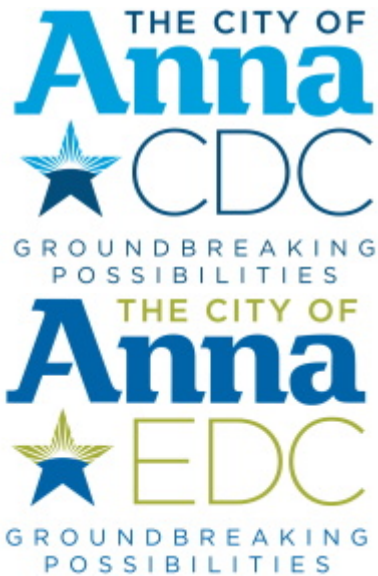
For Fiscal: 2025-2026 Period Ending: 10/31/2025

Account Number	Account Name	2025-2026 PB 2025-2026			
Budget Detail					Amended
Budget Code	Description		Units	Price	Amount
PB 2025-2026	CPA services - audit, 990, 1099s		1	7,500.00	7,500.00
890-825-67031	Public Notices - Advertising	500			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	publish notices		1	500.00	500.00
890-825-67053	Economic Development Grant Expense	1,110,000.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	CDC grant to EDC		1	60,000.00	60,000.00
PB 2025-2026	Chief Partners Sales Tax Incentive Phase I		1	250,000.00	250,000.00
PB 2025-2026	Chief Partners Sales Tax Incentive Phase II		1	50,000.00	50,000.00
PB 2025-2026	Other Targeted Area Economic Development Grants		1	600,000.00	600,000.00
PB 2025-2026	TDA Downtown Revitalization Grant/CDF Match Grant		2	75,000.00	150,000.00
890-825-67058	Insurance - Property & Liability	800			
890-825-67061	Dues, Publications & Licenses	17,665.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	Anna Chamber of Commerce Membership		1	3,000.00	3,000.00
PB 2025-2026	APA Membership (ST)		1	450.00	450.00
PB 2025-2026	Brew City, Texas Annual Membership		1	350.00	350.00
PB 2025-2026	Canva (Newsletter)		1	250.00	250.00
PB 2025-2026	Dallas Morning News		1	200.00	200.00
PB 2025-2026	DBJ		1	350.00	350.00
PB 2025-2026	ICMA/TCMA		1	600.00	600.00
PB 2025-2026	ICSC		10	245.00	2,450.00
PB 2025-2026	IEDC		3	455.00	1,365.00
PB 2025-2026	Jasper Software		1	800.00	800.00
PB 2025-2026	Mailchimp (Newsletter)		1	600.00	600.00
PB 2025-2026	TEDC		3	550.00	1,650.00
PB 2025-2026	Texas Downtown Association		1	600.00	600.00
PB 2025-2026	TxEDC		1	5,000.00	5,000.00
890-825-67200	Travel/Training Expense	60,975.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	Area Development Womens Conference (Nat)		1	2,800.00	2,800.00
PB 2025-2026	Bisnow Event Registrations		1	1,000.00	1,000.00
PB 2025-2026	Collin County Summit Sponrship		1	7,500.00	7,500.00
PB 2025-2026	DFW Marketing Team Trips		1	2,500.00	2,500.00
PB 2025-2026	International Council of Shopping Centers Annual C		1	15,000.00	15,000.00
PB 2025-2026	International Council Shopping Centers Texas		1	7,000.00	7,000.00
PB 2025-2026	International Economic Development Council Annual		2	1,250.00	2,500.00
PB 2025-2026	Official Austin Visits Government Outreach		1	2,500.00	2,500.00
PB 2025-2026	OU EDI Courses for (ST)		1	7,000.00	7,000.00
PB 2025-2026	Quarterly Legislative Initiatives		1	6,000.00	6,000.00
PB 2025-2026	TEDC Sales Tax Workshop		3	225.00	675.00
PB 2025-2026	Texas Economic Development Council Annual Conferen		2	2,000.00	4,000.00
PB 2025-2026	Urban Land Inst		1	2,500.00	2,500.00
890-825-67790	Interest Expense	271,412.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	Lamar Bank August Payment		1	25,141.00	25,141.00
PB 2025-2026	Lamar Bank May Payment		1	24,867.00	24,867.00

Budget Listing

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

Account Number	Account Name	2025-2026			Amended
		PB 2025-2026			
PB 2025-2026	Lamar Bank November Payment	1	26,785.00	26,785.00	
PB 2025-2026	Sales Tax Revenue Bonds, Series 2012-B Aug Payment	1	13,398.00	13,398.00	
PB 2025-2026	Sales Tax Revenue Bonds, Series 2012-B Feb Payment	1	15,092.00	15,092.00	
PB 2025-2026	Sales Tax Revenue Bonds, Series 2016 Aug Payment	1	28,000.00	28,000.00	
PB 2025-2026	Sales Tax Revenue Bonds, Series 2016 Feb Payment	1	28,205.00	28,205.00	
PB 2025-2026	Southside Banc Shares April Payment	1	27,331.00	27,331.00	
PB 2025-2026	Southside Banc Shares July Payment	1	27,020.00	27,020.00	
PB 2025-2026	Southside Bancshares Jan Payment	1	27,636.00	27,636.00	
PB 2025-2026	Southside Bancshares Oct Payment	1	27,937.00	27,937.00	
890-825-69310	Land Acquisition		525,000.00		4,980,437.00
Budget Detail					
Budget Code	Description	Units	Price	Amount	
PB 2025-2026		0	0	525,000.00	
	Purchase of 699 S Powell St	1	4,980,437.00		4,455,437.00
890-825-71090	Debt Service - Principal		367,329.00		
Budget Detail					
Budget Code	Description	Units	Price	Amount	
PB 2025-2026	Lamar National Bank August Payment	1	39,810.00	39,810.00	
PB 2025-2026	Lamar National Bank February Payment	1	38,703.00	38,703.00	
PB 2025-2026	Lamar National Bank May Payment	1	40,085.00	40,085.00	
PB 2025-2026	Lamar National Bank November Payment	1	38,166.00	38,166.00	
PB 2025-2026	Sales Tax Revenue Bonds Series 2012-B	1	110,000.00	110,000.00	
PB 2025-2026	Sales Tax Revenue Bonds, Series 2016	1	25,000.00	25,000.00	
PB 2025-2026	Southside Bancshares April Payment	1	19,042.00	19,042.00	
PB 2025-2026	Southside Bancshares January Payment	1	18,736.00	18,736.00	
PB 2025-2026	Southside Bancshares July Payment	1	19,352.00	19,352.00	
PB 2025-2026	Southside Bancshares October Payment	1	18,435.00	18,435.00	
Total Department: 825 - Community Development Corporation:			3,391,531.00		7,846,968.00
Total Fund: 890 - Community Development Corporation:			3,391,531.00		7,846,968.00
Report Total:			3,391,531.00		7,846,968.00



Item No. 5.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 3/5/2026
Staff Contact: Natasha Roach

AGENDA ITEM:

Consider/Discuss/Action on Resolution No. 2026-03-5 approving an amendment to the FY 2025–2026 Budget to carry forward \$2,053,129.00 in unexpended land acquisition funds. (EDC)

SUMMARY:

The FY 2025–2026 EDC Budget, approved in July 2025, did not include funds allocated to the Land Acquisition line item.

Subsequently, the EDC was presented with an opportunity to acquire downtown property for \$2,053,129.00. This amount includes the required survey, the escrow funds and the purchase price of the land. The EDC Fund Balance has sufficient funds to cover the full purchase amount.

For auditing and financial tracking purposes, the expenditure must be recorded within the Land Acquisition budget category. Although this will result in the Land Acquisition line item appearing over budget, the overage reflects a one-time transaction funded through the EDC's existing Fund Balance rather than an operating budget shortfall.

FINANCIAL IMPACT:

The acquisition in the amount of \$2,053,129.00 will be funded entirely from the EDC's existing Fund Balance. No additional debt will be incurred, and no operating revenues will be used to finance this purchase.

As a result of this transaction, the EDC's Fund Balance will decrease by \$2,050,329.00. The Land Acquisition budget line will reflect an overage to the originally adopted allocation of \$0. However, this is a reporting requirement for accounting purposes and does not represent an operating deficit.

STAFF RECOMMENDATION:

Staff recommends approval for the Budget Amendment as presented.

ATTACHMENTS:

1. 2026-03-5 EDC Resolution - EDC Fiscal Year Budget Amendment
2. Exhibit A - EDC Budget Amendment

ANNA ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2026-03-5

A RESOLUTION OF THE ANNA ECONOMIC DEVELOPMENT CORPORATION REGARDING THE APPROVAL AND AUTHORITY TO AMEND THE 2025-2026 FISCAL YEAR BUDGET BY CARRYING FORWARD UNEXPENDED LAND ACQUISITION FUNDS IN THE AMOUNT OF \$2,053,129.00.

WHEREAS, effective October 1, 2025, the Anna Economic Development Corporation (the “EDC”), with the approval of the City of Anna City Council, approved its current fiscal year budget; and

WHEREAS, the EDC seeks to make one or more line-item amendments to its budget due to additional funds being needed in the land acquisition line item (892-825-69310); and

NOW, THEREFORE, BE IT RESOLVED BY THE ANNA 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 Amendment to the Current Fiscal Year Budget

The EDC Board of Directors hereby approves amending the Anna Economic Development Corporation current fiscal year budget as set forth in Exhibit A, amended budget, attached hereto and incorporated herein for all purposes as if set forth in full. The Board further directs that this amendment to the current fiscal year budget be submitted to the City of Anna City Council for approval.

PASSED AND APPROVED by the Anna Economic Development Corporation on this 5th day of March 2026.

APPROVED:

ATTEST:

Bruce Norwood, EDC President

Dwyke Williams, EDC Secretary

EXHIBIT A

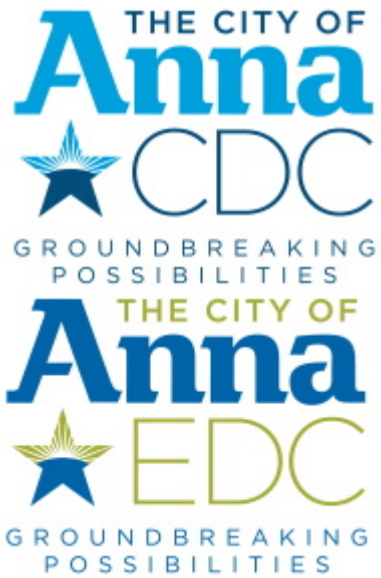


Anna, Texas

Budget Listing

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

		2025-2026			
Account Number	Account Name	PB 2025-2026			
Fund: 892 - Economic Development Corporation					
Department: 825 - Community Development Corporation					
892-825-62012	Other Supplies - Misc.	0			
892-825-62210	Postage	0			
892-825-63012	Maint. & Repair - Buildings	50,000.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	Maintenance/Repairs -312 N. Powell/101 S. Powell		1	50,000.00	50,000.00
892-825-66010	Electricity	5,000.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	Based on three year history		1	5,000.00	5,000.00
892-825-66020	Gas - Natural/Propane	1,500.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	Based on three year history		1	1,500.00	1,500.00
892-825-66030	City Utilities Water/Sewer/Trash	0			
892-825-66040	Telecom	1,800.00			
892-825-67000	Contract Services	41,500.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	Printing		1	1,500.00	1,500.00
PB 2025-2026	Professional Services (target industry analysis)		1	40,000.00	40,000.00
892-825-67008	IT Support Services	0			
892-825-67016	Promotion Expense	0			
892-825-67019	Legal Expense	20,000.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	legal fees		1	20,000.00	20,000.00
892-825-67020	Audit/Accounting Expense	5,000.00			
Budget Detail					
Budget Code	Description		Units	Price	Amount
PB 2025-2026	CPA Services - Audit, 1099 form 990		1	5,000.00	5,000.00
892-825-67053	Economic Development Grant Expense	400,000.00			
892-825-67058	Insurance - Property & Liability	0			
892-825-67130	Professional Services Non Contract	0			
892-825-67200	Travel/Training Expense	0			
892-825-67999	Other Services - Misc.	0			
892-825-68910	Depreciation Expense	0			
892-825-69010	Construction	0			
892-825-69310	Land Acquisition	0			2,053,129.00
	Purchase of 504 N Powell		1	2,053,129.00	
892-825-69410	Capital Expenditures	0			
892-825-98100	Transfers Out	0			
Total Department: 825 - Community Development Corporation:		524,800.00			2,577,929.00
Total Fund: 892 - Economic Development Corporation:		524,800.00			2,577,929.00
Report Total:		524,800.00		Amended Total	2,577,929.00



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

SUMMARY:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.

EDC/CDC Agenda
Staff Report

Meeting Date: 3/5/2026
Staff Contact:



Item No. 6.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 3/5/2026
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. February 2026 Strategic Plan Update

Economic Development Highlights February 2026

Vibrant

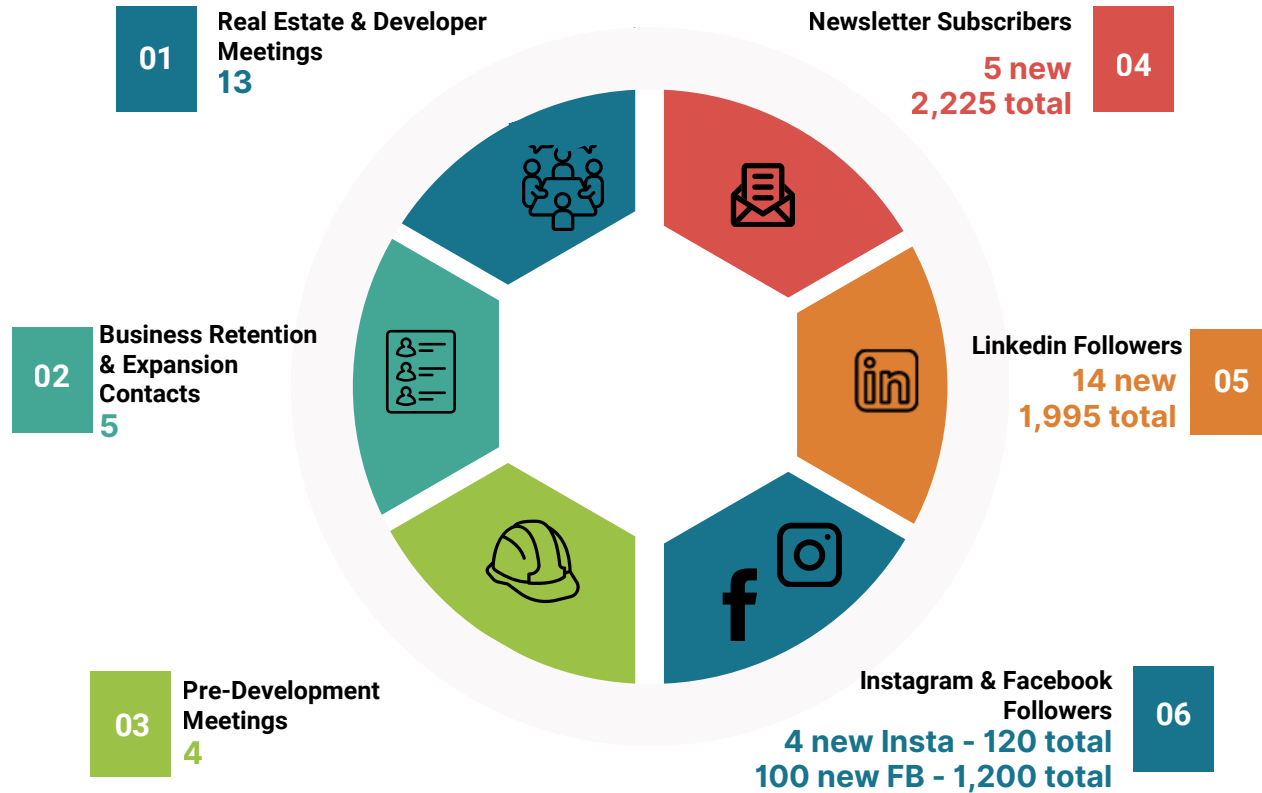
Natasha and Salena attended the Anna Community Library Congressional Recognition

Unique

Natasha and Salena attended the ICSC Red River Trade Show in San Antonio (February 17 - February 19)

EDC hosted a kickoff Downtown Anna Branding Committee Meeting

EDC kicked off their "All Up in Your Small Business" Business Highlight Video Segment Campaign





Item No. 6.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 3/5/2026
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 December 2025, which is up roughly 9% from the previous year, December 2024.

FINANCIAL IMPACT:

This item has no financial impact.

STAFF RECOMMENDATION:

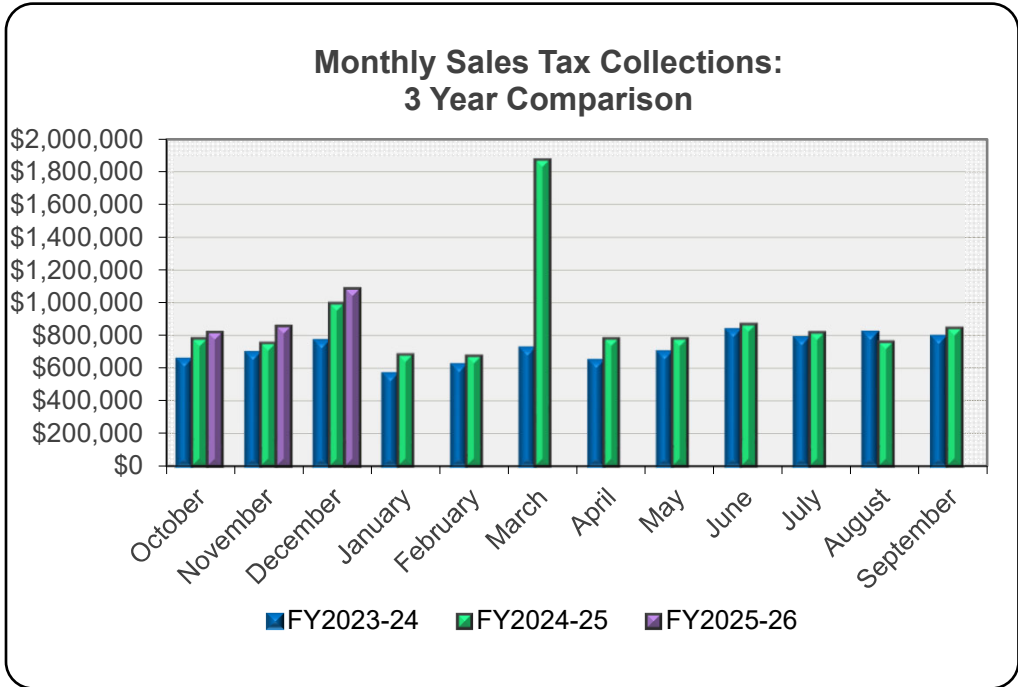
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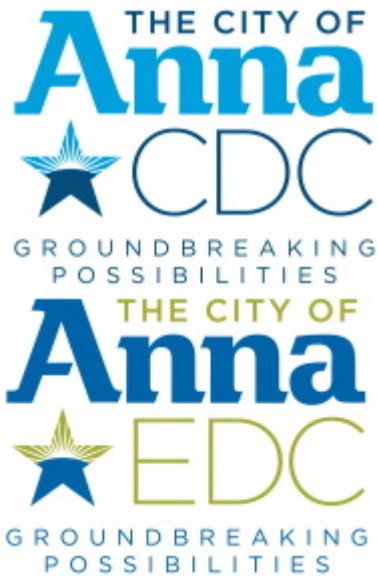
ATTACHMENTS:

1. 2026 Monthly Sales Tax Report

CITY OF ANNA
Schedule of Sales Tax Collections
December 31, 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	1,085,565	9%	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
	\$ 2,761,620		\$ 10,612,271
Budget:	9,650,000	29%	8,220,000





Item No. 6.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 3/5/2026

Staff Contact: Salena Tittle

AGENDA ITEM:

Event Updates / Upcoming Events / Reminders

SUMMARY:

2026 Anna ISD Career Connections Day:

On Thursday, March 12th, Anna ISD will be hosting their annual Career Connections Day at Anna High School for Juniors and graduating Seniors. If you know a business that is looking to hire or make an impact on our future workforce, it is not too late. Please see the attached flyer, and contact your EDC staff if you have any questions or would like to add a business to participate in this event.

Sherley Farms Groundbreaking:

On Tuesday, March 24th at 3:00pm - 4:00pm, the Tellus Group will be hosting their Groundbreaking Ceremony for the new Sherley Farms Residential Development. A calendar invite has gone out to all Board Members. More information will be provided as we receive it.

FINANCIAL IMPACT:

This item has no financial impact.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:

1. 2026 Anna ISD Career Day

CALLING ALL EMPLOYERS!

Join us as a vendor at the Anna High School Career Connections Day and connect with motivated graduating seniors eager to kickstart their careers.

WHY PARTICIPATE IN CAREER CONNECTIONS DAY?

Access to Top Talent: Meet and interview graduating seniors actively seeking employment opportunities.

Employer Support for Student Education: Support students through internships, apprenticeships, mentorships, scholarships, curriculum input, and hands-on learning experiences.

Brand Visibility: Showcase your company and opportunities to a diverse pool of candidates.

Networking: Connect with other employers and community organizations.

Support Tomorrow's Workforce: Play a role in shaping the future workforce by sharing your expertise and opportunities.



Thursday
March 12, 2026



Time
7:30AM - 12:00PM

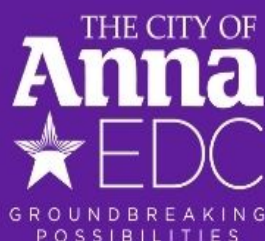


ANNA HIGH SCHOOL
MAIN GYM

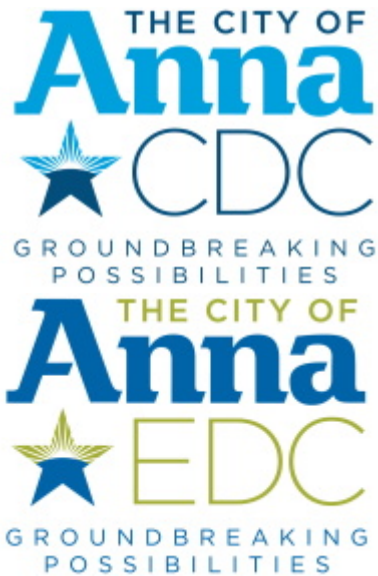
SECURE YOUR BUSINESS BOOTH TODAY!

Don't miss this chance to connect with the future workforce of Anna High School! Reserve your booth now and take advantage of this unique opportunity to recruit talented individuals.

Scan Here:



A proud partner of the American Job Center network.



Item No. 7.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 3/5/2026
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: 3/5/2026
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.

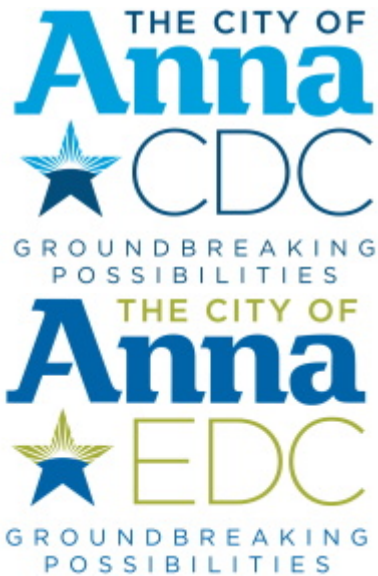
FINANCIAL IMPACT:

This item has no financial impact.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:



Item No. 7.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 3/5/2026
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.

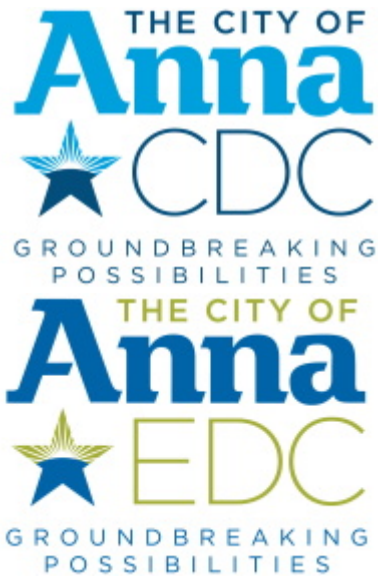
FINANCIAL IMPACT:

This item has no financial impact.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:



Item No. 7.d.

EDC/CDC Agenda
Staff Report

Meeting Date: 3/5/2026
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: 3/5/2026
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: 3/5/2026
Staff Contact:

AGENDA ITEM:

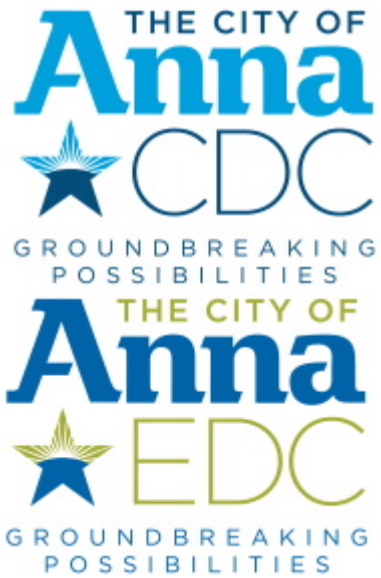
Receive reports from staff or Board Members about items of community interest.

SUMMARY:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 10.

EDC/CDC Agenda
Staff Report

Meeting Date: 3/5/2026
Staff Contact:

AGENDA ITEM:

Adjourn.

SUMMARY:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

ATTACHMENTS: