

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

Thursday, May 7, 2026 @ 6:00 PM

The CDC/EDC of the City of Anna will meet on Thursday, May 7, 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 April 2, 2026, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
 - b. Approve minutes from the April 2, 2026, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)
5. **Items For Individual Consideration.**
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 05/01/2026.

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, May 7, 2026 @ 6:00 PM

**CDC/EDC Meeting
Anna Municipal Complex, Council Chambers
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, 05/01/2026

Natasha Roach,
Interim Director of Economic Development



Item No. 1.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/7/2026
Staff Contact:

AGENDA ITEM:

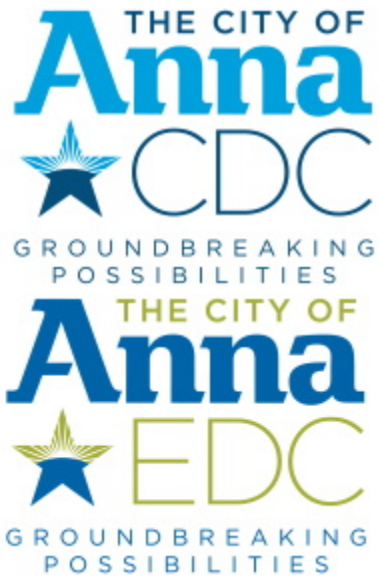
Call to Order, Roll Call, and Establishment of Quorum.

SUMMARY:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 2.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/7/2026
Staff Contact:

AGENDA ITEM:
Invocation and Pledge of Allegiance.

SUMMARY:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 3.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/7/2026

Staff Contact:

AGENDA ITEM:

Neighbor Comments.

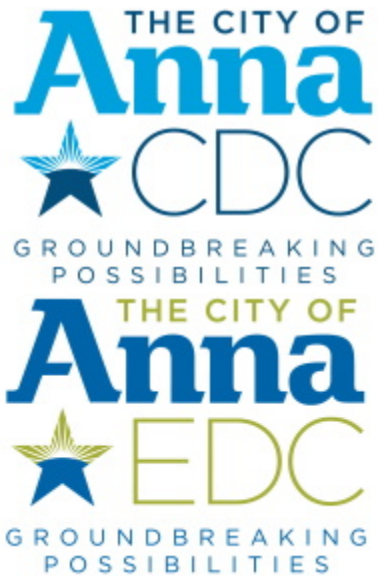
SUMMARY:

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: 5/7/2026
Staff Contact: Salena Tittle

AGENDA ITEM:

Approve minutes from the April 2, 2026, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

SUMMARY:

Review and approve the meeting minutes from the April 2, 2026, Joint CDC/EDC Meeting.

FINANCIAL IMPACT:

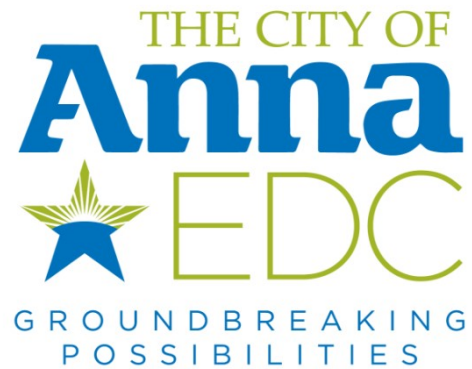
This item has no financial impact.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

1. April 2_2026 CDC EDC Joint Meeting Minutes_Draft



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

Thursday, April 2, 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, April 2, 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 Vice-President Manny Singh at 6:02 PM.

Members Present:

Board Vice-President Manny Singh
Board Secretary Dwyke Williams
Board Member Rocio Gonzalez
Board Member Edward Culham
Board Member Regina Leachman

Others Present:

Interim Director Natasha Roach
Economic Development Manager Salena Tittle
City Attorney Clark McCoy
Council Member Stan Carver (Council Liaison)
Council Member Kelly Patterson-Herndon

Absent:

Board President Bruce Norwood
Board Member Noah Nylander

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 March 5, 2026, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

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

MOTION: Board Secretary Dwyke Williams made a motion on behalf of the CDC and EDC to approve Consent Agenda Items, 4a & 4b. Board Member Regina Leachman seconded the motion. In a 5-0 vote, all were in favor. Motion passed.

5. **Individual Consideration.**

There were none.

6. **Manager's Report.**

a. Strategic Plan Update

Economic Development Manager, Salena Tittle, gave a brief overview of the highlights for the month of February. Those highlights included: Groundbreaking Events, Professional Development, Panelist Discussions, 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 January 2026, which is up approximately 10% 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 Update Event on April 8th, the Toole Design Marketing Map for Downtown Event April 13th through April 16th, the Boards & Commission Appreciation Event on April 14th, and National Small Business Week which is May 4th through May 8th. Mrs. Tittle also reminded the Board to like, follow, and share the EDC's social media pages in order to continue getting the most up to date information to our local businesses and neighbors.

No Action Taken

7. **Closed Session.**

MOTION: Board Member Edward Culham made a motion to enter into closed session. Board Secretary Dwyke Williams seconded the motion. In a 5-0 vote, all were in favor. Motion passed.

The CDC/EDC Board entered into closed session at 6:20 PM.

- a. Consult with legal counsel on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov't Code §551.071); Grant program; Lease agreement and professional services contract. Pending Contracts.
- b. Deliberate regarding the purchase, exchange, lease or value of real property. (Tex. Gov't Code §551.072) possible property acquisition; possible land sale/purchase.
- c. Discuss or deliberate personnel matters: (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a

public officer or employee; or, (2) to hear a complaint or charge against an officer or employee. (Tex. Gov't Code §551.074).

- d. Discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the Board of Directors has received from a business prospect that the Board of Directors seeks to have locate, stay, or expand in or near the territory of the City of Anna and with which the Board is conducting economic development negotiations; or, (2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1). (Tex. Gov't Code §551.087); potential retail and medical projects.

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

Board Vice-President Manny Singh called the CDC/EDC Board Meeting back into open session at 8:09 PM.

Board Vice-President Manny Singh requested a motion on a Resolution (Resolution No. 2026-04-6) of the Anna Economic Development Corporation authorizing execution of a real estate sales contract for property owned by Jason McDonald on Riggins Street and authorizing closing on the purchase of said real property.

MOTION: Board Member Edward Culham made a motion on behalf of the EDC to approve the Resolution authorizing execution of a real estate sales contract for real property on Riggins Street and authorizing closing on the purchase of said property. Board Secretary Dwyke Williams seconded the motion. In a 5-0 vote, all were in favor. Motion passed.

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

- a. Project Roadmap for Downtown Redevelopment.

No Action Taken

10. **Adjourn.**

Board Vice-President Manny Singh adjourned the meeting at 8:15 PM.

Approved on the 7th day of May, 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: 5/7/2026
Staff Contact: Salena Tittle

AGENDA ITEM:

Approve minutes from the April 2, 2026, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

SUMMARY:

Review and approve the meeting minutes from the April 2, 2026, Joint CDC/EDC Meeting.

FINANCIAL IMPACT:

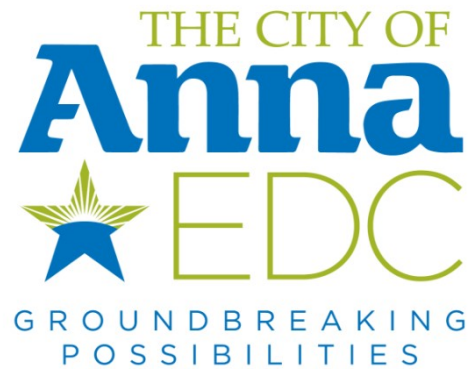
This item has no financial impact.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

1. April 2_2026 CDC EDC Joint Meeting Minutes_Draft



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

Thursday, April 2, 2026 @ 6:00 PM

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

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Board Member Edward Culham
Board Member Regina Leachman

Others Present:

Interim Director Natasha Roach
Economic Development Manager Salena Tittle
City Attorney Clark McCoy
Council Member Stan Carver (Council Liaison)
Council Member Kelly Patterson-Herndon

Absent:

Board President Bruce Norwood
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2. **Invocation and Pledge of Allegiance.**

Board Secretary Dwyke Williams led the Invocation and 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 March 5, 2026, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
- b. Approve minutes from the March 5, 2026, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

MOTION: Board Secretary Dwyke Williams made a motion on behalf of the CDC and EDC to approve Consent Agenda Items, 4a & 4b. Board Member Regina Leachman seconded the motion. In a 5-0 vote, all were in favor. Motion passed.

5. **Individual Consideration.**

There were none.

6. **Manager's Report.**

- a. Strategic Plan Update

Economic Development Manager, Salena Tittle, gave a brief overview of the highlights for the month of February. Those highlights included: Groundbreaking Events, Professional Development, Panelist Discussions, 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 January 2026, which is up approximately 10% 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 Update Event on April 8th, the Toole Design Marketing Map for Downtown Event April 13th through April 16th, the Boards & Commission Appreciation Event on April 14th, and National Small Business Week which is May 4th through May 8th. Mrs. Tittle also reminded the Board to like, follow, and share the EDC's social media pages in order to continue getting the most up to date information to our local businesses and neighbors.

No Action Taken

7. **Closed Session.**

MOTION: Board Member Edward Culham made a motion to enter into closed session. Board Secretary Dwyke Williams seconded the motion. In a 5-0 vote, all were in favor. Motion passed.

The CDC/EDC Board entered into closed session at 6:20 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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Board Vice-President Manny Singh requested a motion on a Resolution (Resolution No. 2026-04-6) of the Anna Economic Development Corporation authorizing execution of a real estate sales contract for property owned by Jason McDonald on Riggins Street and authorizing closing on the purchase of said real property.

MOTION: Board Member Edward Culham made a motion on behalf of the EDC to approve the Resolution authorizing execution of a real estate sales contract for real property on Riggins Street and authorizing closing on the purchase of said property. Board Secretary Dwyke Williams seconded the motion. In a 5-0 vote, all were in favor. Motion passed.

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

- a. Project Roadmap for Downtown Redevelopment.

No Action Taken

10. **Adjourn.**

Board Vice-President Manny Singh adjourned the meeting at 8:15 PM.

Approved on the 7th day of May, 2026.

APPROVED:

Bruce Norwood
President of CDC/EDC

ATTESTED:

Dwyke Williams
Secretary of CDC/EDC



Item No. 5.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/7/2026
Staff Contact:

AGENDA ITEM:
Items For Individual Consideration.

SUMMARY:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

ATTACHMENTS:



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

SUMMARY:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/7/2026
Staff Contact:



Item No. 6.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/7/2026
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. April 2026 Strategic Plan Update

Economic Development Highlights

April 2026

Vibrant

EDC held a week long Toole Design Downtown Planning Process for community input

Unique

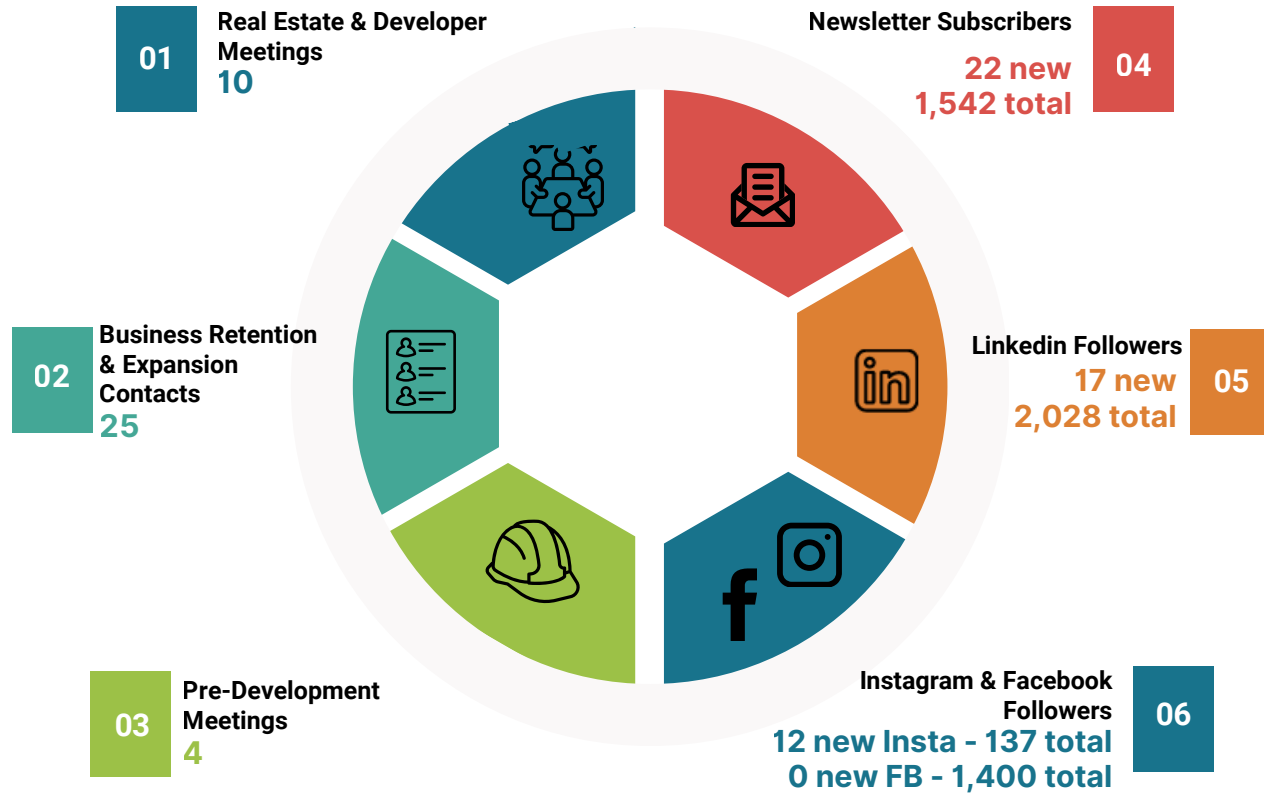
EDC attended the 2026 Governor's Small Business Summit along with several of our local businesses

EDC participated in the 2026 Anna Update along side the City and the ISD

EDC assisted with the 2026 Boards & Commission Appreciation Event

Salena recorded another "All Up in your Small Business" Business Spotlight video

EDC sponsored the 2026 DBJ - BRED Awards





Item No. 6.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/7/2026
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 February 2026, which is up roughly 13% from the previous year, February 2025.

FINANCIAL IMPACT:

This item has no financial impact.

STAFF RECOMMENDATION:

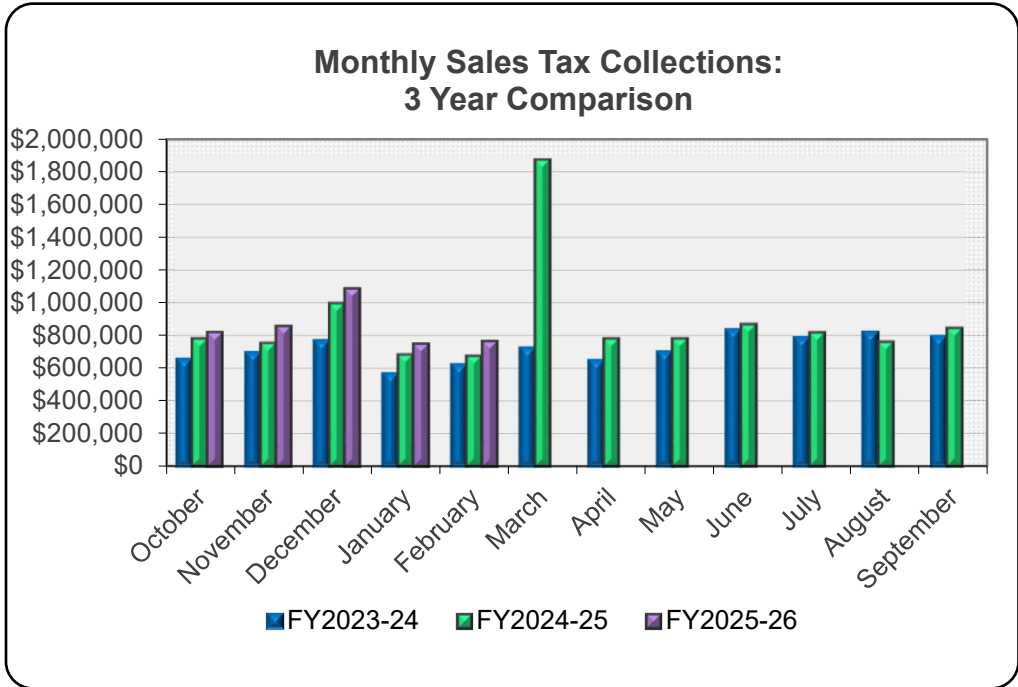
N/A

ATTACHMENTS:

1. 2026 Monthly Sales Tax Report

CITY OF ANNA
Schedule of Sales Tax Collections
February 28, 2026

	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	749,307	10%	682,766
February	764,084	13%	675,214
March			1,873,725
April			779,340
May			780,970
June			867,435
July			817,173
August			761,329
September			844,898
	\$ 4,275,011		\$ 10,612,271
 Budget:	 9,650,000	 44%	 8,220,000





Item No. 6.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/7/2026
Staff Contact: Salena Tittle

AGENDA ITEM:

Event Updates / Upcoming Events / Reminders

SUMMARY:

National Small Business Week:

Monday, May 4th - Friday, May 8th we celebrate National Small Business Week. This is a very special time when we honor and recognize the resiliency, tenacity, and critical contributions of our local entrepreneurs and small businesses. Without them, Anna would not be what it is today. Remember to support our local Anna businesses by shopping and dining locally.

FINANCIAL IMPACT:

This item has no financial impact.

STAFF RECOMMENDATION:

N/A

ATTACHMENTS:



AGENDA ITEM:
Closed Session.

SUMMARY:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 7.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/7/2026
Staff Contact:



Item No. 7.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/7/2026
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: 5/7/2026
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: 5/7/2026
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: 5/7/2026
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: 5/7/2026
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: 5/7/2026
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: 5/7/2026
Staff Contact:

AGENDA ITEM:

Adjourn.

SUMMARY:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

ATTACHMENTS: