THE CITY OF Anna CDC GROUNDBREAKING POSSIBILITIES

THE CITY OF Anna EDC GROUNDBREAKING POSSIBILITIES

MEETING AGENDA
ANNA COMMUNITY DEVELOPMENT CORPORATION
AND
ANNA ECONOMIC DEVELOPMENT CORPORATION

Thursday, July 1, 2021 @ 6:00 PM

The EDC/CDC of the City of Anna will meet at 6:00 PM, on July 1, 2021, at the Anna City Hall, Located at 111 North Powell Parkway (Hwy 5), to consider the following items below.

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

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

3. **Neighbor Comments.**
   Persons may address the Board of Directors on items not on the agenda; please observe the time limit of three (3) minutes. Members of the Board cannot comment on or deliberate statements of the public except as authorized by Section 551.042 of the Texas Government Code.

4. **Consent Items**
   a. Consider/Discuss/Act on approving minutes from the June 3, 2021 Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
   b. Consider/Discuss/Act on approving minutes from the June 3, 2021 Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

5. **Individual Consideration**
   a. Consider/Discuss/Act on a resolution approving an amendment to the Economic Development Incentives Policy. (CDC)
   b. Consider/Discuss/Act on a resolution approving an amendment to the Economic Development Incentives Policy. (EDC)
   c. Discuss preliminary FY 2022 CDC and EDC budgets.

6. **Director's Report**

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. Disabled persons who want to attend this meeting and who may need assistance should contact the City Secretary at 972-924-3325 two working days prior to the meeting so that appropriate arrangements can be made.

a. April Financials
b. April Sales Tax Report
c. Strategic Plan Update
d. Sales Tax Workshop
e. Budget Adoption Meeting - July 28 or 29
f. Development Forum - July 29
g. ICSC - December 5-7

7. **Closed Session**

a. Deliberate regarding the purchase, exchange, lease or value of real property. (Tex. Gov't Code §551.072) possible property acquisition; possible land sale/purchase; Anna Business Park.

b. 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.

c. 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) Anna Business Park Property; 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.** *Items of community interest include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen (but not including a change in status of a person's public office or public employment); a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after posting of the agenda.*

10. **Adjourn.**

This is to certify that I, Joey Grisham, Director, posted this agenda at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 5:00 p.m. on June 28, 2021.

Joey Grisham, Director of Economic Development

IMPORTANT LEGAL NOTICE: The Corporation may vote and/or act upon each of the items listed in this agenda. The Corporation reserves the right to retire into executive session concerning any of the items listed on this agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. Disabled persons who want to attend this meeting and who may need assistance should contact the City Secretary at 972-924-3325 two working days prior to the meeting so that appropriate arrangements can be made.

THE CITY OF Anna CDC GROUNDBREAKING POSSIBILITIES

THE CITY OF Anna EDC GROUNDBREAKING POSSIBILITIES

Item No. 4.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/1/2021
Staff Contact:

AGENDA ITEM:
Consent Items

SUMMARY:
These items consist of non-controversial or "housekeeping" items required by law. Items may be considered individually by any board member making such request prior to a motion and vote on the Consent Items.

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 4.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/1/2021
Staff Contact:

AGENDA ITEM:
Consider/Discuss/Act on approving minutes from the June 3, 2021 Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:
1. June 3 2021 CDC EDC Joint Meeting Minutes

Officers:
Anthony Richardson, President
Bruce Norwood, Vice-President
Rocio Gonzalez, Secretary

Staff:
Joey Grisham, Economic Development Director
Taylor Lough, Economic Development Manager

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

Thursday, June 3, 2021 at 6:00 pm
Anna City Hall, Council Chambers
111 N. Powell Parkway, Anna, Texas 75409

The Anna Community Development Corporation and the Anna Economic Development Corporation conducted a regular meeting at 6:00 p.m. on Thursday, June 3, 2021 at the Anna City Hall Council Chambers, 111 N. Powell Pkwy. 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: https://www.annatexas.gov/962/AgendasMinutes

CDC and EDC Board Members Present: Anthony Richardson, Bruce Norwood, Rocio Gonzalez, Michelle Hawkins, Matthew Seago and Kylee Kelley. **CDC and EDC Board Members Absent:** Shane Williams **Others Present:** Joey Grisham (Economic Development Director), Taylor Lough (Economic Development Manager), Lee Miller (Anna City Council Mayor Pro Tem), and Jesse Villarreal (Greater Anna Chamber of Commerce Board Member)

1. **Call to Order. Roll Call and Establishment of Quorum.**
   The meeting was called to order by Anthony Richardson, Board President, at 6:06 p.m.

   Anthony Richardson welcomed newly appointed board member, Kylee Kelley.

2. **Invocation and Pledge.**
   Invocation and Pledge of Allegiance were led by Anthony Richardson.

3. **Citizen Comments.**
   None.

4. **Consider/Discuss/Act on approving minutes from the May 6, 2021 CDC Meeting. (CDC)**

5. **Consider/Discuss/Act on approving minutes from the May 6, 2021 EDC Meeting. (EDC)**

Bruce Norwood made a motion on behalf of the CDC and EDC to approve the minutes of the May 6 Joint CDC and EDC Board Meeting. Rocio Gonzalez seconded the motion. All were in favor. Kylee Kelley abstained. Motion passed.

6. **Consider/Discuss/Act on electing a President. (EDC & CDC)**
   Anthony Richardson explained that it was time to elect officers per the CDC and EDC bylaws.

   Bruce Norwood made a motion nominating Anthony Richardson as President of both the EDC and CDC Boards. Michelle Hawkins seconded the motion. All were in favor. Anthony Richardson abstained. Motion passed.

7. **Consider/Discuss/Act on electing a Vice President. (EDC & CDC)**
   Anthony Richardson made a motion nominating Bruce Norwood as Vice President of both the EDC and CDC Boards. Michelle Hawkins seconded the motion. All were in favor. Bruce Norwood abstained. Motion passed.

8. **Consider/Discuss/Act on electing a Secretary. (EDC & CDC)**
   Anthony Richardson made a motion nominating Rocio Gonzalez as Secretary of both the EDC and CDC Boards. Matthew Seago seconded the motion. All were in favor. Rocio Gonzalez abstained. Motion passed.

9. **Consider/Discuss/Act on recommending the City Council approve the conveyance of real property. (EDC)**
   Joey Grisham explained this item is regarding the current Police and Finance building at 101 S. Powell Parkway. As staff moves into the new City Hall which is currently under construction, there is an opportunity to attract a commercial user. The EDC can lease to a private entity should the City convey the property to the EDC.

   Anthony Richardson asked if the EDC or CDC should be the owner of the property. Joey Grisham explained that had been discussed with attorney Clark McCoy and the recommendation was that the EDC own the building. One stipulation in the agreement will be that the EDC cannot sell the building without permission from the City.

   Anthony Richardson made a motion recommending the City Council approve the conveyance of real property at 101 S. Powell Parkway to the EDC. Matthew Seago seconded the motion. All were in favor. Motion passed.

10. **Consider/Discuss/Act on a resolution approving an agreement with Swimming Duck, LLC for digital media services. (CDC)**
    Joey Grisham explained that the marketing plan adopted by the board includes a digital marketing component. The partnership with Cooksey has resulted in great coverage recently including the Dallas Business Journal front page story and other publications. Cooksey recommended Swimming Duck and staff met with them several times to discuss the proposal that was included in the packet. Taylor Lough added that the contract is for the remaining of the fiscal year.

Michelle Hawkins stated that four months is a good trial period and was in favor.

Rocio Gonzalez made a motion authorizing the Economic Development Director to execute a contract for marketing, advertising, and promotional services and to charge the CDC's promotional line item an amount not to exceed $35,000 in the Fiscal Year 2020-2021 for marketing and promotional services for community and economic development purposes. Bruce Norwood seconded the motion. All were in favor. Motion passed.

11. **Director's Report)**

a. Strategic Plan Update

Joey Grisham stated that the Economic Development Intern will be starting Monday, June 7. Taylor Lough explained Nathaniel Johnson is a current Master of Public Administration Student at the University of Texas at Arlington.

Taylor Lough explained that Cooksey Communications submitted the "Big Dreams are Built Here" magazine ad for a national marketing award. It was selected for Platinum, the highest level.

Joey Grisham also explained that staff met with Cook Children's and the Greater Anna Chamber of Commerce in May. LinkedIn Followers increased by 46 last month to almost 400 despite website traffic being down.

b. March Financial Report

Financial Statements were included in the packet.

c. March Sales Tax Report

Sales tax reports were included in the packet. The March sales tax revenue was over 49 percent more than March 2020.

12. **CLOSED SESSION (exceptions):**

A. Deliberate regarding the purchase, exchange, lease or value of real property. **(Tex. Gov't Code §551.072)** possible property acquisition; possible land sale/purchase; Anna Business Park.

B. **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 promotional contract.

C. **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)** Anna Business Park Property; potential retail and medical projects.

Anthony Richardson made a motion to enter closed session. Matthew Seago seconded the motion. All were in favor. Motion passed. CDC Board entered closed session at 6:47 p.m.

11. Reconvene into open session and take any action on closed session items.
Bruce Norwood made a motion to reconvene into open session. Matthew Seago seconded the motion. All were in favor. Motion passed. The CDC reconvened into open session at 7:20 p.m. No action was taken.

12. Receive reports from staff or Board Members about items of community interest.
Items of community interest include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen (but not including a change in status of a person's public office or public employment); a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

The Greater Anna Chamber of Commerce Board met yesterday, and they are accepting resumes for the President/CEO position.

Matthew Seago shared that the Greater Anna Chamber of Commerce now has an app that includes membership and events.

Michelle Hawkins shared that Lihoudies Authentic Greek Cuisine & Bakery restaurant has opened in downtown.

Bruce Norwood shared that Keller Williams will be hosting concerts at Slayter Creek Park in July and August.

13. Adjourn.
Rocio Gonzalez made a motion to adjourn the meeting at 7:22 pm. Anthony Richardson seconded the motion. All were in favor. Motion passed.

APPROVED:

____

Anthony Richardson
President of CDC/EDC

ATTESTED:

____

Rocio Gonzalez
Secretary of CDC/EDC

Item No. 4.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/1/2021
Staff Contact:

AGENDA ITEM:
Consider/Discuss/Act on approving minutes from the June 3, 2021 Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 5.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/1/2021
Staff Contact:

AGENDA ITEM:
Consider/Discuss/Act on a resolution approving an amendment to the Economic Development Incentives Policy. (CDC)

SUMMARY:
A few edits are recommended to the Economic Development Incentives Policy.

STAFF RECOMMENDATION:
Motion on behalf of the CDC to approve a resolution amending the Economic Development Incentives Policy.

ATTACHMENTS:
1. CDC Resolution
2. Economic Development Incentives Policy C03029D20210614CR1 redline

ANNA COMMUNITY DEVELOPMENT CORPORATION

RESOLUTION NO. _________

A RESOLUTION OF THE ANNA COMMUNITY DEVELOPMENT CORPORATION AMENDING THE ECONOMIC DEVELOPMENT INCENTIVE POLICY TO PROMOTE ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY OF ANNA

WHEREAS, the CDC Board adopted the Economic Development Incentive Policy at a regular meeting on October 1, 2020 that was subsequently amended on March 4, 2021, and

WHEREAS, after further review and consideration, the CDC wishes to amend the policy;

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

Section 1. **Recitals Incorporated**

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

Section 2. **Approval of Amendments**

The Anna Community Development Corporation hereby approves amendments to the Economic Development Incentive Policy attached hereto as Exhibit A.

PASSED AND APPROVED by the Anna Community Development Corporation this 1st day of July 2021.

APPROVED:	ATTEST:
______________________________	______________________________
Anthony Richardson, CDC President	Rocio Gonzalez, CDC Secretary

Economic Development Incentives 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 City considers incentives based on the merit of each project and in accordance with the criteria outlined in this document, the City of Anna Economic Development Strategic Plan, and the City of Anna 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 Strategic Plan Goal 1: Growing Anna Economy

Objectives:

1. Maintain and enhance an effective economic development organization that markets Anna, finds prospects, and closes the deal
2. Expand the commercial tax base
3. Provide more jobs for neighbors
4. Develop parcels along U.S. 75 with viable businesses
5. Have a built-out Business Park
6. Have expanded medical and healthcare services, including Clinic and Outpatient Surgical Center(s)
7. Expand retail, restaurant and entertainment businesses

Anna Economic Development Vision

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

Economic Development Corporation (EDC) & Community Development Corporation (CDC)

Commented [CM1]: Update the date in the header?

The City has both a Type A and Type B Economic and Community Development Corporation ~~as set up by~~created under 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 ~~may~~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. Type B corporations may pay for land, buildings, equipment, facilities, targeted infrastructure and improvements. Type B corporations created by cities with a population of 20,000 or less may also use sales tax revenue to fund projects that promote new or expanded business development that do not create or retain primary jobs.

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

Recommendations for incentives are based on the evaluation of the following:

- Fiscal Impact
    - What is the estimated total value of capital investment for buildings, other real property improvements and furniture, fixtures, and equipment?
    - What is the total projected annual operating budget of the facility?
    - What is the value of real and business personal property that will be added to the tax rolls?
    - How much direct sales tax will be generated?
    - How much infrastructure construction be required?
    - What is the estimated return on public investment?
- Employment Impact
    - How many permanent jobs will be brought to Anna?
    - How many jobs will be retained?
    - What types of jobs will be created?
    - What will the total annual payroll be?
    - What is the average annual salary of jobs created and/or retained?
- Community Impact
    - How compatible is the project with the City's Comprehensive Plan and Economic Development Strategic Plan goals?
    - How does the project support quality of life benefits such as preservation of open space and development enhancements?
    - What effect would the project have on the local housing market?
    - What environmental impact, if any, will be created by the project?
    - What effect would the project have on other taxing entities?

Targeted Priorities
The City may consider providing incentives for projects that further the City's strategic plans.

- Job Creation – The City 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 City 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.
- Niche / Specialty Retail, Entertainment, Restaurant – The City 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.
- Office – The City 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.).
- Distribution and Logistics – The City may consider providing incentives to support the supply chain of existing primary employers and better serve current and future neighbors.
- Advanced and Light Manufacturing – The City may consider providing incentives for corporate headquarters and/or regional service locations.
- Medical / Healthcare – The City may consider providing incentives to provide additional medical and healthcare related businesses to support the existing and better serve current and future neighbors.
- Data Centers – The City may consider providing incentives for projects including data centers to 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.
- Economic Development Grants – The City has both Type A and Type B sales tax corporations. Funds may be available to finance qualified projects as determined by the Boards of the EDC and/or CDC.
- Fee Reductions / Waivers – The City may consider decreasing or waiving 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:
  - Acquired in or imported into Texas to be forwarded out of the state.
  - Detained in Texas for assembling, storing, manufacturing, processing, or fabricating purposes by the entity acquiring or importing it.
  - Transported out of state within 175 days after the date acquired or imported it into Texas.
  - 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 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 may 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 may be offerred 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.

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 incentive(s). 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.

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's ~~currentComprehensive~~current Comprehensive Plan and 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.
Applications are submitted through a third-party software program and can be found online at https://opportunityannatx.com/the-edc-cdc/.

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 attached disclosure form is required to be executed before a notary and submitted before any incentives will be considered.
- 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 Anna Community Development Corporation (CDC) Board and/or Anna Economic Development Corporation (EDC) may serve as an advisory body which makes 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 incentives agreements under Chapter 380 of the Texas Local Government Code.

- Those receiving incentives will be required to enter into a performance agreement. Projects that do not meet performance measures are subject to recapture of all or a portion of the incentive value.

Item No. 5.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/1/2021
Staff Contact:

AGENDA ITEM:
Consider/Discuss/Act on a resolution approving an amendment to the Economic Development Incentives Policy. (EDC)

SUMMARY:
A few edits are being recommended.

STAFF RECOMMENDATION:
Motion on behalf of the EDC to approve a resolution amending the Economic Development Incentives Policy.

ATTACHMENTS:
1. EDC Resolution
2. Economic Development Incentives Policy C03029D20210614CR1 redline

ANNA ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. _________

A RESOLUTION OF THE ANNA ECONOMIC DEVELOPMENT CORPORATION AMENDING THE ECONOMIC DEVELOPMENT INCENTIVE POLICY TO PROMOTE ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY OF ANNA

WHEREAS, the EDC Board adopted the Economic Development Incentive Policy at a regular meeting on October 1, 2020 that was subsequently amended on March 4, 2021, and

WHEREAS, after further review and consideration, the EDC wishes to amend the policy;

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. **Approval of Amendments**

The Anna Economic Development Corporation hereby approves amendments to the Economic Development Incentive Policy attached hereto as Exhibit A.

PASSED AND APPROVED by the Anna Economic Development Corporation this 1st day of July 2021.

APPROVED:	ATTEST:
______________________________	______________________________
Anthony Richardson, EDC President	Rocio Gonzalez, EDC Secretary

Economic Development Incentives 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 City considers incentives based on the merit of each project and in accordance with the criteria outlined in this document, the City of Anna Economic Development Strategic Plan, and the City of Anna 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 Strategic Plan Goal 1: Growing Anna Economy
Objectives:
1. Maintain and enhance an effective economic development organization that markets Anna, finds prospects, and closes the deal
2. Expand the commercial tax base
3. Provide more jobs for neighbors
4. Develop parcels along U.S. 75 with viable businesses
5. Have a built-out Business Park
6. Have expanded medical and healthcare services, including Clinic and Outpatient Surgical Center(s)
7. Expand retail, restaurant and entertainment businesses

Anna Economic Development Vision
Anna has created a balanced and sustainable tax base that invites high quality jobs and facilitates, excellent quality of life with well-maintained and first-rate infrastructure, and offers a wide range of housing and public facilities that build community identity and pride and engage neighbors in meaningful ways.

Economic Development Corporation (EDC) & Community Development Corporation (CDC)

Commented [CM1]: Update the date in the header?

The City has both a Type A and Type B Economic and Community Development Corporation ~~as set up by~~created under 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 ~~may~~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. Type B corporations may pay for land, buildings, equipment, facilities, targeted infrastructure and improvements. Type B corporations created by cities with a population of 20,000 or less may also use sales tax revenue to fund projects that promote new or expanded business development that do not create or retain primary jobs.

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

Recommendations for incentives are based on the evaluation of the following:

- Fiscal Impact
  - What is the estimated total value of capital investment for buildings, other real property improvements and furniture, fixtures, and equipment?
  - What is the total projected annual operating budget of the facility?
  - What is the value of real and business personal property that will be added to the tax rolls?
  - How much direct sales tax will be generated?
  - How much infrastructure construction be required?
  - What is the estimated return on public investment?
- Employment Impact
  - How many permanent jobs will be brought to Anna?
  - How many jobs will be retained?
  - What types of jobs will be created?
  - What will the total annual payroll be?
  - What is the average annual salary of jobs created and/or retained?
- Community Impact
  - How compatible is the project with the City's Comprehensive Plan and Economic Development Strategic Plan goals?
  - How does the project support quality of life benefits such as preservation of open space and development enhancements?
  - What effect would the project have on the local housing market?
  - What environmental impact, if any, will be created by the project?
  - What effect would the project have on other taxing entities?

Targeted Priorities
The City may consider providing incentives for projects that further the City's strategic plans.

- Job Creation – The City 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 City 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.
- Niche / Specialty Retail, Entertainment, Restaurant – The City 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.
- Office – The City 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.).
- Distribution and Logistics – The City may consider providing incentives to support the supply chain of existing primary employers and better serve current and future neighbors.
- Advanced and Light Manufacturing – The City may consider providing incentives for corporate headquarters and/or regional service locations.
- Medical / Healthcare – The City may consider providing incentives to provide additional medical and healthcare related businesses to support the existing and better serve current and future neighbors.
- Data Centers – The City may consider providing incentives for projects including data centers to 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.
- Economic Development Grants – The City has both Type A and Type B sales tax corporations. Funds may be available to finance qualified projects as determined by the Boards of the EDC and/or CDC.
- Fee Reductions / Waivers – The City may consider decreasing or waiving 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:
  - Acquired in or imported into Texas to be forwarded out of the state.
  - Detained in Texas for assembling, storing, manufacturing, processing, or fabricating purposes by the entity acquiring or importing it.
  - Transported out of state within 175 days after the date acquired or imported it into Texas.
  - 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 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 may 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 may be offerred 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.

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 incentive(s). 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.

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's ~~currentComprehensive~~current Comprehensive Plan and 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.

Applications are submitted through a third-party software program and can be found online at https://opportunityannatx.com/the-edc-cdc/.

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 attached disclosure form is required to be executed before a notary and submitted before any incentives will be considered.
- 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 Anna Community Development Corporation (CDC) Board and/or Anna Economic Development Corporation (EDC) may serve as an advisory body which makes 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 incentives agreements under Chapter 380 of the Texas Local Government Code.

- Those receiving incentives will be required to enter into a performance agreement. Projects that do not meet performance measures are subject to recapture of all or a portion of the incentive value.

Item No. 5.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/1/2021
Staff Contact:

AGENDA ITEM:
Discuss preliminary FY 2022 CDC and EDC budgets.

SUMMARY:
Staff will provide a presentation outlining the attached preliminary FY 2022 budget.

STAFF RECOMMENDATION:

ATTACHMENTS:
1. FY2022 CDC EDC Fund Summaries
2. Draft FY 2022 EDC Budget
3. Drat FY 2022 CDC Budget

CITY OF ANNA
COMMUNITY DEVELOPMENT CORPORATION

	Actual 2019-20	Budget 2020-21	Estimated 2020-21	Budget 2021-22
BEGINNING BALANCES	$ 978,731	$ 1,192,604	$ 1,393,074	$ 1,613,338
REVENUES:				
Property Taxes	$ -	$ -	$ -	$ -
Sales Tax	1,362,791	1,300,000	1,600,000	1,630,000
Charges for Services	-	-	-	-
Licenses and Permits	-	-	-	-
Franchise and Local Taxes	-	-	-	-
Investment Income	11,588	11,140	5,000	5,000
Other Revenues	183	-	-	-
Intergovernmental	-	-	-	-
Fines	-	-	-	-
TOTAL OPERATIONAL REVENUE	$ 1,374,562	$ 1,311,140	$ 1,605,000	$ 1,635,000
Transfers from other funds	-	-	-	-
TOTAL REVENUES	$ 1,374,562	$ 1,311,140	$ 1,605,000	$ 1,635,000
TOTAL AVAILABLE RESOURCES	$ 2,353,293	$ 2,503,744	$ 2,998,074	$ 3,248,338
EXPENDITURES:				
Payroll	$ 90,669	$ 138,985	$ 138,985	$ 379,566
Supplies	3,943	7,100	10,100	10,600
Maintenance	-	-	-	-
Services	539,706	906,400	906,400	1,070,145
Debt Service	325,901	329,251	329,251	327,463
Capital Outlay	-	-	-	-
Capital Improvement	-	-	-	-
TOTAL OPERATIONAL EXPENDITURES	$ 960,219	$ 1,381,736	$ 1,384,736	$ 1,787,774
Transfers to other funds	-	-	-	-
TOTAL EXPENDITURES	$ 960,219	$ 1,381,736	$ 1,384,736	$ 1,787,774
ENDING FUND BALANCES	$ 1,393,074	$ 1,122,008	$ 1,613,338	$ 1,460,564
Fund Balance Percentage	145.1%	81.2%	116.5%	81.7%

	Actual 2019-20	Budget 2020-21	Estimated 2020-21	Budget 2021-22
BEGINNING BALANCES	$ 588,696	$ 417,877	$ 460,382	$ 351,708
REVENUES:				
Property Taxes	$ -	$ -	$ -	$ -
Sales Tax	-	-	-	-
Charges for Services	10,243	17,476	17,476	10,000
Licenses and Permits	-	-	-	-
Franchise and Local Taxes	-	-	-	-
Investment Income	6,922	6,000	2,000	2,000
Other Revenues	1,500	1,500	1,500	1,500
Intergovernmental	-	-	-	-
Fines	-	-	-	-
TOTAL OPERATIONAL REVENUE	$ 18,665	$ 24,976	$ 20,976	$ 13,500
Transfers from other funds	-	-	-	-
TOTAL REVENUES	$ 18,665	$ 24,976	$ 20,976	$ 13,500
TOTAL AVAILABLE RESOURCES	$ 607,361	$ 442,853	$ 481,358	$ 365,208
EXPENDITURES:				
Payroll	$ -	$ -	$ -	$ -
Supplies	1,329	-	-	-
Maintenance	33	3,000	3,000	3,000
Services	145,617	126,650	126,650	82,800
Debt Service	-	-	-	-
Capital Outlay	-	-	-	-
Capital Improvement	-	-	-	-
TOTAL OPERATIONAL EXPENDITURES	$ 146,979	$ 129,650	$ 129,650	$ 85,800
Transfers to other funds	-	-	-	-
TOTAL EXPENDITURES	$ 146,979	$ 129,650	$ 129,650	$ 85,800
ENDING FUND BALANCES	$ 460,382	$ 313,203	$ 351,708	$ 279,408
Fund Balance Percentage	313.2%	241.6%	271.3%	325.7%

Account	Org Name	Group	Description	FY2020 ACT	FY2021 REVISED	FY2021 RE-EST	FY2022 BASE	Dept Change	FY2022 Prop	COMMENTS / DETAILS
90-826-6209	EDC	Supplies	Other Supplies - Misc.	1,329	-		-		-	
90-826-6303	EDC	Maintenance	Maint. & Repair - Buildings	33	3,000	3,000	3,000		3,000	MIsc building Maintanence and Repairs - 312 N Powell
90-826-6703	EDC	Services	Contract Services	129,691	75,800	75,800	2,800	(1,900)	900	Janitorial
90-826-6703	EDC	Services	Contract Services		-	-	2,700		2,700	Mowing and Landscaping - 312 North Powell Pkwy
90-826-6703	EDC	Services	Contract Services		-	-	3,000	(1,500)	1,500	New contract for Ricoh Printer at Inc-Cube
90-826-6703	EDC	Services	Contract Services		-	-	600		600	Pest Control
90-826-6703	EDC	Services	Contract Services		-	-	60,000	(5,000)	55,000	Professional Services (target industry analysis, bus. park, Architect, entry feature design)
90-826-6703	EDC	Services	Contract Services		-	-	6,700	(3,200)	3,500	Security Services
90-826-6708	EDC	Services	IT Support Services	254	750	750	750	(750)	-	Change per email JG 7/28/19 for Isogent Services
90-826-6722	EDC	Services	Insurance - Property & Liability	1,050	1,050	1,050	1,050		1,050	Texas Municipal League Intergovernmental Risk Pool Property and Liability Coverage
90-826-6735	EDC	Services	Promotion Expense	-	30,000	30,000	-		-	
90-826-6753	EDC	Services	Legal Expense	4,386	7,500	7,500	7,500	(1,500)	6,000	legal fees
90-826-6755	EDC	Services	Audit Expense	3,389	5,000	5,000	5,000		5,000	CPA Services - Audit, 1099 form 990
90-826-6780	EDC	Services	Electricity	3,567	3,500	3,500	3,500		3,500	Based on three year history
90-826-6781	EDC	Services	Gas - Natural/Propane	754	1,050	1,050	1,050		1,050	Based on three year history
90-826-6782	EDC	Services	City Utilities Water/Sewer/Trash	817	-	-	-		-	
90-826-6783	EDC	Services	Telecom	1,708	2,000	2,000	2,000		2,000	
				146,978	**129,650**	**129,650**	**99,650**		**85,800**	

Account	Org Name	Group	Description	FY2020 ACT	FY2021 REVISED	FY2021 RE-EST	FY2022 BASE	Dept Change	FY2022 Prop	COMMENTS / DETAILS
89-825-6101	CDC	Payroll	Salaries	73,473	106,325	106,325	284,559		284,559	
89-825-6114	CDC	Payroll	Payroll Taxes-City Part FICA	5,543	8,286	8,286	21,769		21,769	
89-825-6121	CDC	Payroll	Health Insurance	948	9,927	9,927	31,866		31,866	
89-825-6125	CDC	Payroll	TMRS Retirement	10,408	12,986	12,986	39,241		39,241	
89-825-6126	CDC	Payroll	Unemployment	144	250	250	750		750	
89-825-6127	CDC	Payroll	Worker's Compensation	153	1,111	1,111	1,281		1,281	
89-825-6129	CDC	Payroll	Miscellaneous Payroll	-	100	100	100		100	
89-825-6208	CDC	Supplies	Office Supplies	1,159	2,000	2,000	2,000		2,000	basic needs
89-825-6209	CDC	Supplies	Other Supplies - Misc.	1,330	4,000	4,000	4,000		4,000	meals, meetings supplies, or other administrative items
89-825-6210	CDC	Supplies	Clothing Supplies	1,454	1,000	1,000	1,000		1,000	new logo, new council members, new board members etc.
89-825-6212	CDC	Supplies	Postage	-	100	100	100		100	mailing bills, etc..
89-825-6299	CDC	Supplies	IT Supplies	-	-	3,000	-	3,500	3,500	new laptop for Director in FY21 and new laptop for Manager in FY22
89-825-6700	CDC	Services	Economic Development Grant Expense	284,433	442,960	442,960	100,000	25,000	125,000	Downtown/Targeted Area Economic Development Grants and Events
89-825-6700	CDC	Services	Economic Development Grant Expense		-	-	342,960	107,040	450,000	Sales Tax Reimbursement agreement with Chief Partners Phase I
89-825-6703	CDC	Services	Contract Services	124,132	170,974	170,974	4,000		4,000	CDC agreement with City Finance and Accounting Services
89-825-6703	CDC	Services	Contract Services		-	-	800	(800)	-	Remove this line item and use IT Supplies for future IT needs per KJ
89-825-6703	CDC	Services	Contract Services		-	-	42,000	3,000	45,000	Chamber/Neighborhood Services Contract for BRE & Events
89-825-6703	CDC	Services	Contract Services		-	-	1,500		1,500	Continuing Disclosure Report Fees (Revenue Bonds)
89-825-6703	CDC	Services	Contract Services		-	-	45,000	41,850	86,850	Downtown Plan Implementation
89-825-6703	CDC	Services	Contract Services		-	-	1,750	250	2,000	Housing Study Updates--Residential Strategies

Account	Org Name	Group	Description	FY2020 ACT	FY2021 REVISED	FY2021 RE-EST	FY2022 BASE	Dept Change	FY2022 Prop	COMMENTS / DETAILS
89-825-6703	CDC	Services	Contract Services		-	-	5,724	276	6,000	Impact Data Source (Third Party Economic Incentive Impact Tool)
89-825-6703	CDC	Services	Contract Services		-	-	6,000		6,000	Placer AI (provides consumer analytics to help attract retailers, etc.)
89-825-6703	CDC	Services	Contract Services		-	-	2,250	2,450	4,700	ReSimplifi
89-825-6703	CDC	Services	Contract Services		-	-	35,000	10,000	45,000	Retail attraction plan
89-825-6703	CDC	Services	Contract Services		-	-	20,000	40,000	60,000	Tagline/Marketing Plan Agreement
89-825-6703	CDC	Services	Contract Services		-	-	6,950	625	7,575	GIS WebTech Recruit mapping, Esri demographic data
89-825-6710	CDC	Services	Travel/Training Expense	14,142	25,250	25,250	25,250	(25,250)	-	ED Basic Course for Manager - DELETE
89-825-6710	CDC	Services	Travel/Training Expense		-	-	-	1,745	1,745	OU EDI in Fort Worth for ED Manager (Early Deadline August 27 for October class)
89-825-6710	CDC	Services	Travel/Training Expense		-	-	-	1,000	1,000	Bisnow Event Registrations
89-825-6710	CDC	Services	Travel/Training Expense		-	-	-	9,500	9,500	International Council of Shopping Centers Annual Conference (Four People)
89-825-6710	CDC	Services	Travel/Training Expense		-	-	-	5,000	5,000	International Council of Shopping Centers Texas Conference
89-825-6710	CDC	Services	Travel/Training Expense		-	-	-	2,500	2,500	International Economic Development Council Annual Conference
89-825-6710	CDC	Services	Travel/Training Expense		-	-	-	750	750	Mileage Reimbursement for ED Manager
89-825-6710	CDC	Services	Travel/Training Expense		-	-	-	3,000	3,000	NAIOP (National Assn. of Industrial and Office Properties) Annual Meeting
89-825-6710	CDC	Services	Travel/Training Expense		-	-	-	2,000	2,000	Sales Tax Training for Type A and B Corp. - Joey, Taylor, Jim, Clark, and Board Chair
89-825-6710	CDC	Services	Travel/Training Expense		-	-	-	2,000	2,000	Texas City Managers Assn. Annual Meeting--Taylor
89-825-6710	CDC	Services	Travel/Training Expense		-	-	-	4,000	4,000	Texas Economic Development Council Annual Conference (2 People)
89-825-6722	CDC	Services	Insurance - Property & Liability	3,500	3,500	3,500	3,500		3,500	Insurance for the Business park Property - since there is no building on this property it does not need coverage
89-825-6731	CDC	Services	Public Notices - Advertising	37	250	250	250		250	publish notices,
89-825-6735	CDC	Services	Promotion Expense	28,501	146,596	146,596	93,000	70,000	163,000	Promotional Materials - Print Ads, other sponsorship opportunities, magazines, displays, billboards, etc. Cooksey Agreement, PR, Marketing

Account	Org Name	Group	Description	FY2020 ACT	FY2021 REVISED	FY2021 RE-EST	FY2022 BASE	Dept Change	FY2022 Prop	COMMENTS / DETAILS
89-825-6753	CDC	Services	Legal Expense	7,240	14,000	14,000	14,000		14,000	Legal services
89-825-6755	CDC	Services	Audit Expense	3,389	6,000	6,000	6,000	1,500	7,500	CPA services - audit, 990, 1099s
89-825-6756	CDC	Services	Engineering	-	1,500	1,500	1,500	(1,500)	-	Engineering - DELETE
89-825-6761	CDC	Services	Dues, Publications & Licenses	3,179	4,670	4,670	4,670	(4,170)	500	ICSC - 50 pp (8)
89-825-6761	CDC	Services	Dues, Publications & Licenses		-	-	-	1,800	1,800	TEDC - $550 (3)
89-825-6761	CDC	Services	Dues, Publications & Licenses		-	-	-	450	450	NTCAR
89-825-6761	CDC	Services	Dues, Publications & Licenses		-	-	-	600	600	NAIOP
89-825-6761	CDC	Services	Dues, Publications & Licenses		-	-	-	1,300	1,300	IEDC (3)
89-825-6761	CDC	Services	Dues, Publications & Licenses		-	-	-	900	900	ICMA/TCMA
89-825-6761	CDC	Services	Dues, Publications & Licenses					175	175	Dallas Morning News
89-825-6761	CDC	Services	Dues, Publications & Licenses		-	-	-	350	350	DBJ
89-825-6783	CDC	Services	Telecom	-	700	700	700	-	700	Cell phone for Director
89-825-6789	CDC	Debt Service	Debt-Service Principal	215,000	225,000	225,000	160,000		160,000	2016 Debt service on business park
89-825-6789	CDC	Debt Service	Debt-Service Principal		-	-	-		-	Bond Debit Series B - Slayter Creek Park Phase II
89-825-6790	CDC	Debt Service	Interest Expense	110,901	104,251	104,251	167,463		167,463	2016 Debt service on business park
89-825-6790	CDC	Debt Service	Interest Expense		-	-	-		-	Bond Debit Series B - Slayter Creek Park Phase II
89-825-6799	CDC	Services	Other Services - Misc.	71,153	90,000	90,000	90,000	(90,000)	-	Cost Allocation to pay half of the personnel cost for the EDC Director
				960,219	**1,381,736**	**1,384,736**	**1,566,933**		**1,787,774**	

Item No. 6.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/1/2021
Staff Contact:

AGENDA ITEM:
Director's Report

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/1/2021
Staff Contact:

AGENDA ITEM:
April Financials

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:
1. CDC April 2021 Financials
2. EDC April 2021 Financials

CDC Balance Sheet

For Period Ending 4/30/2021

*Unaudited - subject to change

		Beginning Balance 10/1/2020	Current Month Activity 4/30/2021	YTD Activity	Ending Balance 4/30/2021
	Assets				
89-000-1010	Bank - Operating Funds	1,105,666.52	57,537.26	295,915.89	1,401,582.41
89-000-1012	Bank - Restricted Funds	19,367.28	-	53.10	19,420.38
89-000-1150	Accounts Receivable	-	-	-	-
89-000-1160	Accounts Receivable - Sales Tax	258,403.09	-	(258,403.09)	-
89-000-1202	Receivables - Due From General Fund	-	-	-	-
89-000-1215	Receivables - Local Business Loans	91,310.00	-	-	91,310.00
	Total Assets	1,474,746.89	57,537.26	37,565.90	1,512,312.79
	Liabilities				
89-000-2001	Accounts Payable	37,526.98	(562.96)	(37,526.98)	0.00
89-000-2020	Federal W/H Tax Payable	(0.00)	-	-	(0.00)
89-000-2021	FICA Payable	-	-	-	-
89-000-2024	Flexible Spending Payable	-	-	-	-
89-000-2025	Deferred Compensation Payable	-	-	-	-
89-000-2026	TMRS Payable	-	-	-	-
89-000-2027	Health Insurance Payable	-	-	-	-
89-000-2029	Salaries Payable	2,834.56	-	(2,834.56)	-
89-000-2102	Payable - Due To General Fund(10)	-	-	-	-
89-000-2115	Deferred Revenue - Local Business Loans	41,310.00	-	-	41,310.00
	Total Liabilities	81,671.54	(562.96)	(40,361.54)	41,310.00
	Fund Balance				
89-000-3711	Fund Balance	1,301,765.35	58,100.22	77,927.44	1,379,692.79
89-000-3711	Fund Balance - Restricted	91,310.00	-	-	91,310.00
	Total Fund Balance	1,393,075.35	58,100.22	77,927.44	1,471,002.79

CDC Income Statement

For Period Ending 4/30/2021

		Current Month Activity 4/30/2021	YTD Activity
	Revenues		
89-825-5225	Sales Tax Revenue - General	109,651.71	647,329.58
89-825-5329	Donations	-	75.00
89-825-5499	Miscellaneous Revenue	-	-
89-825-5530	Interest Revenue	-	3,469.24
89-825-5800	Transfers in	-	-
89-825-5840	Bond Proceeds	-	-
	Total Revenues	109,651.71	650,873.82
	Expenses		
89-825-6101	Salaries	7,086.40	50,398.44
89-825-6114	Payroll Taxes-City Part FICA	542.12	4,072.40
89-825-6121	Health Insurance	97.42	681.94
89-825-6125	TMRS Retirement	1,004.85	7,556.98
89-825-6126	Unemployment	144.00	144.00
89-825-6127	Worker's Compensation	-	184.54
89-825-6129	Miscellaneous Payroll	-	-
89-825-6208	Office Supplies	202.91	528.92
89-825-6209	Other Supplies - Misc.	325.79	1,423.02
89-825-6210	Clothing Supplies	-	-
89-825-6212	Postage	-	14.20
89-825-6299	IT Supplies	-	-
89-825-6700	Economic Development Grant Expense	-	-
89-825-6703	Contract Services	1,200.00	95,164.50
89-825-6710	Travel/Training Expense	-	1,176.18
89-825-6722	Insurance - Property & Liability	-	3,500.00
89-825-6731	Public Notices - Advertising	-	-
89-825-6735	Promotion Expense	10,355.00	46,689.50
89-825-6753	Legal Expense	243.00	1,394.50
89-825-6755	Audit Expense	-	2,482.50
89-825-6756	Engineering	-	-
89-825-6761	Dues, Publications, Permits & Licenses	7,850.00	9,767.26
89-825-6783	Telephones - Pagers	-	-
89-825-6789	Debt-Service Principal	-	225,000.00
89-825-6790	Interest Expense	-	53,867.50
89-825-6795	Bond Fees	-	-
89-825-6799	Other Services - Misc.	22,500.00	68,900.00
89-825-6901	Construction in Progress	-	-
89-825-6911	Machinery & Equipment	-	-
89-825-6931	Land & Improvements	-	-
89-825-8900	Other Financing Use - Debt Refundings	-	-
89-825-9800	Transfers Out	-	-
	Total Expenses	51,551.49	572,946.38
	Net Profit/Loss	58,100.22	77,927.44

Account	Description	Trans Nbr	Source	Type	Date	Document	PO Number / Ref Number	Payor Vendor	Description	Debit Amt	Credit Amt
89-825-6101	Salaries	170327	PR	CD	4/9/2021				Payroll Run 1594: 3/22/2021 - 4/4/2021	3,543.20	-
		171185	PR	CD	4/23/2021				Payroll Run 1597: 4/5/2021 - 4/18/2021	3,543.20	-
89-825-6114	Payroll Taxes-City Part FICA	170327	PR	CD	4/9/2021				Payroll Run 1594: 3/22/2021 - 4/4/2021	271.06	-
		171185	PR	CD	4/23/2021				Payroll Run 1597: 4/5/2021 - 4/18/2021	271.06	-
89-825-6121	Health Insurance	170410	AP	IN	3/16/2021	April 2021	31937	143-TML IEBP	TML Insurance & Flexible Spending	104.94	-
		170411	AP	CM	3/16/2021	April 2021 Renewal Credit		143-TML IEBP	TML - Insurance & Flexible Renewal Credit April 2021	-	7.52
89-825-6125	TMRS Retirement	171488	AP	IN	4/26/2021	April 2021	32220	153-TMRS	CDC TMRS Retirement City Contribution	1,004.85	-
89-825-6126	Unemployment	170409	AP	IN	3/31/2021	1st Qtr. 2021	31901	1817-Texas Workforce Commission	TWC - Unemployment 1st Qtr 2021	144.00	-
89-825-6127	Worker's Compensation										
89-825-6129	Miscellaneous Payroll										
89-825-6208	Office Supplies	171386	AP	IN	3/19/2021	5423-JG-APR-21-2	31748	955-JP Morgan Chase Bank NA	Brookshires - Office supplies (water for Inc-Cube) - Joey Grisham's Pca	7.98	-
		171387	AP	IN	3/25/2021	5428-JG-APR-21-3	31846	955-JP Morgan Chase Bank NA	Amazon - Office Supplies	139.95	-
		171388	AP	IN	3/25/2021	5423-JG-APR-21-4	31846	955-JP Morgan Chase Bank NA	Amazon - Office Supplies	54.98	-
		171462	AP	IN	3/25/2021	5423-JG-APR-21-4	31846	955-JP Morgan Chase Bank NA	Amazon - Office Supplies	-	54.98
		171463	AP	IN	3/25/2021	5428-JG-APR-21-3	31846	955-JP Morgan Chase Bank NA	Amazon - Office Supplies	-	139.95
		171464	AP	IN	3/25/2021	5423-JG-APR-21-3	31846	955-JP Morgan Chase Bank NA	Amazon - Office Supplies	139.95	-
		171465	AP	IN	3/25/2021	5423-JG-APR-21-4	31846	955-JP Morgan Chase Bank NA	Amazon - Office Supplies	54.98	-
89-825-6209	Other Supplies - Misc.	171389	AP	IN	3/8/2021	5423-JG-APR-21-5	31657	955-JP Morgan Chase Bank NA	Salsa Tex-Mex - Luncheon meeting - Joey Grisham Pcard	42.16	-
		171393	AP	IN	3/4/2021	9649-TL-APR-21-1	31579	955-JP Morgan Chase Bank NA	Joe's Italian Bistro - EDC Board dinner - Taylor L. Pcard	78.96	-
		171394	AP	IN	3/11/2021	9649-TL-APR-21-2	31707	955-JP Morgan Chase Bank NA	Lupe Tortilla - Board member luncheon - Taylor Lough's Pcard	110.71	-
		171395	AP	IN	4/1/2021	9649-TL-APR-21-3	31981	955-JP Morgan Chase Bank NA	Chick-Fil-A - Board meeting dinner - Taylor Lough's Pcard	93.96	-
89-825-6210	Clothing Supplies										
89-825-6212	Postage										
89-825-6299	IT Supplies										
89-825-6700	Economic Development Grant Expense										
89-825-6703	Contract Services	170319	GL	GJ	4/7/2021	3RDQ COSTSHARE			3RD QTR - CDC - COSTSHARE - Finance & Accounting Services	1,000.00	-
		170319	GL	GJ	4/7/2021	3RDQ COSTSHARE			3RD QTR - CDC - COSTSHARE - IT/Budget License	200.00	-
89-825-6710	Travel/Training Expense										
89-825-6722	Insurance - Property & Liability										
89-825-6731	Public Notices - Advertising										
89-825-6735	Promotion Expense	170361	AP	IN	4/1/2021	6536		2339-Cooksey Communications, Inc.	PR & Marketing Services - April 2021	5,355.00	-
		170860	AP	IN	2/24/2021	37312	31993	2384-D Magazine Partners, LP	Run of Book	5,000.00	-
89-825-6753	Legal Expense	171532	AP	IN	4/22/2021	15484	32237	139-Wolfe, Tidwell & McCoy, LLP	Anna CDC - Legal Services	243.00	-
89-825-6755	Audit Expense										
89-825-6756	Engineering										
89-825-6761	Dues, Publications & Licenses	170859	AP	IN	4/6/2021	5707	31994	729-Greater Anna Chamber of Commerce	Part 2 Annual Investments	7,500.00	-
		171385	AP	IN	3/16/2021	5423-JG-APR-21-1	31847	955-JP Morgan Chase Bank NA	Dallas Business Journal - Sharelink Subscription	350.00	-
89-825-6783	Telecom										
89-825-6789	Debt-Service Principal										
89-825-6790	Interest Expense										
89-825-6795	Bond Fees										
89-825-6799	Other Services - Misc.	170319	GL	GJ	4/7/2021	3RDQ COSTSHARE			3RD QTR - CDC - COSTSHARE - CDC Director	22,500.00	-
89-825-6901	Construction in Progress										
89-825-6911	Machinery & Equipment										
89-825-6931	Land & Improvements										
89-825-8900	Other Financing Use - Debt Refundings									Text484:	Text485:
89-825-9800	Transfers Out										

Account	Date	Check	Description	Debit	Credit	Clrd	Balance	Notes
			Carry Forward					
			Balance Forward				1,344,045.15	
XXXXXX0165								
	4/7/2021		ONLINE TRANSFER DEBIT Transfer From XX0165 To XX0200 :CDC 3rd Qtr Costshare	23700	0		1,320,345.15	
	4/15/2021		ONLINE TRANSFER CREDIT Transfer From XX0200 To XX0165 :Sales Tax Allocation /	-	109,651.71		1,429,996.86	GL-sales tax
	4/28/2021		ONLINE TRANSFER DEBIT Transfer From XX0165 To XX0200 :AP and PR CD APR	28,414.45	0		1,401,582.41	
	4/30/2021		Interest Deposit	0	624.16		1,402,206.57	
							1,402,206.57	
							1,402,206.57	Bank Balance
								DIT
								APCD
								Reconciling Items
							1,402,206.57	Adjusted Bank Balanc
								GL Balance
								Reconciling Items
							-	**Adjusted GL Balance**
							1,402,206.57	Difference

City of Anna
Trial Balance
For Funds from 89 to 89
For the Fiscal Period 2021-7 Ending April 30, 2021

Community Development Corporation (89)		Beginning Balance		Transactions		Ending Balance	
Account		Debit	Credit	Debit	Credit	Debit	Credit
89-000-1010	Bank - Operating Funds	1,344,045.15		110,275.87	52,114.45	1,402,206.57	
89-000-1012	Bank - Restricted Funds	19,420.38		8.78	0.00	19,429.16	
89-000-1150	Accounts Receivable	0.00		0.00	0.00	0.00	
89-000-1160	Accounts Receivable - Sales Tax	0.00		0.00	0.00	0.00	
89-000-1202	Receivables - Due From General F	0.00		0.00	0.00	0.00	
89-000-1215	Receivables - Local Business Loan	91,310.00		0.00	0.00	91,310.00	
89-000-2001	Accounts Payable		562.96	24,461.38	23,898.42		0.00
89-000-2020	Federal W/H Tax Payable		0.00	432.72	432.72		0.00
89-000-2021	FICA Payable		0.00	1,084.24	1,084.24		0.00
89-000-2024	Flexible Spending Payable		0.00	0.00	0.00		0.00
89-000-2025	Deferred Compensation Payable		0.00	1,460.00	1,460.00		0.00
89-000-2026	TMRS Payable		0.00	496.04	496.04		0.00
89-000-2027	Health Insurance Payable		0.00	0.00	0.00		0.00
89-000-2029	Salaries Payable		0.00	0.00	0.00		0.00
89-000-2102	Payable - Due To General Fund(10		0.00	0.00	0.00		0.00
89-000-2115	Deferred Revenue - Local Business		41,310.00	0.00	0.00		41,310.00
89-000-3711	Fund Balance		1,393,075.35	0.00	0.00		1,393,075.35
89-400-9800	Transfers Out	0.00		0.00	0.00	0.00	
89-825-5225	Sales Tax Revenue - General		537,677.87	0.00	109,651.71		647,329.58
89-825-5329	Donations		75.00	0.00	0.00		75.00
89-825-5499	Miscellaneous Revenue		0.00	0.00	0.00		0.00
89-825-5530	Interest Revenue		3,469.24	0.00	632.94		4,102.18
89-825-6101	Salaries	43,312.04		7,086.40	0.00	50,398.44	
89-825-6114	Payroll Taxes-City Part FICA	3,530.28		542.12	0.00	4,072.40	
89-825-6121	Health Insurance	584.52		104.94	7.52	681.94	
89-825-6125	TMRS Retirement	6,552.13		1,004.85	0.00	7,556.98	
89-825-6126	Unemployment	0.00		144.00	0.00	144.00	
89-825-6127	Worker's Compensation	184.54		0.00	0.00	184.54	
89-825-6129	Miscellaneous Payroll	0.00		0.00	0.00	0.00	
89-825-6208	Office Supplies	326.01		397.84	194.93	528.92	
89-825-6209	Other Supplies - Misc.	1,097.23		325.79	0.00	1,423.02	
89-825-6210	Clothing Supplies	0.00		0.00	0.00	0.00	
89-825-6212	Postage	14.20		0.00	0.00	14.20	
89-825-6299	IT Supplies	0.00		0.00	0.00	0.00	
89-825-6700	Economic Development Grant Exp	0.00		0.00	0.00	0.00	
89-825-6703	Contract Services	93,964.50		1,200.00	0.00	95,164.50	
89-825-6710	Travel/Training Expense	1,176.18		0.00	0.00	1,176.18	

City of Anna

Trial Balance

For Funds from 89 to 89

For the Fiscal Period 2021-7 Ending April 30, 2021

Community Development Corporation (89)		Beginning Balance		Transactions		Ending Balance	
Account		Debit	Credit	Debit	Credit	Debit	Credit
89-825-6722	Insurance - Property & Liability	3,500.00		0.00	0.00	3,500.00	
89-825-6731	Public Notices - Advertising	0.00		0.00	0.00	0.00	
89-825-6735	Promotion Expense	36,334.50		10,355.00	0.00	46,689.50	
89-825-6753	Legal Expense	1,151.50		243.00	0.00	1,394.50	
89-825-6755	Audit Expense	2,482.50		0.00	0.00	2,482.50	
89-825-6756	Engineering	0.00		0.00	0.00	0.00	
89-825-6761	Dues, Publications & Licenses	1,167.26		7,850.00	0.00	9,017.26	
89-825-6783	Telecom	0.00		0.00	0.00	0.00	
89-825-6789	Debt-Service Principal	225,000.00		0.00	0.00	225,000.00	
89-825-6790	Interest Expense	53,867.50		0.00	0.00	53,867.50	
89-825-6795	Bond Fees	0.00		0.00	0.00	0.00	
89-825-6799	Other Services - Misc.	47,150.00		22,500.00	0.00	69,650.00	
89-825-6901	Construction in Progress	0.00		0.00	0.00	0.00	
89-825-6911	Machinery & Equipment	0.00		0.00	0.00	0.00	
89-825-6931	Land & Improvements	0.00		0.00	0.00	0.00	
89-825-8900	Other Financing Use - Debt Refund	0.00		0.00	0.00	0.00	
89-825-9800	Transfers Out	0.00		0.00	0.00	0.00	
	Totals:	**1,976,170.42**	**1,976,170.42**	**189,972.97**	**189,972.97**	**2,085,892.11**	**2,085,892.11**
	Grand Totals:	**1,976,170.42**	**1,976,170.42**	**189,972.97**	**189,972.97**	**2,085,892.11**	**2,085,892.11**

EDC Balance Sheet

For Period Ending 4/30/2021

*Unaudited - subject to change

		Beginning Balance 10/1/2020	Current Month Activity 4/30/2021	YTD Activity	Ending Balance 4/30/2021
	Assets				
90-000-1010	Bank - Operating Funds	460,787.14	(666.11)	(6,440.18)	454,346.96
90-000-1011	Bank - Money Market & Savings Funds	-	-	-	-
90-000-1150	Accounts Receivable	44.24	-	(44.24)	-
90-000-1160	Accounts Receivable - Sales Tax	-	-	-	-
90-000-1202	Receivables - Due From General Fund	-	-	-	-
90-000-1215	Receivables - Local Business Loans	87,527.00	-	-	87,527.00
	Total Assets	548,358.38	(666.11)	(6,484.42)	541,873.96
	Liabilities				
90-000-2001	Accounts Payable	249.14	-	(249.14)	0.00
90-000-2005	Other Accounts Payable	200.00	-	-	200.00
90-000-2102	Payable - Due To General Fund(10)	-	-	-	-
90-000-2115	Deferred Revenue - Local Business Loans	87,527.00	-	-	87,527.00
90-000-2210	Retainage	-	-	-	-
90-000-2735	2011 CO's Current	-	-	-	-
90-000-2736	2011 CO's Non Current	-	-	-	-
	Total Liabilities	87,976.14	-	(249.14)	87,727.00
	Fund Balance				
90-000-3711	Fund Balance	460,382.24	(666.11)	(6,235.28)	454,146.96
	Total Fund Balance	460,382.24	(666.11)	(6,235.28)	454,146.96

EDC Income Statement
For Period Ending 4/30/2021

		Current Month Activity	YTD Activity
		4/30/2021	
	Revenues		
90-826-5350	Rental	502.94	7,339.20
90-826-5491	Gain on sales of Assets	-	-
90-826-5499	Miscellaneous Revenue	-	213.63
90-826-5530	Interest Revenue	-	1,043.56
90-826-5800	Transfers in	-	-
90-826-5853	Other Financial Source from Notes Payable	-	-
	Total Revenues	502.94	8,596.39
	Expenses		
90-826-6209	Other Supplies - Misc.	-	-
90-826-6210	Clothing Supplies	-	-
90-826-6212	Postage	-	-
90-826-6303	Maint. & Repair - Buildings	-	450.00
90-826-6703	Contract Services	379.14	6,003.47
90-826-6708	IT Support Services	-	-
90-826-6722	Insurance - Property & Liability	-	1,050.00
90-826-6735	Promotion Expense	-	-
90-826-6753	Legal Expense	287.50	1,259.50
90-826-6755	Audit Expense	-	2,482.50
90-826-6780	Electricity	266.94	1,894.76
90-826-6781	Gas - Natural/Propane	78.61	597.77
90-826-6782	City Utilities Water/Sewer/Trash	-	-
90-826-6783	Telephones - Pagers	156.86	1,093.67
90-826-6799	Other Services - Misc.	-	-
90-826-6901	Construction in Progress	-	-
90-826-6931	Land & Improvements	-	-
90-826-9800	Transfer Out	-	-
	Total Expenses	1,169.05	14,831.67
	Net Income/Loss	(666.11)	(6,235.28)

Account	Description	Trans Nbr	Source	Type	Date	Document	PO Number / Ref Number	Payor Vendor	Description	Debit Amt	Credit Amt
90-826-6208	Office Supplies										
90-826-6209	Other Supplies - Misc.										
90-826-6210	Clothing Supplies										
90-826-6212	Postage										
90-826-6303	Maint. & Repair - Buildings										
90-826-6703	Contract Services	171496	AP	IN	5/1/2021	60662		1847-Prestige Janitorial Services	Interior Cleaning - (Service Date May)	225.00	-
		171517	AP	IN	4/16/2021	104888834		1243-Ricoh USA, Inc.	Copier Contract Rent Maintenance and Toner	114.14	-
		171519	AP	IN	4/21/2021	47812		11-Big Brothers Pest Control	EDC - PEST CONTROL	40.00	-
90-826-6708	IT Support Services										
90-826-6710	Travel/Training Expense										
90-826-6722	Insurance - Property & Liability										
90-826-6735	Promotion Expense										
90-826-6753	Legal Expense	171533	AP	IN	4/22/2021	15485	32236	139-Wolfe, Tidwell & McCoy, LLP	Anna EDC - Legal services	287.50	-
90-826-6755	Audit Expense										
90-826-6761	Dues, Publications & Licenses										
90-826-6780	Electricity	171202	AP	IN	4/16/2021	118008207619		2193-Reliant	Utility Electric - Inc. Cube	266.94	-
90-826-6781	Gas - Natural/Propane	171200	AP	IN	4/19/2021	04.19.21		111-Atmos Energy	Natural Gas - Service Dates 3/13 - 4/15	78.61	-
90-826-6783	Telecom	171201	AP	IN	4/16/2021	04.16.21		2192-Suddenlink	Suddenlink (Service Dates 04/16 - 05/15)	156.86	-
90-826-6799	Other Services - Misc.										
90-826-6901	Construction in Progress										
90-826-6931	Land & Improvements									Text484:	Text485:
90-826-9800	Transfers Out									Text480:	Text481:
										1,169.05	-

Account	Date	Check	Description	Debit	Credit	Clrd	Balance	Notes
			Carry Forward					
.								
.								
.								
			Balance Forward				455,013.07	
XXXXXX1516								
	04/07/2021		ONLINE TRANSFER CREDIT Transfer From XX0200 To XX1516 :Inc Cube Rent	0	502.94		455,516.01	
	4/28/2021		ONLINE TRANSFER DEBIT Transfer From XX1516 To XX0200 :AP CD APR	1,169.05	0		454,346.96	
	4/30/2021		Interest Deposit	0	205.82		454,552.78	454,552.78
							454,552.78	
							454,552.78	
							454,552.78	
							454,552.78	
							454,552.78	
							454,552.78	
							454,552.78	
							454,552.78	Bank Balance
								DIT
								APCD
								Reconciling Items
							454,552.78	**Adjusted Bank Balance**
								GL Balance
								Reconciling Items
							-	**Adjusted GL Balance**
							454,552.78	**Difference**

City of Anna

Trial Balance

For Funds from 90 to 90

For the Fiscal Period 2021-7 Ending April 30, 2021

Economic Development Corporation (90)		Beginning Balance		Transactions		Ending Balance	
Account		Debit	Credit	Debit	Credit	Debit	Credit
90-000-1010	Bank - Operating Funds	455,013.07		708.76	1,169.05	454,552.78	
90-000-1011	Bank - Money Market & Savings Fu	0.00		0.00	0.00	0.00	
90-000-1150	Accounts Receivable	0.00		0.00	0.00	0.00	
90-000-1160	Accounts Receivable - Sales Tax	0.00		0.00	0.00	0.00	
90-000-1202	Receivables - Due From General F	0.00		0.00	0.00	0.00	
90-000-1215	Receivables - Local Business Loan	87,527.00		0.00	0.00	87,527.00	
90-000-2001	Accounts Payable		0.00	1,169.05	1,169.05		0.00
90-000-2005	Other Accounts Payable		200.00	0.00	0.00		200.00
90-000-2102	Payable - Due To General Fund(10		0.00	0.00	0.00		0.00
90-000-2115	Deferred Revenue - Local Business		87,527.00	0.00	0.00		87,527.00
90-000-2210	Retainage		0.00	0.00	0.00		0.00
90-000-2601	Accrued Interest Payable CDC		0.00	0.00	0.00		0.00
90-000-2735	2011 CO's Current		0.00	0.00	0.00		0.00
90-000-2736	2011 CO's Non-Current		0.00	0.00	0.00		0.00
90-000-3711	Fund Balance		460,382.24	0.00	0.00		460,382.24
90-826-5350	Rental		6,836.26	0.00	502.94		7,339.20
90-826-5499	Miscellaneous Revenue		0.00	0.00	0.00		0.00
90-826-5530	Interest Revenue		1,257.19	0.00	205.82		1,463.01
90-826-6208	Office Supplies	0.00		0.00	0.00	0.00	
90-826-6209	Other Supplies - Misc.	0.00		0.00	0.00	0.00	
90-826-6210	Clothing Supplies	0.00		0.00	0.00	0.00	
90-826-6212	Postage	0.00		0.00	0.00	0.00	
90-826-6303	Maint. & Repair - Buildings	450.00		0.00	0.00	450.00	
90-826-6703	Contract Services	5,624.33		379.14	0.00	6,003.47	
90-826-6708	IT Support Services	0.00		0.00	0.00	0.00	
90-826-6710	Travel/Training Expense	0.00		0.00	0.00	0.00	
90-826-6722	Insurance - Property & Liability	1,050.00		0.00	0.00	1,050.00	
90-826-6735	Promotion Expense	0.00		0.00	0.00	0.00	
90-826-6753	Legal Expense	972.00		287.50	0.00	1,259.50	
90-826-6755	Audit Expense	2,482.50		0.00	0.00	2,482.50	
90-826-6761	Dues, Publications & Licenses	0.00		0.00	0.00	0.00	
90-826-6780	Electricity	1,627.82		266.94	0.00	1,894.76	
90-826-6781	Gas - Natural/Propane	519.16		78.61	0.00	597.77	
90-826-6783	Telecom	936.81		156.86	0.00	1,093.67	
90-826-6799	Other Services - Misc.	0.00		0.00	0.00	0.00	
90-826-6901	Construction in Progress	0.00		0.00	0.00	0.00	
90-826-6931	Land & Improvements	0.00		0.00	0.00	0.00	

City of Anna

Trial Balance

For Funds from 90 to 90

For the Fiscal Period 2021-7 Ending April 30, 2021

Economic Development Corporation (90)		Beginning Balance		Transactions		Ending Balance	
Account		**Debit**	**Credit**	**Debit**	**Credit**	**Debit**	**Credit**
90-826-9800	Transfers Out	0.00		0.00	0.00	0.00	
	Totals:	**556,202.69**	**556,202.69**	**3,046.86**	**3,046.86**	**556,911.45**	**556,911.45**
	Grand Totals:	**556,202.69**	**556,202.69**	**3,046.86**	**3,046.86**	**556,911.45**	**556,911.45**

Item No. 6.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/1/2021
Staff Contact:

AGENDA ITEM:
April Sales Tax Report

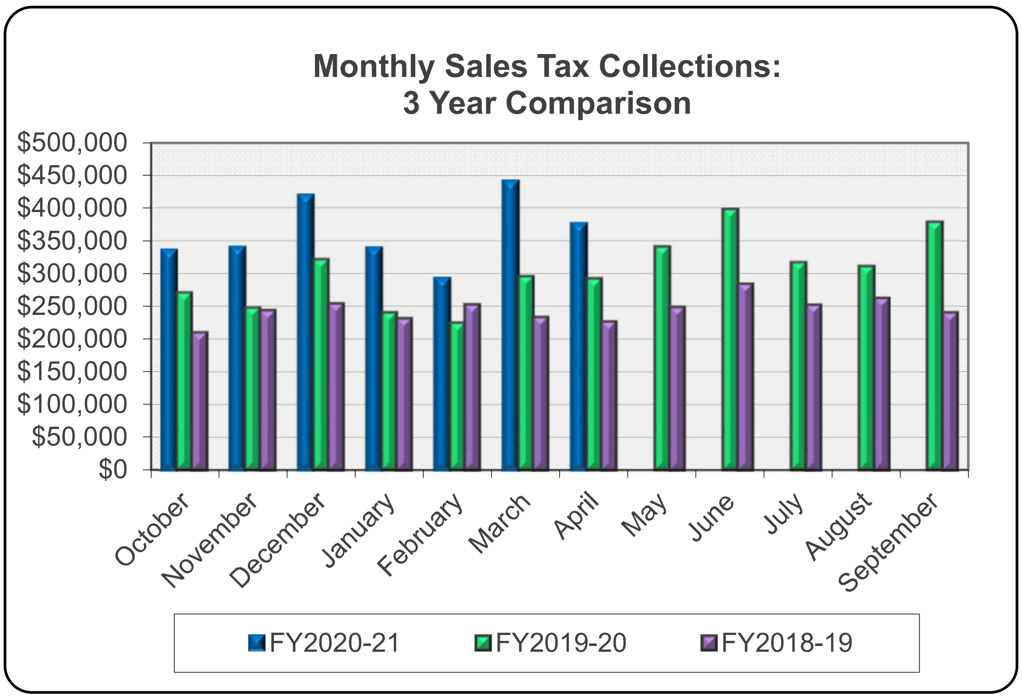
SUMMARY:
For April 2021, sales taxes are 28.8% over April 2020. With 58.3% of the fiscal year completed, City of Anna is at 66.8% of FY2021 budget. The City is currently on track to collect $474,000 over the FY2021 revised budget ($174,000 General Fund; $300,000 CDC). As expected, month over month comparisons have decreased since March and are expected to continue to decrease.

STAFF RECOMMENDATION:

ATTACHMENTS:
1. 2021 Monthly Sales Tax Report
2. CDC SALES TAX COLLECTIONS FY21

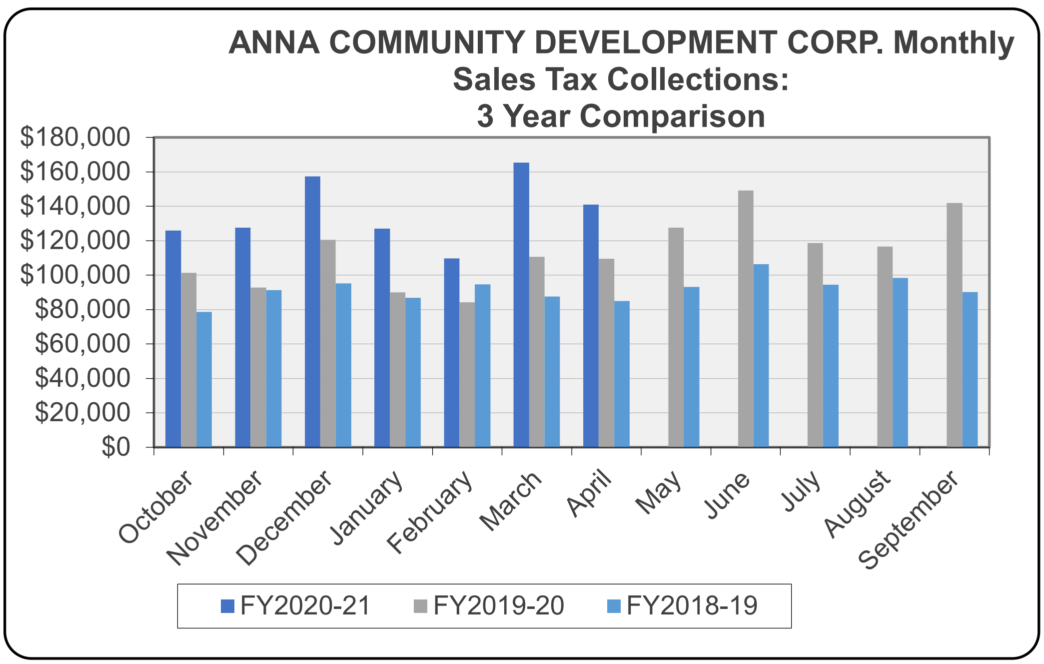
CITY OF ANNA
Schedule of Sales Tax Collections
For the month April 30, 2021

	2020-21 Collections Monthly	% Change from Prior Year	2019-20 Collections Monthly
October	$ 335,454	24.1%	$ 270,363
November	340,156	37.6%	247,215
December	419,319	30.4%	321,464
January	338,879	41.3%	239,848
February	292,405	30.2%	224,649
March	441,021	49.4%	295,191
April	375,823	28.8%	291,845
May			340,358
June			397,630
July			316,470
August			310,731
September			378,344
	$ 2,543,057		**$ 3,634,108**
Budget:	3,805,000	66.8%	3,048,942



CITY OF ANNA
COMMUNITY DEVELOPMENT CORPORATION
Schedule of Sales Tax Collections

	2020-21 Collections Monthly	% Change from Prior Year	2019-20 Collections Monthly
October	$ 125,795	24.1%	$ 101,386
November	127,559	37.6%	$ 92,706
December	157,245	30.4%	$ 120,549
January	127,080	41.3%	$ 89,943
February	109,652	30.2%	$ 84,243
March	165,383	49.4%	$ 110,697
April	140,934	28.8%	$ 109,442
May	-		$ 127,634
June	-		$ 149,111
July	-		$ 118,676
August	-		$ 116,524
September	-		$ 141,879
	$ 953,647		**$ 1,362,791**



Item No. 6.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/1/2021
Staff Contact:

AGENDA ITEM:
Strategic Plan Update

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.d.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/1/2021
Staff Contact:

AGENDA ITEM:
Sales Tax Workshop

SUMMARY:
Economic Development Sales Tax Workshops are specifically for EDC Board Members and local elected officials and include information about economic and community development in general, and changes to the Economic Development Sales Tax Law. There is a virtual and in-person option to attend this year. The registration fee is $175.00.

The virtual workshop will begin August 13th with registrants gaining access to a Dropbox file that will contain reference materials and copies of the presentations. Registrants have two weeks to review the workshop presentations and materials at their own pace. On August 27, 2021, TEDC will have a live Q&A session at 10:30 AM via Zoom with the workshop presenters. Registrants will have the opportunity to ask questions during the live Q&A with the workshop presenters. The live Q&A session is not mandatory, but recommended.

The local in-person workshop will take place on September 17th at the Hyatt Place in Garland.

STAFF RECOMMENDATION:
Please inform staff if you would like to attend either the virtual or in-person workshop this year.

ATTACHMENTS:

Item No. 6.e.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/1/2021
Staff Contact:

AGENDA ITEM:
Budget Adoption Meeting - July 28 or 29

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.f.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/1/2021
Staff Contact:

AGENDA ITEM:
Development Forum - July 29

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:
1. Anna Economic Development Forum Flyer v1

Big dreams are built here.

THE CITY OF Anna EDC

GROUNDBREAKING POSSIBILITIES

Anna Economic Development Forum

Breakfast and Networking – 8 a.m.
Welcome from Mayor Nate Pike – 9 a.m.

Anna High School Assembly Hall
1107 W Rosamond Pkwy
Anna, TX 75409

Sponsored by

BOHLER//

Please join us for our first **Economic Development Forum** to learn more about the City of Anna and the Anna Economic Development Corporation. The event will feature networking, breakfast sponsored by Bohler Engineering, a welcome from Mayor Nate Pike and speakers from Anna ISD, and Anna's planning/development and economic development teams.

Following the event, we hope you will visit our local establishments to enjoy lunch.

Please RSVP:

https://tinyurl.com/AnnaEconomicDevelopmentForum
or use the QR Code.

To learn how Anna can help build a framework for future growth and opportunity, visit opportunityannatx.com

Item No. 6.g.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/1/2021
Staff Contact:

AGENDA ITEM:
ICSC - December 5-7

SUMMARY:
ICSC will be held live at the Las Vegas Convention Center December 5-7. Public Sector registration is $50. Staff had budgeted for 4 people to attend in 2020. Registration opens July 12. Please let staff know if you would like to attend.

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 7.

EDC/CDC Agenda
Staff Report

Meeting Date: 7/1/2021
Staff Contact:

AGENDA ITEM:
Closed Session

a. Deliberate regarding the purchase, exchange, lease or value of real property. (Tex. Gov't Code §551.072) possible property acquisition; possible land sale/purchase; Anna Business Park.

b. 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.

c. 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) Anna Business Park Property; potential retail and medical projects.

SUMMARY:

a. Deliberate regarding the purchase, exchange, lease or value of real property. (Tex. Gov't Code §551.072) possible property acquisition; possible land sale/purchase; Anna Business Park.

b. 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.

c. 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) Anna Business Park Property; potential retail and medical projects.

STAFF RECOMMENDATION:

ATTACHMENTS: