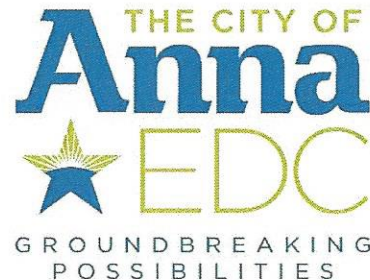
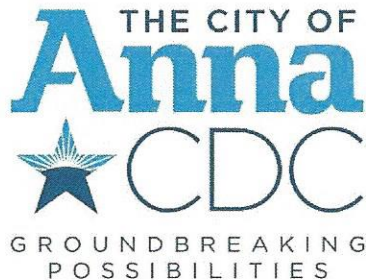


Officers:

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, March 4, 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, March 4, 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, Rocio Gonzalez, Bruce Norwood, Matthew Seago and Shane Williams. **CDC and EDC Board Members Absent:** Michelle Hawkins and Doris Pierce **Others Present:** Councilmember Lee Miller, Joey Grisham (Economic Development Director) and Taylor Lough (Economic Development Manager)

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

The meeting was called to order by Anthony Richardson, Board President, at 6:00 p.m.

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 February 4, 2021 CDC Meeting. (CDC)

5. Consider/Discuss/Act on approving minutes from the February 4, 2021 EDC Meeting. (EDC)

Shane Williams made a motion to approve the minutes on behalf of the CDC and EDC for the February Joint CDC and EDC Meeting. Rocio Gonzalez seconded the motion. All were in favor. Motion passed.

Officers:

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

Staff:

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

6. Consider/Discuss/Act on a resolution amending the Economic Development Incentive Policy. (EDC)

Joey Grisham stated that he and CDC/EDC Board attorney, Clark McCoy, recently discussed some minor amendments to the recently approved Economic Development Incentive Policy. As multiple developers and businesses approach the city, having as much information as possible is critical in the process. The proposed amendments require the disclosure of additional information and filling out the Form 1295 Certificate of Interested Parties. The policy amendment states that 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.

Rocio Gonzalez made a motion on behalf of the EDC to approve a resolution adopting amendments to the Economic Development Incentive Policy. Bruce Norwood seconded the motion. All were in favor. Motion passed.

7. Consider/Discuss/Act on a resolution amending the Economic Development Incentive Policy. (CDC)

Matthew Seago made a motion on behalf of the CDC to approve a resolution adopting amendments to the Economic Development Incentive Policy. Shane Williams seconded the motion. All were in favor. Motion passed.

8. Receive updates on the Anna Business Park

Joey Grisham provided an update regarding the history and purchase of the Anna Business Park, activity within the last two years, and cost projections for phase one road, water/wastewater extensions, signage, detention, and gas. He stated that installing Phase 1 infrastructure will help speed up the attraction businesses and speculative building developers. Her further outlined the financial status of the EDC and CDC and described the Business Park concept plan. The next step is the firm up cost and bring in the financial advisors for more discussions.

9. Consider/Discuss/Act on a resolution approving a Professional Services Agreement for architectural and engineering services related to the Business Park. (EDC)

Joey Grisham explained that the architect and engineer had completed the tasks outlined in the proposal from Sept. 2020. The next step is for the engineer to update the survey and provide additional cost estimates on Phase 1 infrastructure.

Anthony Richardson made a motion on behalf of the EDC to approve a resolution approving a Professional Services Agreement, subject to legal approval of final form, for architectural and engineering services not to exceed \$45,000 and authorize the Economic Development Director to execute the contract. Bruce Norwood seconded the motion. All were in favor. Motion passed.

10. Director's Report)

a. Sales Tax Update and Budget Report

Joey Grisham read the monthly increases in sales tax revenue as compared to the previous year.

Officers:

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

Staff:

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

b. Joint Meeting with P&Z Monday April 5th for Comprehensive Plan and Downtown Master Plan

A joint meeting with the Planning and Zoning Commission is planned for Monday, April 5th. More details including agenda, time, and location will be sent soon and posted online and at City Hall.

c. Strategic Plan Update

A February update was included in the packet.

d. New Commercial Projects

Construction activity is occurring at the Villages of Hurricane Creek and we expect a groundbreaking to be planned later this month. Multifamily and QuikTrip are expected to start soon west of US-75. The opening of the City Hall campus is planned for the end of the year.

e. City Bond Election May 1

On May 1, 2021 Anna voters will decide if the City should issue \$58 million in bonds. The ballot will have three propositions: A - \$8,000,000 for a fire station and equipment; B - \$22,000,000 for a community library; C - \$28,000,000 for parks and recreation improvements. The City of Anna has designated the Anna ISD Board Room, 201 E. 7th Street, Anna, Texas 75409 as the polling location for Election Day. More information is on the City's website: <https://www.annatexas.gov/1192/Bond-2021>

11. 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.

The Board did not move into closed session.

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

The Board did not move into closed session.

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

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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.

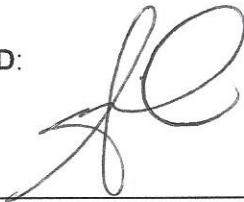
The Greater Anna Chamber of Commerce will be moving out of the Inc-Cube and into 218 W. 4th Street.

Bruce Norwood's Office, Five Star Realty and Hudson Title will have an open house on March 20th 2:00 p.m. to 6:00 p.m.

13. Adjourn.

Anthony Richardson made a motion to adjourn the meeting at 7:14 pm. Shane Williams seconded the motion. All were in favor. Motion passed.

APPROVED:



Anthony Richardson
President of CDC/EDC

ATTESTED:



Rocio Gonzalez
Secretary of CDC/EDC

March 4, 2021 Meeting Minutes

Final Audit Report

2021-05-14

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By:	Taylor Lough (tlough@annatexas.gov)
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