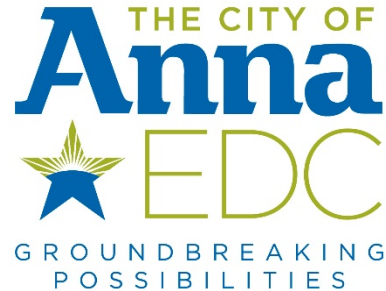


Officers:

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, July 1, 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, July 1, 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, Kylee Kelley, and Shane Williams. **CDC and EDC Board Members Absent:** None **Others Present:** Joey Grisham (Economic Development Director), Taylor Lough (Economic Development Manager), Nathaniel Johnson (Economic Development Intern), Lee Miller (Anna City Council Mayor Pro Tem), and Clark McCoy (Attorney).

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

The meeting was called to order by Anthony Richardson, Board President, at 6:05 p.m.

Anthony Richardson welcomed Economic Development Intern Nathaniel Johnson, Councilmember Lee Miller, and Diversity and Inclusion Advisory Board Member Gina Maria Ottavia.

2. Invocation and Pledge.

Invocation and Pledge of Allegiance were led by Anthony Richardson.

3. Citizen Comments.

None.

4. Consent Agenda.

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

Officers:

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

Staff:

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

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

Shane Williams made a motion on behalf of the CDC and EDC to approve the consent agenda. Bruce Norwood seconded the motion. All were in favor. Motion passed.

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)**

Joey Grisham explained that the changes included in the packet were administrative. The most notable change was to change the title of the previous Comprehensive Plan to "current Comprehensive Plan."

Rocio Gonzalez made a motion on behalf of the CDC and EDC to approve items 5 a and b amending the Economic Development Incentive Policy. Michelle Hawkins seconded the motion. All were in favor. Motion passed.

- c. **Discuss preliminary FY 2022 CDC and EDC budgets.**

Joey Grisham provided a presentation for the fiscal year 2021-2022 proposed budgets. He explained that the City conservatively estimates future revenue, and that FY 2021 was focused on promoting Anna to the real estate developers, brokers, and companies. The proposed budget includes implementation of the Downtown Master Plan, administrative costs, contract services, grants, and marketing and promotion. He also stated that the CDC has a 100% fund balance.

Joey Grisham shared the EDC budget is largely dedicated to the Inc-Cube maintenance and utilities. There is no longer rent coming in as the City pays the utilities. The fund balance for the EDC is expected to decrease slightly.

The CDC and EDC budget must be approved by August 1, 2021 so the Board will need to meet in late July.

6. **Director's Report**

- a. **April Financials**

Financial Statements were included in the packet.

- b. **April Sales Tax Report**

Sales tax reports were included in the packet. The April sales tax revenue was almost 29 percent more than April 2020.

- c. **Strategic Plan Update**

Economic Development Intern, Nathaniel Johnson started Monday, June 7th. Staff solicited proposals for retail recruitment professional services. Economic Development Manager presented "New Economy" session at Texas City

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Management Association Conference. Staff began the implementation of digital media services contract with Swimming Duck.

d. Sales Tax Workshop

The Texas Economic Development Council offers a one-day workshop in Garland on September 17th. This year TEDC is also offering a virtual option.

e. Budget Adoption Meeting – July 28 or 29

Monday the 26th was the preferred meeting day.

f. Development Forum – July 29

As last year's forum was cancelled, this will be the first opportunity for the CDC to host developers and brokers to hear about projects in Anna and working with the City and Anna ISD. A notice of possible quorum will be published.

g. ICSC – December 5-7

The event has been postponed from May 2020. The event, held at the Las Vegas Convention Center, may be different than previous years. The ICSC Red River show may be moved to Dallas instead of Fort Worth and held in February. Please let staff know if you are interested in attending. Four or five people is the preferred number of attendees.

7. 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.

Bruce Norwood made a motion to enter closed session. Kylee Kelley seconded the motion. All were in favor. Motion passed. CDC Board entered closed session at 7:01 p.m.

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

Shane Williams made a motion to reconvene into open session. Anthony Richardson seconded the motion. All were in favor. Motion passed. The CDC reconvened into open session at 7:42 p.m.

Officers:

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Staff:

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

Anthony Richardson made a motion on behalf of the CDC and EDC Boards to approve a real estate contract subject to approval as to form by the Boards' legal counsel. Shane Williams seconded the motion. All were in favor. Motion passed.

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.

13. Adjourn.

Anthony Richardson made a motion to adjourn the meeting at 7:45 pm. Rocio Gonzalez seconded the motion. All were in favor. Motion passed.

APPROVED:

Anthony D Richardson

Anthony D Richardson (Aug 10, 2021 08:59 CDT)

Anthony Richardson
President of CDC/EDC

ATTESTED:

Rmfz

Rocio Gonzalez (Aug 10, 2021 15:53 CDT)

Rocio Gonzalez
Secretary of CDC/EDC

July 1 2021 CDC EDC Joint Meeting Minutes

Final Audit Report

2021-08-10

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