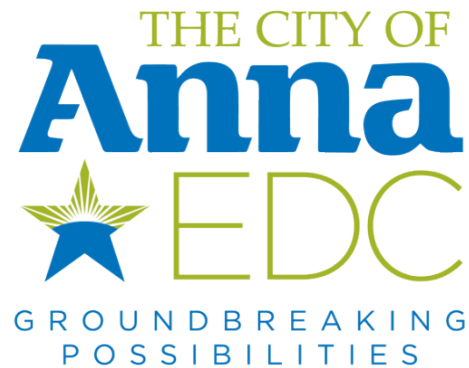




**MEETING AGENDA
ANNA COMMUNITY DEVELOPMENT CORPORATION
AND
ANNA ECONOMIC DEVELOPMENT CORPORATION**

Thursday, May 5, 2022 @ 6:00 PM

The EDC/CDC of the City of Anna will meet at 6:00 PM, on May 5, 2022, at the Anna Fire Station Conference Room, located at 305 S. 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 Agenda.**
 - a. Approve minutes from the April 7, 2022, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)
 - b. Approve minutes from the April 7, 2022, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)
5. **Individual Consideration.**
6. **Director's Report.**
 - a. ICSC ReCON Preview
 - b. Strategic Plan Update
 - c. Downtown Update
 - d. Business Park Update
 - e. Chamber Golf Tournament
 - f. Joint Meeting with City Council

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.

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.**

10. **Adjourn.**

This is to certify that I, Joey Grisham, Director of Economic Development, 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 May 2, 2022.

Joey Grisham, Director of Economic
Development



Item No. 2.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/5/2022
Staff Contact:

AGENDA ITEM:

Invocation and Pledge of Allegiance.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:



AGENDA ITEM:
Consent Agenda.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 4.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/5/2022
Staff Contact:



Item No. 4.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/5/2022
Staff Contact:

AGENDA ITEM:

Approve minutes from the April 7, 2022, Joint Community Development Corporation and Economic Development Corporation Meeting. (CDC)

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

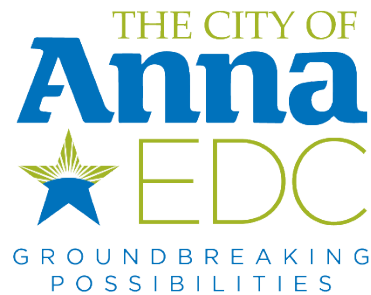
1. April 7 2022 CDC EDC Joint Meeting Minutes

Officers:

Bruce Norwood, President
Shane Williams, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator



Anna Community Development Corporation and Anna Economic Development Corporation Meeting Minutes

Thursday, April 7, 2022, at 6:00 pm

City of Anna Fire Station EOC Conference Room

305 S. Powell Parkway, Anna, Texas 75409

The Anna Community Development Corporation and the Anna Economic Development Corporation conducted a meeting at 6:00 p.m. on Thursday, April 7, 2022, at the Anna Fire Station EOC Conference Room, located at 305 S. Powell Parkway (Highway 5) 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: Bruce Norwood, Michelle Hawkins, Rocio Gonzalez, and Shane Williams **CDC and EDC Board Members Absent:** Kylee Kelley. **Others Present:** Joey Grisham (Director of Economic Development), Taylor Lough (Assistant Director of Economic Development), Kimberly Garduno (Economic Development Coordinator), Kevin Johnson (IT Director, Clark McCoy (Attorney) and Lee Miller (Mayor Pro Tem).

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

The meeting was called to order by Board Vice President Bruce Norwood at 6:05 p.m.

2. Invocation and Pledge of Allegiance.

Invocation and Pledge of Allegiance were led by Bruce Norwood.

3. Neighbor Comments.

None.

4. Consent Agenda.

- a. Consider/Discuss/Act on approving minutes from the March 3, 2022, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (CDC)
- b. Consider/Discuss/Act on approving minutes from the March 3, 2022, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (EDC)

Officers:

Bruce Norwood, President
Shane Williams, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

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

5. Individual Consideration

a. Consider/Discuss/Action on a Resolution approving an Amendment to a contract with Carey Cox Real Estate for real estate representation. (EDC and CDC)

Joey Grisham explained this item is an amendment to extend the existing contract for an additional year with Carey Cox related to real estate representation for the Anna Business Park. This is the third amendment to extend the contract.

Michelle Hawkins made a motion on behalf of the CDC and EDC Board to accept a Resolution approving an Amendment to a contract with Carey Cox Real Estate for real estate representation. Bruce Norwood seconded the motion. All were in favor. Motion passed.

b. Consider/Discussion/Action on electing a President. (EDC and CDC)

Shane Williams made a motion on behalf of the CDC and EDC Board to elect Bruce Norwood President of the EDC and CDC Board of Directors. Michelle Hawkins seconded the motion. All were in favor with Bruce Norwood abstaining. Motion passed.

c. Consider/Discuss/Action on electing a Vice-President. (EDC and CDC)

Michelle Hawkins made a motion on behalf of the CDC and EDC Boards to elect Shane Williams as Vice President of the EDC and CDC Board of Directors. Rocio Gonzalez seconded the motion. All were in favor with Shane Williams abstaining. Motion passed.

d. Consider/Discuss/Action on a Resolution terminating Covenants, Conditions, and Restrictions (CCRs) for Anna Business Park. (CDC)

e. Consider/Discuss/Action on a Resolution terminating Covenants, Conditions, and Restrictions (CCRs) for Anna Business Park. (EDC)

Joey Grisham explained that CCRs for the Anna Business Park were created in 2017 following the purchase of the property by both the CDC and EDC in 2016. The original CCRs envisioned the Business Park would be one-hundred percent masonry construction, including tilt-wall. As the State Legislature outlawed cities from regulating building materials, the City typically enters into development agreements to require agreed upon building materials. The termination of the CCRs is contingent upon the City Council approving a development agreement with the potential purchaser of the Business Park for building standards.

Officers:

Bruce Norwood, President
Shane Williams, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

Bruce Norwood made a motion on behalf of the CDC and EDC Boards to approve a Resolution terminating Covenants, Conditions, and Restrictions (CCRs) for Anna Business Park. Shane Williams seconded the motion. All were in favor. Motion passed.

6. Director's Report

a. ICSC Red River

The ICSC Red River show took place March 30 – April 1st in Dallas at the Kay Bailey Hutchison Convention Center. The feedback was positive as several attendees commented they were hearing a lot about Anna, showing our marketing efforts are playing off. The next ICSC show will be hosted in Vegas. Staff and members of the Board will attend. Mayor Pro Tem Lee Miller recognized Kimberly Garduno's efforts. He stated a lot of attendees sought out Anna to speak to.

b. Strategic Plan Updates

Staff is continuing to execute the plan adopted by the Board. The D CEO Real Estate Awards event that we sponsored had over 600 people in attendance. Staff is working with Cooksey and Red Productions for a community video. Joey Grisham and Mayor Pro Tem Lee Miller hosted a telephone town hall to educate our neighbors. Mayor Pro Tem asked the Board to provide ideas on how to educate our neighbors. Development map was updated last month.

c. Financial Report/Sales Tax Update

As sales tax is two months delayed, the City received sales tax revenue for the month of February.

d. Downtown Updates

The City has requested 50 percent support from Collin County for the Downtown TIRZ that was created in December. The City is committing funds for water line and water infrastructure. The CDC will be assisting financially towards the current rezoning efforts. Staff is reviewing using consultants to help implement the Downtown Master Plan.

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 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

Officers:

Bruce Norwood, President
Shane Williams, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

subdivision (1). (Tex. Gov't Code §551.087) Anna Business Park Property; potential commercial, retail, and medical projects.

Rocio Gonzalez made a motion to enter closed session. Michelle Hawkins seconded the motion. All were in favor. Motion passed. CDC Board entered closed session at 6:44 p.m.

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

Michelle Hawkins made a motion to reconvene into open session. Shane Williams seconded the motion. All were in favor. Motion passed. The CDC reconvened into open session at 7:03 p.m.

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

Save the date for a Board Orientation on Saturday, May 21st.

Parmore Anna Senior Living Groundbreaking will be held Tuesday, April 12th at 1:00 p.m.

10. Adjourn.

Shane Williams made a motion to adjourn the meeting at 7:05 p.m. Michelle Hawkins seconded the motion. All were in favor. Motion passed.

APPROVED:

Bruce Norwood
President of CDC/EDC

ATTESTED:

Rocio Gonzalez
Secretary of CDC/EDC



Item No. 4.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/5/2022
Staff Contact:

AGENDA ITEM:

Approve minutes from the April 7, 2022, Joint Community Development Corporation and Economic Development Corporation Meeting. (EDC)

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

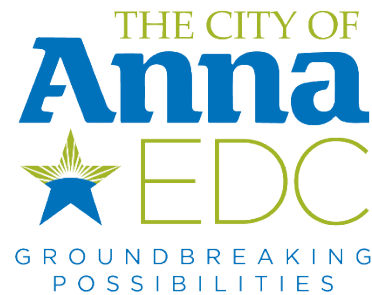
1. April 7 2022 CDC EDC Joint Meeting Minutes

Officers:

Bruce Norwood, President
Shane Williams, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator



Anna Community Development Corporation and Anna Economic Development Corporation Meeting Minutes

Thursday, April 7, 2022, at 6:00 pm

City of Anna Fire Station EOC Conference Room

305 S. Powell Parkway, Anna, Texas 75409

The Anna Community Development Corporation and the Anna Economic Development Corporation conducted a meeting at 6:00 p.m. on Thursday, April 7, 2022, at the Anna Fire Station EOC Conference Room, located at 305 S. Powell Parkway (Highway 5) 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: Bruce Norwood, Michelle Hawkins, Rocio Gonzalez, and Shane Williams **CDC and EDC Board Members Absent:** Kylee Kelley. **Others Present:** Joey Grisham (Director of Economic Development), Taylor Lough (Assistant Director of Economic Development), Kimberly Garduno (Economic Development Coordinator), Kevin Johnson (IT Director, Clark McCoy (Attorney) and Lee Miller (Mayor Pro Tem).

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

The meeting was called to order by Board Vice President Bruce Norwood at 6:05 p.m.

2. Invocation and Pledge of Allegiance.

Invocation and Pledge of Allegiance were led by Bruce Norwood.

3. Neighbor Comments.

None.

4. Consent Agenda.

- a. Consider/Discuss/Act on approving minutes from the March 3, 2022, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (CDC)
- b. Consider/Discuss/Act on approving minutes from the March 3, 2022, Joint Community Development Corporation and Economic Development Corporation Special-Called Meeting. (EDC)

Officers:

Bruce Norwood, President
Shane Williams, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

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

5. Individual Consideration

a. Consider/Discuss/Action on a Resolution approving an Amendment to a contract with Carey Cox Real Estate for real estate representation. (EDC and CDC)

Joey Grisham explained this item is an amendment to extend the existing contract for an additional year with Carey Cox related to real estate representation for the Anna Business Park. This is the third amendment to extend the contract.

Michelle Hawkins made a motion on behalf of the CDC and EDC Board to accept a Resolution approving an Amendment to a contract with Carey Cox Real Estate for real estate representation. Bruce Norwood seconded the motion. All were in favor. Motion passed.

b. Consider/Discussion/Action on electing a President. (EDC and CDC)

Shane Williams made a motion on behalf of the CDC and EDC Board to elect Bruce Norwood President of the EDC and CDC Board of Directors. Michelle Hawkins seconded the motion. All were in favor with Bruce Norwood abstaining. Motion passed.

c. Consider/Discuss/Action on electing a Vice-President. (EDC and CDC)

Michelle Hawkins made a motion on behalf of the CDC and EDC Boards to elect Shane Williams as Vice President of the EDC and CDC Board of Directors. Rocio Gonzalez seconded the motion. All were in favor with Shane Williams abstaining. Motion passed.

d. Consider/Discuss/Action on a Resolution terminating Covenants, Conditions, and Restrictions (CCRs) for Anna Business Park. (CDC)

e. Consider/Discuss/Action on a Resolution terminating Covenants, Conditions, and Restrictions (CCRs) for Anna Business Park. (EDC)

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Shane Williams, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

Bruce Norwood made a motion on behalf of the CDC and EDC Boards to approve a Resolution terminating Covenants, Conditions, and Restrictions (CCRs) for Anna Business Park. Shane Williams seconded the motion. All were in favor. Motion passed.

6. Director's Report

a. ICSC Red River

The ICSC Red River show took place March 30 – April 1st in Dallas at the Kay Bailey Hutchison Convention Center. The feedback was positive as several attendees commented they were hearing a lot about Anna, showing our marketing efforts are playing off. The next ICSC show will be hosted in Vegas. Staff and members of the Board will attend. Mayor Pro Tem Lee Miller recognized Kimberly Garduno's efforts. He stated a lot of attendees sought out Anna to speak to.

b. Strategic Plan Updates

Staff is continuing to execute the plan adopted by the Board. The D CEO Real Estate Awards event that we sponsored had over 600 people in attendance. Staff is working with Cooksey and Red Productions for a community video. Joey Grisham and Mayor Pro Tem Lee Miller hosted a telephone town hall to educate our neighbors. Mayor Pro Tem asked the Board to provide ideas on how to educate our neighbors. Development map was updated last month.

c. Financial Report/Sales Tax Update

As sales tax is two months delayed, the City received sales tax revenue for the month of February.

d. Downtown Updates

The City has requested 50 percent support from Collin County for the Downtown TIRZ that was created in December. The City is committing funds for water line and water infrastructure. The CDC will be assisting financially towards the current rezoning efforts. Staff is reviewing using consultants to help implement the Downtown Master Plan.

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 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

Officers:

Bruce Norwood, President
Shane Williams, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Director of Economic Development
Taylor Lough, Assistant Director of Economic Development
Kimberly Garduno, Economic Development Coordinator

subdivision (1). (Tex. Gov't Code §551.087) Anna Business Park Property; potential commercial, retail, and medical projects.

Rocio Gonzalez made a motion to enter closed session. Michelle Hawkins seconded the motion. All were in favor. Motion passed. CDC Board entered closed session at 6:44 p.m.

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

Michelle Hawkins made a motion to reconvene into open session. Shane Williams seconded the motion. All were in favor. Motion passed. The CDC reconvened into open session at 7:03 p.m.

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

Save the date for a Board Orientation on Saturday, May 21st.

Parmore Anna Senior Living Groundbreaking will be held Tuesday, April 12th at 1:00 p.m.

10. Adjourn.

Shane Williams made a motion to adjourn the meeting at 7:05 p.m. Michelle Hawkins seconded the motion. All were in favor. Motion passed.

APPROVED:

Bruce Norwood
President of CDC/EDC

ATTESTED:

Rocio Gonzalez
Secretary of CDC/EDC



AGENDA ITEM:
Individual Consideration.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 5.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/5/2022
Staff Contact:



AGENDA ITEM:
Director's Report.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/5/2022
Staff Contact:



AGENDA ITEM:

ICSC ReCON Preview

SUMMARY:

ICSC ReCON Review

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.a.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/5/2022

Staff Contact:



AGENDA ITEM:

Strategic Plan Update

SUMMARY:

Strategic Plan Update

STAFF RECOMMENDATION:

ATTACHMENTS:

1. April 2022 Strategic Plan Update

Item No. 6.b.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/5/2022
Staff Contact:

Economic Development Strategic Plan Highlights

April 2022

- City Council adopted Development Agreement for Business Park
- Sponsored DBJ's Best Real Estate Awards
- Director featured speaker at 3rd Annual REDNews North Texas Industrial Summit
- Assistant Director attended NTCMA Ethics Training
- Director spoke at Senior Luncheon and presented Economic Development overview
- Red Productions filmed in Anna for new promotional Video
- Business Retention and Expansion Survey finalized



Measureables

April 2022



Real Estate Broker /
Developer Meetings: 16



Business Retention /
Expansion Visits: 3



Business Park Meetings: 3



Construction / Architectural
Meetings: 3



New Newsletter
Subscribers: 8 (896 total)



Website Users: 1,941 (10.2%
increase in new users in 30
days)



Website Pageviews: 2,900
(13.1% increase in 30 days)



New LinkedIn Followers:
68 (773 total)



AGENDA ITEM:

Downtown Update

SUMMARY:

Downtown Update

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.c.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/5/2022
Staff Contact:



AGENDA ITEM:

Business Park Update

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.d.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/5/2022
Staff Contact:



AGENDA ITEM:

Chamber Golf Tournament

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.e.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/5/2022
Staff Contact:



AGENDA ITEM:

Joint Meeting with City Council

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 6.f.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/5/2022
Staff Contact:



AGENDA ITEM:
Closed Session.

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Item No. 7.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/5/2022
Staff Contact:



Item No. 8.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/5/2022
Staff Contact:

AGENDA ITEM:

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

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:



Item No. 9.

EDC/CDC Agenda
Staff Report

Meeting Date: 5/5/2022
Staff Contact:

AGENDA ITEM:

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

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS: