

Anna Community Development Corporation Meeting Minutes

Thursday, April 4, 2019 at 6:30 pm

Anna City Hall, Council Chambers

111 N. Powell Parkway, Anna, Texas 75409

CDC Board Members Present: Anthony Richardson, James Gurski, Stan Carver, Bruce Norwood, Josh Vollmer. Rocio Gonzalez and Shelby Miles were absent. Staff Members present: Joey Grisham (EDC Director), Ashley Stathatos (CAO), and Clark McCoy (CDC/EDC Legal Counsel)

1. **Call to Order. Roll Call and Establishment of Quorum.**
The meeting was called to order by Anthony Richardson, Board President, at 6:32 pm.
2. **Invocation and Pledge.**
Invocation and pledge of allegiance led by Anthony Richardson.
3. **Citizen Comments.**
No citizens came forward for citizen's comments.
4. **Consider/Discuss/Action approving minutes from the CDC meeting from March 2019.**
Josh Vollmer made a motion to approve the minutes from the March 2019 meeting. Jim Gurski seconded the motion. All were in favor. Motion passed.
5. **Consider/Discuss/Action on amending a Professional Services Agreement between the Anna Community Development Corporation and Funderburgh Realty for project management and real estate services related to the Anna Business Park and authorizing the Board President to execute all necessary documents on behalf of the Corporation.**
Joey Grisham said that he and Ashley had discussed the contract at length with Mr. Funderburgh and agreed upon a negotiated final payment of \$43,225 (35% less than the original \$66,500). Bruce Norwood made a motion to amend the Professional Services Agreement between the Anna CDC and Funderburgh Realty for project management and real estate services related to the Anna Business Park and authorizing the Board President to execute all necessary documents on the behalf of the Corporation. Stan Carver seconded the motion. All were in favor. Motion passed.
6. **Consider/Discuss/Act on a Resolution entering into a contract for real estate services for the Anna Business Park and authorizing the Board President to execute all necessary documents on behalf of the Corporation.**
Joey Grisham stated that he had narrowed the search down to two for representing and listing the Anna Business Park—Carey Cox Company and NAI Robert Lynn. He said that Carey Cox was not able to attend tonight and would be presenting at a Special Called Meeting on April 10th. He then introduced Dave Peterson and Rick Medina with NAI Robert Lynn who gave a presentation outlining their approach and

background related to industrial sites and buildings in the DFW region. No action was taken on the item.

7. Director's Report

- A. Ashley Stathatos transitioning to Planning Dept.-Joey Grisham said that Jim Proce had promoted Ashley to Managing Director of Community Services.
- B. May meeting to be held on May 16th -- Joey Grisham said that he would be out of town during the first few weeks of May and need to re-schedule May Meeting to May 16th.
- C. Report on current financial status- Discussion only—Joey Grisham stated that sales tax numbers were up significantly.
- D. Chamber Golf Tournament on May 6, 2019—Joey Grisham said that the CDC/EDC had eight slots for the Golf Tournament.
- E. Marketing materials/website update—Joey Grisham updated the Board and said that misfit Brands was already working on marketing materials for ICSC.
- F. Joint Meeting with Council—Joey Grisham said that the Council wanted to have another joint meeting with CDC in the near future to discuss goals.

8. 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;
- 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**); Discuss contract concerning Revolving Loan Fund;
- 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.

Stan Carver made a motion to go into closed session at 7:48 pm. Bruce Norwood seconded the motion. All were in favor. Motion passed.

- 9. Reconvene into open session and take any action on closed session items.**
Bruce Norwood made a motion to reconvene into open session at 8:59 pm. Jim Gurski seconded the motion. All were in favor. Motion passed. No action was taken.

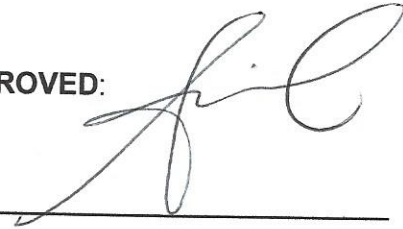
10. Announcements:

There were no announcements.

11. Adjourn.

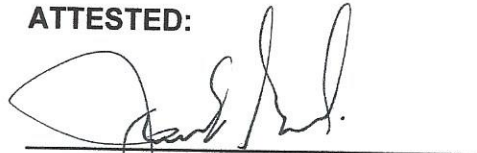
Anthony Richardson made a motion to adjourn the meeting at 8:59 pm. Josh Vollmer seconded the motion. All were in favor. Motion passed.

APPROVED:

A handwritten signature in black ink, appearing to be 'A. Richardson', written over a horizontal line.

Anthony Richardson
President of CDC

ATTESTED:

A handwritten signature in black ink, appearing to be 'Jim Gurski', written over a horizontal line.

Jim Gurski
Secretary of CDC