

ANNA COMMUNITY DEVELOPMENT CORPORATION

RESOLUTION NO. 7.08.2022

A RESOLUTION OF THE ANNA COMMUNITY DEVELOPMENT CORPORATION APPROVING A DOWNTOWN ANNA ECONOMIC DEVELOPMENT INCENTIVE POLICY TO PROMOTE ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY OF ANNA DOWNTOWN NEIGHBORHOOD; ESTABLISHING GUIDELINES AND CRITERIA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Development Corporation Act (“the Act”), now codified in Chapters 501-505 of the Texas Local Government Code, authorizes communities to collect Type A and/or Type B economic development sales and use taxes, and

WHEREAS, the residents of the City of Anna “City” passed an election approving the collection of sales and use tax for the benefit of a Type B Corporation called the Anna Community Development Corporation (“CDC”), and

WHEREAS, the Anna City Council, with input and guidance from Anna neighbors, adopted a Downtown Master Plan to provide a vision and implementation of investment in the Downtown Anna Neighborhood, and

WHEREAS, the CDC desires to attract high-quality developments and the creation of new jobs to stimulate business and commercial activity in the Downtown Anna neighborhood, and

WHEREAS, the CDC recognizes that it may be necessary to provide economic development incentives, and

WHEREAS, upon full review and consideration, the CDC wishes to adopt a Downtown Anna Economic Development Incentive Policy, attached hereto as Exhibit A, to stimulate business and commercial activity and attract new jobs to Downtown Anna;

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. Adoption of Policy

The Board of Directors of the Anna Community Development Corporation hereby approve and adopt the Downtown Anna Economic Development Incentive Policy.

PASSED AND APPROVED by the Anna Community Development Corporation this
7th day of July 2022.

APPROVED:



Bruce Norwood, CDC President

ATTEST:



Rocio Gonzalez, CDC Secretary

ANNA ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 7.09.2022

A RESOLUTION OF THE ANNA ECONOMIC DEVELOPMENT CORPORATION APPROVING A DOWNTOWN ANNA ECONOMIC DEVELOPMENT INCENTIVE POLICY TO PROMOTE ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY OF ANNA DOWNTOWN NEIGHBORHOOD; ESTABLISHING GUIDELINES AND CRITERIA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Development Corporation Act (“the Act”), now codified in Chapters 501-505 of the Texas Local Government Code, authorizes communities to collect Type A and/or Type B economic development sales and use taxes, and

WHEREAS, the Anna City Council, with input and guidance from Anna neighbors, adopted a Downtown Master Plan to provide a vision and implementation of investment in the Downtown Anna Neighborhood, and

WHEREAS, the EDC desires to attract high-quality developments and the creation of new jobs to stimulate business and commercial activity in the Downtown Anna neighborhood, and

WHEREAS, the EDC recognizes that it may be necessary to provide economic development incentives, and

WHEREAS, upon full review and consideration, the EDC wishes to adopt a Downtown Anna Economic Development Incentive Policy, attached hereto as Exhibit A, to stimulate business and commercial activity and attract new jobs to Downtown Anna;

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. Adoption of Policy

The Board of Directors of the Anna Economic Development Corporation hereby approve and adopt the Downtown Anna Economic Development Incentive Policy.

PASSED AND APPROVED by the Anna Economic Development Corporation this 7th day of July 2022.

APPROVED:



Bruce Norwood, EDC President

ATTEST:



Rocio Gonzalez, EDC Secretary

Exhibit A

Downtown Anna Economic Development Incentive Program Guidelines

In 2019, the Anna City Council adopted a new strategic plan that heavily focused on economic development, including making Downtown Anna a vibrant destination. In April 2021, the Anna City Council adopted a new Downtown Master Plan that identified action steps to help achieve success. To help foster and promote such development and redevelopment in the heart of Downtown Anna, the following policy was created.

Each application for an incentive will be evaluated on a case-by-case basis by the Economic Development Corporation (EDC), Community Development Corporation (CDC), and the City of Anna. Incentive funds may be granted from all, some, or one of the entities listed above depending on the request.

All projects must be located within the Downtown Neighborhood District as defined by the City of Anna Downtown Master Plan. Application is not a guarantee of award. Those receiving incentives will also be required to enter into a performance agreement.

Existing Building Matching Grants

The purpose of this grant is to encourage property owners and tenants to improve the interior and exterior of existing buildings, the overall appearance of the Downtown core, and contribute meaningful additions to the public realm.

This grant matches 50% of approved project costs, not to exceed \$10,000 for exterior projects and matches 25% of approved project costs, not to exceed \$10,000 for interior projects.

Applications and awards may be made for any of the reimbursable **exterior** activities listed below and may be combined for any single property or project:

- Improvements to an existing exterior structure
- Improvements to public facing façade(s)
- Signage
- Public art
- Seating
- Utility relocation
- General building/property beautification including landscaping

Applications and awards may be made for any of the reimbursable **interior** activities listed below and may be combined for any single property or project:

- Remodeling for the public benefit
- General maintenance such as HVAC, plumbing, electrical, etc. is ineligible.

Applications must be made prior to work beginning. No grants will be awarded for work that has already been started, in progress, or completed.

Work must begin within eight months from the date of award (two months for permitting and six months for construction).

Grant funds are paid out on a reimbursement basis once completed work has been verified by City staff as compliant with the plans proposed in the approved application.

Any deviation from the approved grant project may result in the total or partial withdrawal of the grant. Grants are awarded as a single payment to the applicant. If an applicant is awarded a grant for any work performed pursuant to this program and the work is altered for any reason within one year from the date of construction, the applicant may be required to reimburse the City of Anna immediately for the full amount of the grant. Further, if a property is listed for sale and/or leased to a tenant for a purpose not originally intended by the grant application within one year of reimbursement, the applicant may be required to reimburse the City of Anna immediately for the full amount of the grant.

New Development and Redevelopment Grants

The purpose of this grant is to incentivize major enhancements within the Downtown Neighborhood with the construction of (a) new structure(s) or redevelopment beyond the scope of the Existing Building Matching Grant. Development and redevelopment projects are reviewed on a case-by-case basis. Chapter 380 of the Texas Local Government Code gives municipalities the authority to make enter into agreements to further economic development. These agreements may include grants of property, fee and permit waivers or reductions, infrastructure assistance, rent subsidies, cash reimbursements, etc. Special weight will be given to projects that meet the intent of the Downtown Master Plan and further the vision.

Grease Trap Rebate

The City may consider a rebate equal to 50% of the cost to purchase and install or upgrade an existing grease trap up to a maximum of \$7,500 per project.

Downtown Neighborhood District

