



AGENDA
TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD
COUNCIL CHAMBERS
MAY 12, 2025
6:00 PM

The Joshua Type A Economic Development Corporation will hold a Regular Meeting in the City Hall Council Chambers at 101 S. Main St., Joshua, Texas. This meeting is subject to the open meeting laws of the State of Texas.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. CITIZENS FORUM

The Economic Development Corporation invites citizens to speak on any topic. However, unless the item is specifically noted on this agenda, the Economic Development Corporation is required under the Texas Open Meetings Act to limit its response to responding with a statement of specific factual information, reciting the City's existing policy, or directing the person making the inquiry to visit with City Staff about the issue. No Corporation deliberation is permitted. Each person will have 3 minutes to speak.

C. REGULAR AGENDA

1. Review and discuss questions related to the budget report for April 2025. (Staff Resource: M. Peacock)
2. Discuss, consider, and possible action on April 14, 2025, meeting minutes.
3. Discuss, consider, and possible action on approval of the FY2024- 25 Mid-Year Budget Amendment.
4. Discuss, consider, and possible action on approval of final agreement for parking, drainage and landscaping with Rumfield Properties located at the rear of 207 N. Main Street.
5. Discussion on a proposed Chapter 380 Economic Development Agreement between the City and Worth Steel, to provide financial assistance for the construction of an approach, driveway, and drainage swales to support site access and alleviate flooding issues.
6. Discussion on temporarily suspending funding for new parking spaces.

D. FUTURE AGENDA ITEMS/REQUESTS BY DIRECTORS TO BE ON THE NEXT AGENDA

(Members shall not comment upon, deliberate, or discuss any item that is not on the agenda. Members shall not make routine inquiries about operations or project status on an item that is not posted. However, any Members may state an issue and a request that this issue is placed on a future agenda.)

E. ADJOURN

The Type A Economic Development Corporation reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551.071 for private consultation with the attorney for the City.

Pursuant to Section 551.127, Texas Government Code, one or more Directors may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. In addition, a quorum will be physically present at the posted meeting location of City Hall.

In compliance with the Americans with Disabilities Act, the City of Joshua will provide reasonable accommodations for disabled persons attending this meeting. Requests should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at 817/556-0603.

CERTIFICATE:

I hereby certify that the above agenda was posted on May 08, 2025, by 5:00 p.m. on the official bulletin board at Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, TRMC, MMC
City Secretary



**Type A Economic
Development Corporation
Board Agenda
May 12, 2025**

Regular Agenda Item

Agenda Description:

Review and discuss questions related to the budget report for April 2025. (Staff Resource: M. Peacock)

Background Information:

Financial Information:

City Contact and Recommendations:

Mike Peacock, City Manager

Attachments:

1. Budget Report for April 2025



City of Joshua, TX

Budget Report
Account Summary

Item 1.

For Fiscal: 2024-2025 Period Ending: 04/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 200 - 4A Economic Development							
Revenue							
Dept: 81 - Sales taxes							
200-81-401000	Sales Tax	693,000.00	693,000.00	62,459.62	434,575.83	-258,424.17	37.29 %
Dept: 81 - Sales taxes Total:		693,000.00	693,000.00	62,459.62	434,575.83	-258,424.17	37.29%
Dept: 88 - Investment earnings							
200-88-460000	Interest Income	50,000.00	50,000.00	6,184.42	45,412.21	-4,587.79	9.18 %
Dept: 88 - Investment earnings Total:		50,000.00	50,000.00	6,184.42	45,412.21	-4,587.79	9.18%
Revenue Total:		743,000.00	743,000.00	68,644.04	479,988.04	-263,011.96	35.40%
Expense							
Dept: 23 - Economic Development							
200-23-500150	Training & Travel	7,765.00	7,765.00	0.00	1,467.53	6,297.47	81.10 %
200-23-500160	Dues & Subscriptions	3,437.00	3,437.00	0.00	600.00	2,837.00	82.54 %
200-23-500213	Uniforms	500.00	500.00	0.00	0.00	500.00	100.00 %
200-23-500410	Software Maintenance	1,080.00	1,080.00	-375.42	1,991.98	-911.98	-84.44 %
200-23-500750	Mobile Technology	485.00	485.00	0.00	37.99	447.01	92.17 %
200-23-500800	Events	15,000.00	15,000.00	0.00	167.90	14,832.10	98.88 %
200-23-500840	380 Agreement Expenses	60,260.00	60,260.00	0.00	127,101.03	-66,841.03	-110.92 %
200-23-500853	Joshua Area Chamber of Commerce	18,000.00	18,000.00	0.00	0.00	18,000.00	100.00 %
200-23-500861	Joshua Station Utilities	11,806.00	11,806.00	1,114.78	5,500.37	6,305.63	53.41 %
200-23-500880	Facade Grant Funding	85,000.00	85,000.00	0.00	5,000.00	80,000.00	94.12 %
200-23-500930	Advertising	32,000.00	32,000.00	688.50	4,271.80	27,728.20	86.65 %
200-23-500955	Administrative	240.00	240.00	199.95	720.95	-480.95	-200.40 %
200-23-560920	Downtown Infrastructure Revitalizat..	350,000.00	350,000.00	0.00	0.00	350,000.00	100.00 %
Dept: 23 - Economic Development Total:		585,573.00	585,573.00	1,627.81	146,859.55	438,713.45	74.92%
Dept: 95 - Debt Service							
200-95-555742	2018 Revenue Bonds - Interest	62,748.00	62,748.00	0.00	32,052.75	30,695.25	48.92 %
200-95-555802	Series 2022 Note - Interest	43,846.00	43,846.00	0.00	68,921.24	-25,075.24	-57.19 %
200-95-565741	2018 Revenue Bonds - Principal	75,000.00	75,000.00	0.00	75,000.00	0.00	0.00 %
200-95-565801	Series 2022 Note - Principal	68,566.00	68,566.00	0.00	43,491.36	25,074.64	36.57 %
Dept: 95 - Debt Service Total:		250,160.00	250,160.00	0.00	219,465.35	30,694.65	12.27%
Dept: 97 - Transfers out							
200-97-597100	Transfer To General Fund	129,827.00	129,827.00	0.00	0.00	129,827.00	100.00 %
Dept: 97 - Transfers out Total:		129,827.00	129,827.00	0.00	0.00	129,827.00	100.00%
Expense Total:		965,560.00	965,560.00	1,627.81	366,324.90	599,235.10	62.06%
Fund: 200 - 4A Economic Development Surplus (Deficit):		-222,560.00	-222,560.00	67,016.23	113,663.14	336,223.14	151.07%
Report Surplus (Deficit):		-222,560.00	-222,560.00	67,016.23	113,663.14	336,223.14	151.07%

Group Summary

Dep...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 200 - 4A Economic Development						
Revenue						
81 - Sales taxes	693,000.00	693,000.00	62,459.62	434,575.83	-258,424.17	37.29%
88 - Investment earnings	50,000.00	50,000.00	6,184.42	45,412.21	-4,587.79	9.18%
Revenue Total:	743,000.00	743,000.00	68,644.04	479,988.04	-263,011.96	35.40%
Expense						
23 - Economic Development	585,573.00	585,573.00	1,627.81	146,859.55	438,713.45	74.92%
95 - Debt Service	250,160.00	250,160.00	0.00	219,465.35	30,694.65	12.27%
97 - Transfers out	129,827.00	129,827.00	0.00	0.00	129,827.00	100.00%
Expense Total:	965,560.00	965,560.00	1,627.81	366,324.90	599,235.10	62.06%
Fund: 200 - 4A Economic Development Surplus (Deficit):	-222,560.00	-222,560.00	67,016.23	113,663.14	336,223.14	151.07%
Report Surplus (Deficit):	-222,560.00	-222,560.00	67,016.23	113,663.14	336,223.14	151.07%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
200 - 4A Economic Development	-222,560.00	-222,560.00	67,016.23	113,663.14	336,223.14
Report Surplus (Deficit):	-222,560.00	-222,560.00	67,016.23	113,663.14	336,223.14



MINUTES
TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD
COUNCIL CHAMBERS
APRIL 14, 2025
6:00 PM

The Joshua Type A Economic Development Corporation will hold a Regular Meeting in the City Hall Council Chambers at 101 S. Main St., Joshua, Texas. This meeting is subject to the open meeting laws of the State of Texas.

Individuals may attend the Joshua Type A EDC meeting in person or access the meeting via videoconference or telephone conference call.

Join Zoom Meeting:

<https://us02web.zoom.us/j/81892618943?pwd=Ad1WzZMZGqt2kol6hxW5oRJMJxNb1e.1>

Meeting ID: 818 9261 8943 Passcode: 766124

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. CITIZENS FORUM

The Economic Development Corporation invites citizens to speak on any topic. However, unless the item is specifically noted on this agenda, the Economic Development Corporation is required under the Texas Open Meetings Act to limit its response to responding with a statement of specific factual information, reciting the City's existing policy, or directing the person making the inquiry to visit with City Staff about the issue. No Corporation deliberation is permitted. Each person will have 3 minutes to speak.

C. REGULAR AGENDA

1. Discuss, consider, and possible action on the March 10, 2025, meeting minutes.

Motion made by Director Childers to approve as presented. Seconded by Director Henderson.

Voting Yea: President Anderson, Director Childers, Director Henderson, Alternate 1 Rayburn, Alternate 2 Walden

2. Discuss, consider, and possible action on approving expenditures for repairs to address stormwater runoff issues from the parking lot located at Veatch Street and 12th Street.

City Manager Peacock informed the board that the drainage issue originating from the parking lot has been an ongoing concern. He stated that city staff have been monitoring the situation. A few years ago, engineering services were conducted by Jacob Martin Engineering to identify potential solutions.

City Manager Peacock noted that the proposed corrective plans would need to be reviewed by TxDOT; however, he does not anticipate any issues. He also mentioned that an elm tree will need to be removed as part of the corrective action.

Director Anderson inquired whether the issue stemmed from the parking lot or changes to the roadway. City Manager Peacock responded that it was a result of both. Director Anderson further asked if the contractors involved were known. City Manager Peacock confirmed they were, but noted that the

warranty has since expired. Staff will follow up with the city attorney on this matter. Director Anderson emphasized the importance of knowing contractor information for future projects.

Director Hensley asked whether the project was built to specification. City Manager Peacock responded affirmatively.

Director Hensley asked if Type A funds were being requested to cover the full cost of the project. City Manager Peacock confirmed this but added that an agreement with the City Council would be necessary to reimburse a portion of the cost.

Following the discussion, the corporation gave directions to proceed with soliciting bids for the project.

Director Anderson stressed the importance of communicating with the original contractors so they are aware of the project's impact on the city and its residents. City Manager Peacock agreed and stated he would also be speaking with Robbie Rumfield.

Director Anderson stated that the City Council should have a clear understanding of city policies related to studies, engineering, and similar matters. She requested that the City Council review the ESS policies at their May meeting.

3. Discuss, consider, and possible action on amending the Facade Grant Policy.

EDC Director Fussner informed the board that staff is reviewing and considering updates to the Façade Improvement Policy, specifically regarding the minimum work required and the disbursement of funds.

Proposed updates to Section 6 include the requirement that all applicants submit three bids, and that each bid must include proof of licensing and insurance.

Under Section E.1, City Manager Peacock stated that staff would draft appropriate verbiage for the proposed changes.

City Manager Peacock also expressed his opinion that no payments should be made until final inspection has been completed and approved, recommending that partial payments be eliminated. He further recommended that Section 9 be removed entirely.

Motion made by Alternate 2 Walden, to approve with changes. Seconded by Director Childers.

Voting Yea: President Anderson, Director Childers, Director Henderson, Alternate 1 Rayburn, Alternate 2 Walden

D. FUTURE AGENDA ITEMS/REQUESTS BY DIRECTORS TO BE ON THE NEXT AGENDA

(Members shall not comment upon, deliberate, or discuss any item that is not on the agenda. Members shall not make routine inquiries about operations or project status on an item that is not posted. However, any Members may state an issue and a request that this issue is placed on a future agenda.)

E. ADJOURN

Director Anderson adjourned the meeting at 6:49 p.m.

ATTEST:

Shelly Anderson, President

Alice Holloway, City Secretary



FY 2024-25 Budget Adjustment
Type A

	GL Account Number	GL Account Name	Adopted Budget	Adjustment	Amended Budget
Revenues					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
Total Revenues Added				\$0.00	\$0.00
Expenditures					
	200-23-500840	380 Agreement Expenses	\$60,260.00	\$206,044.00	\$266,304.00
					\$0.00
					\$0.00
					\$0.00
total expenses added				(\$206,044.00)	
total revenues added				\$0.00	
net change				(\$206,044.00)	

**MEMORANDUM**

TO: Joshua Type A EDC Board

FROM: Mike Peacock, City Manager

DATE: May 5, 2025

SUBJECT: 380 Development Agreement

Attached is the final of 3 development agreements between Rumsfield Properties for the parking improvements located at the rear of 207 N. Main Street. It includes removal and replacement of fencing, landscaping, drainage improvements and parking spaces and additional parking curb-stops on the city owned property adjacent.

The amount is \$84,650.00 and is 100% complete.



MEMORANDUM

TO: Joshua Type A EDC Board

FROM: Mike Peacock, City Manager

DATE: May 5, 2025

SUBJECT: 380 Development Agreement

Attached is the final of 3 development agreements between Rumsfield Properties for the parking improvements located at the rear of 207 N. Main Street. It includes removal and replacement of fencing, landscaping, drainage improvements and parking spaces and additional parking curb-stops on the city owned property adjacent.

The amount is \$84,650.00 and is 100% complete.



**Type A EDC Agenda
May 12, 2025**

Minutes Resolution

Discussion Item

Agenda Description:

Discussion on a proposed Chapter 380 Economic Development Agreement between the City and Worth Steel, to provide financial assistance for the construction of an approach, driveway, and drainage swales to support site access and alleviate flooding issues.

Background Information:

Located at 316 County Road 904, Worth Steel is an established industrial company currently facing infrastructure issues at its site that are affecting its operations. The property is located within a designated floodplain, which has led to ongoing drainage issues and limited site accessibility. To address these concerns, improvements including the construction of an approach, driveway, and drainage swales are necessary. These enhancements will help ensure safe and reliable access to the facility and allow for future growth.

In support of resolving these issues and maintaining a strong industrial presence in the community, the City is considering entering into a Chapter 380 Economic Development Agreement with Worth Steel. This agreement would provide financial assistance to help offset the cost of the necessary infrastructure improvements, with an end goal of ensuring continued business operations and supporting local economic stability.

City staff has reviewed the situation and determined that the proposed improvements are essential to ensuring continued, effective operation at the site. Partnering with Worth Steel through this agreement would support a long-standing industry in the community while addressing critical infrastructure deficiencies. The property owners are currently in the process of obtaining bids for the necessary improvements to support their ongoing daily operations.

Financial Information:

TBD

City Contact and Recommendations:

Nora Fussner, Economic Development Director

Attachments:

1. Survey of property

Field Notes

Tract 1 (Alamo Title Insurance Commitment No. 6000031800544)

Description for a tract of land in the George Casseland Survey, Abstract No. 173, Johnson County, Texas, and being a portion of a tract of land described in a deed to Roy Glen DeLaune, et ux, recorded in Volume 917, Page 250, Deed Records, Johnson County, Texas, also known as the south one-half of Tract Six, Wagon Wheel Estates, an un-recorded addition to Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said DeLaune tract, said point lying by deed call, North 01 degrees and 30 minutes West a distance of 1930.6 feet and South 89 degrees, 54 minutes and 40 seconds West a distance of 2248.68 feet from the southeast corner of the Casseland Survey;

THENCE North 89 degrees, 50 minutes and 57 seconds West, ia distance of 178.03 feet to the southwest corner of said DeLaune tract, and to the center line of a 30 foot right-of-way easement of ingress and egress recorded in Volume 839, Page 251, Deed Records, Johnson County, Texas, from which a 1/2" iron pin set with yellow cap stamped "AREA SURVEYING" bears 28.61 feet, North 58 degrees 32 minutes 03 seconds East;

THENCE North 02 degrees and 21 minutes 37 seconds West at 539.35 feet passing 1.36 feet, WEST of a 1/2" iron pin found for the southwest corner of a tract of land described in a deed to Tommy Cross, recorded in Volume 4588, Page 704, Deed Records, Johnson County, Texas, in all, a total distance of 616.77 feet along the west line of said DeLaune tract and along the center line of said 30 foot right-of-way easement to a 3/8" iron pin found;

THENCE South 89 degrees, 50 minutes and 57 seconds East, a distance of 176.28 feet to a 3/8" iron pin found in the east line of the said DeLaune tract;

THENCE South 02 degrees, 31 minutes and 22 seconds East, a distance of 616.85 feet along said east line to the Point of Beginning, said described tract containing 2.51 acres of land.

Tract 2 (Alamo Title Insurance Commitment No. 6000031800545)

Description for a tract of land in the George Casseland Survey, Abstract No. 173, Johnson County, Texas, and being a portion of "First Tract", as described in a deed F. H. Fisch, recorded in Volume 397, Page 72, Deed Records, Johnson County, Texas, and being described by metes and bounds as follows:

Beginning in the South line of said First Tract, at a point which lies by deed call, North 1degree 30 minutes West a distance of 1930.6 feet and South 89degrees 54 minutes 40 seconds West, a distance of 2060.47 feet from the Southeast corner of the Casseland Survey;

THENCE: North 89 degrees 50 minutes 57 seconds West a distance of 188.08 feet with the South line of said First Tract;

THENCE: North 02 degrees 31 minutes 22 seconds West, at 616.85 feet passing a 3/8" iron pin found, in all, a total distance of 1,157.68 feet feet to a 1/2" iron pin found;

THENCE: South 89 degrees 59 minutes 52 seconds East, a distance of 188.06 feet to a 3/8" iron pin found;

THENCE: South 02 degrees 31 minutes 22 seconds East, at 1,143.15 feet passing a 1/2" iron pin set with yellow cap stamped, "AREA SURVEYING", in all, a total distance of 1,158.17 feet to the Point of Beginning, said described tract containing 4.99 acres of land.

Title Commitment Notes:

Tract 1

The following refers Item 10, of Schedule B, of the Commitment for Title Insurance issued by Alamo Title Insurance, Commitment No. 6000031800544:

e. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: West Prairie Water Supply Corporation
Purpose: As provided in said document

Date: May 19, 1969

Recording No: Volume 528, Page 497, Real Property Records, Johnson County, Texas.

This tract is subject to this easement. However, the location can not be plotted because the easement does not provide a definite location.

f. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Southwestern Bell Telephone Company
Purpose: As provided in said document

Date: September 7, 1973

Recording No: Volume 620, Page 31, Real Property Records, Johnson County, Texas.

This easement does not affect this tract.

g. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Lone Star Gas Company
Purpose: As provided in said document

Date: February 6, 1974

Recording No: Volume 630, Page 95, Real Property Records, Johnson County, Texas.

This easement does not affect this tract.

h. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Johnson Rural Water Supply Corp
Purpose: As provided in said document

Date: January 28, 1977

Recording No: Volume 713, Page 406, Real Property Records, Johnson County, Texas.

This tract is subject to this easement. However, the location can not be plotted because the document states that the easement shall be twenty feet in width centered on the pipeline as installed. There is no way to know where the pipeline was installed in 1977.

i. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 12, 2004, by and between Robbye and DeLaune and d/b/a Midway Fab & Supply, as Lessor, and SGS Natural Gas, LLC, as Lessee, recorded August 18, 2004 at Volume 3359, Page 400, of the Official Records of Johnson County, Texas

Not Survey related.

j. Matters contained in that certain document

Entitled: Dedication of road and restrictions
Dated: August 7, 1980

Executed by: Everett B. Frazier

Recording Date: August 8, 1980

Recording No: Volume 839, Page 251, Real Property Records, Johnson County, Texas.

These easements affect this tract and are shown on this Survey.

Tract 2

The following refers Item 10, of Schedule B, of the Commitment for Title Insurance issued by Alamo Title Insurance, Commitment No. 6000031800545:

e. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: West Prairie Water Supply Corporation
Purpose: As provided in said document

Date: May 19, 1969

Recording No: Volume 528, Page 497, Real Property Records, Johnson County, Texas.

This tract is subject to this easement. However, the location can not be plotted because the easement does not provide a definite location.

f. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Southwestern Bell Telephone Company
Purpose: As provided in said document

Date: September 7, 1973

Recording No: Volume 620, Page 31, Real Property Records, Johnson County, Texas.

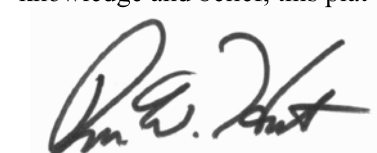
This easement does not affect this tract.

g. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 12, 2004, by and between Robbye and DeLaune and d/b/a Midway Fab & Supply, as Lessor, and SGS Natural Gas, LLC, as Lessee, recorded August 18, 2004 at Volume 3359, Page 400, of the Official Records of Johnson County, Texas.

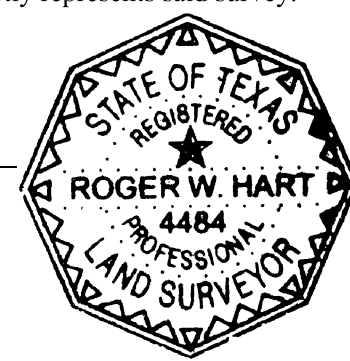
Not Survey related.

Surveyor's Certificate:

This is to certify that I have prepared this plat from a survey which I have made on the ground, and that to the best of my knowledge and belief, this plat correctly represents said survey.

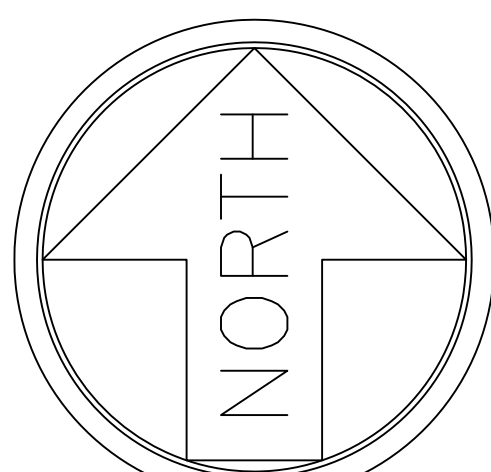

Roger W. Hart, RPLS 4484

Surveyed: 08/02/18



General Notes:

- Bearings based on the Texas State Plane Coordinate System, North Central Zone and were obtained by GPS observations using the Texas Real Time Kinetic Network.
- This indicates the approximate location of an underground natural gas transmission line operated by Atmos Pipeline - Texas. The location, type, and operator information was obtained from markings on the ground, and the Texas Railroad Commission website.
- This easement is recorded in Volume 630, Page 95, Real Property Records, Johnson County, Texas.
- This easement is recorded in Volume 839, Page 251, Real Property Records, Johnson County, Texas.
- Abbreviations:
 - IPF = Iron Pin Found
 - POB = Point of Beginning
 - UE = Utility Easement
 - IPS = 1/2" Iron Pin Set with yellow cap stamped "AREA SURVEYING"
 - DRJCT = Deed Records, Johnson County, Texas



50 0 25 50 100 200
Scale: 1" = 50'

Legend

- Light Pole
- Water Meter
- Guy
- Utility Pole
- Telephone Pedestal
- Iron Pin

Area Surveying, Inc.

Roger W. Hart, RPLS

Voice: 817.294.4490 | Web: areasurveying.com
Mail: 8080 S. Hulen St., Suite 360, #226 | Fort Worth, TX 76132
Texas Board of Professional Land Surveying Firm No. 10386003

