



AGENDA
TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD
COUNCIL CHAMBERS
SEPTEMBER 11, 2023
6:00 PM

The Joshua Type A Economic Development Corporation will hold a Regular Meeting in the council chambers, located at 101 S. Main St., Joshua, Texas, on September 11, 2023. 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/87684528484?pwd=c1pHN0hLT01Ib0N6U0tTUllwUktVUT09>

Meeting ID: 87684528484 Passcode: 066907

A member of the public who would like to submit a question on any item listed on this agenda may do so via the following options:

Online: An online speaker card may be found on the City's website (cityofjoshuatx.us) on the Agenda/Minutes/Recordings page. Speaker cards received will be read during the meeting in the order received by the City Secretary.

By phone: Please call 817/558-7447 ext. 2003 no later than 5:00 pm on the meeting day and provide your name, address, and question. The City Secretary will read your question in the order they are received.

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 and financial statement for August 2023. (Staff Resource: M. Peacock)
- 2.** Discuss, consider, and possible action on the meeting minutes of August 14, 2023. (Staff Resource: A. Holloway)
- 3.** Discuss, consider and possible action on the approval of the FY 2023-24 Annual Budget. (Staff Resource: M. Peacock)

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 817/558-7447.

CERTIFICATE:

I hereby certify that the above agenda was posted on the 5th day of September 2023 by 5:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, TRMC, MMC
City Secretary

City of Joshua
 Financial Statement
 As of August 31, 2023

9/5/2023 1

Item 1.

200 - 4A Economic Development	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Tax Revenue	68,361.38	52,062.50	16,298.88	635,018.08	625,000.00	101.60%	(10,018.08)
Investment Earnings	4,676.51	41.65	4,634.86	24,737.55	500.00	4947.51%	(24,237.55)
Miscellaneous	1,729.00	8,333.33	(6,604.33)	2,382.50	100,000.00	2.38%	97,617.50
Transfers In	0.00	0.00	0.00	1,387,961.00	0.00	0.00%	(1,387,961.00)
Revenue Totals	<u>74,766.89</u>	<u>60,437.48</u>	<u>14,329.41</u>	<u>2,050,099.13</u>	<u>725,500.00</u>	<u>282.58%</u>	<u>(1,324,599.13)</u>
Expense Summary							
Personnel	484.99	927.08	(442.09)	5,324.10	11,125.00	47.86%	5,800.90
Debt Service	0.00	33,935.00	(33,935.00)	137,870.00	137,870.00	100.00%	0.00
Capital Outlay	0.00	2,500.00	(2,500.00)	1,404,099.50	30,000.00	4680.33%	(1,374,099.50)
Miscellaneous	2,417.87	12,523.67	(10,105.80)	21,381.47	150,300.00	14.23%	128,918.53
Economic Development	83.96	3,582.50	(3,498.54)	8,507.08	43,000.00	19.78%	34,492.92
Joshua Station Development	21,147.18	2,916.00	18,231.18	53,187.23	35,000.00	151.96%	(18,187.23)
Transfers Out	78,210.00	15,642.00	62,568.00	78,210.00	78,210.00	100.00%	0.00
Expense Totals	<u>102,344.00</u>	<u>72,026.25</u>	<u>30,317.75</u>	<u>1,708,579.38</u>	<u>485,505.00</u>	<u>351.92%</u>	<u>(1,223,074.38)</u>

City of Joshua
 Financial Statement
 As of August 31, 2023

9/5/2023 1

Item 1.

200 - 4A Economic Development	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Tax Revenue							
200-4003 Sales Tax	68,361.38	52,062.50	16,298.88	635,018.08	625,000.00	101.60%	(10,018.08)
Tax Revenue Totals	68,361.38	52,062.50	16,298.88	635,018.08	625,000.00	101.60%	(10,018.08)
Investment Earnings							
200-4600 Interest Income	4,676.51	41.65	4,634.86	24,737.55	500.00	4947.51%	(24,237.55)
Investment Earnings Totals	4,676.51	41.65	4,634.86	24,737.55	500.00	4947.51%	(24,237.55)
Miscellaneous							
200-4901 Misc. Revenue	1,729.00	8,333.33	(6,604.33)	2,382.50	100,000.00	2.38%	97,617.50
Miscellaneous Totals	1,729.00	8,333.33	(6,604.33)	2,382.50	100,000.00	2.38%	97,617.50
Transfers In							
200-4902 Proceeds From Debt	0.00	0.00	0.00	1,387,961.00	0.00	0.00%	(1,387,961.00)
Transfers In Totals	0.00	0.00	0.00	1,387,961.00	0.00	0.00%	(1,387,961.00)
Revenue Totals	74,766.89	60,437.48	14,329.41	2,050,099.13	725,500.00	282.58%	(1,324,599.13)

City of Joshua
 Financial Statement
 As of August 31, 2023

9/5/2023 1:53:

Item 1.

200 - 4A Economic Development Non-Departmental	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	2,500.00	(2,500.00)	1,404,099.50	30,000.00	4680.33%	(1,374,099.50)
Debt Service	0.00	33,935.00	(33,935.00)	137,870.00	137,870.00	100.00%	0.00
Economic Development	83.96	3,582.50	(3,498.54)	8,507.08	43,000.00	19.78%	34,492.92
Joshua Station Development	21,147.18	2,916.00	18,231.18	53,187.23	35,000.00	151.96%	(18,187.23)
Miscellaneous	2,417.87	12,523.67	(10,105.80)	21,381.47	150,300.00	14.23%	128,918.53
Personnel	484.99	927.08	(442.09)	5,324.10	11,125.00	47.86%	5,800.90
Non-Departmental Totals	<u>24,134.00</u>	<u>56,384.25</u>	<u>(32,250.25)</u>	<u>1,630,369.38</u>	<u>407,295.00</u>	<u>400.29%</u>	<u>(1,223,074.38)</u>

200 - 4A Economic Development General Non-Departmental	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Transfers Out	78,210.00	15,642.00	62,568.00	78,210.00	78,210.00	100.00%	0.00
General Non-Departmental Totals	<u>78,210.00</u>	<u>15,642.00</u>	<u>62,568.00</u>	<u>78,210.00</u>	<u>78,210.00</u>	<u>100.00%</u>	<u>0.00</u>
Expense Total	<u>102,344.00</u>	<u>72,026.25</u>	<u>30,317.75</u>	<u>1,708,579.38</u>	<u>485,505.00</u>	<u>351.92%</u>	<u>(1,223,074.38)</u>

City of Joshua
 Financial Statement
 As of August 31, 2023

9/5/2023 1

Item 1.

200 - 4A Economic Development Non-Departmental	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
200-00-5150 Training/Travel	400.00	583.33	(183.33)	3,774.12	7,000.00	53.92%	3,225.88
200-00-5160 Dues/Memberships	84.99	343.75	(258.76)	1,549.98	4,125.00	37.58%	2,575.02
200-00-5574 2018 Revenue Bonds -	0.00	33,935.00	(33,935.00)	67,870.00	67,870.00	100.00%	0.00
200-00-5574 2018 Revenue Bonds -	0.00	0.00	0.00	70,000.00	70,000.00	100.00%	0.00
200-00-5600 Capital Outlay > \$5,000	0.00	2,500.00	(2,500.00)	0.00	30,000.00	0.00%	30,000.00
200-00-5700 Land Purchase	0.00	0.00	0.00	1,404,099.50	0.00	0.00%	(1,404,099.50)
200-00-5840 380 Agreement Expenses	1,874.31	816.67	1,057.64	9,678.81	9,800.00	98.76%	121.19
200-00-5853 Joshua Area Chamber Of	0.00	1,500.00	(1,500.00)	0.00	18,000.00	0.00%	18,000.00
200-00-5860 Joshua Station Utilities	1,387.18	1,666.00	(278.82)	16,502.23	20,000.00	82.51%	3,497.77
200-00-5860 Joshua Station Development	19,760.00	1,250.00	18,510.00	36,685.00	15,000.00	244.57%	(21,685.00)
200-00-5880 Facade Grant Funding	0.00	8,333.33	(8,333.33)	5,000.00	100,000.00	5.00%	95,000.00
200-00-5909 Miscellaneous Expense	42.56	41.67	0.89	952.02	500.00	190.40%	(452.02)
200-00-5930 Advertising	501.00	3,332.00	(2,831.00)	5,750.64	40,000.00	14.38%	34,249.36
200-00-5955 Supplies	20.00	0.00	20.00	41.00	0.00	0.00%	(41.00)
200-00-5955 Type A Administrative	63.96	2,082.50	(2,018.54)	8,466.08	25,000.00	33.86%	16,533.92
Non-Departmental Totals	24,134.00	56,384.25	(32,250.25)	1,630,369.38	407,295.00	400.29%	(1,223,074.38)

City of Joshua
 Financial Statement
 As of August 31, 2023

9/5/2023 11:00 AM

Item 1.

200 - 4A Economic Development General Non-Departmental	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
200-02-5975 Transfer To General Fund	78,210.00	15,642.00	62,568.00	78,210.00	78,210.00	100.00%	0.00
General Non-Departmental Totals	78,210.00	15,642.00	62,568.00	78,210.00	78,210.00	100.00%	0.00
Expense Totals	102,344.00	72,026.25	30,317.75	1,708,579.38	485,505.00	351.92%	(1,223,074.38)



MINUTES
TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD
COUNCIL CHAMBERS
AUGUST 14, 2023
6:00 PM

PRESENT

President Shelly Anderson
 Director Linda Childers
 Director Josh Burns
 Director Aleshia Hayes

STAFF

Mike Peacock, City Manager
 Molly Martin, EDC Director
 Alice Holloway, City Secretary

ABSENT

Director Johnny Waldrip
 Director David Morgan

The Joshua Type A Economic Development Corporation held a Regular Meeting in the council chambers located at 101 S. Main St., Joshua, Texas, on August 14, 2023. 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/89153837891?pwd=RINwNVErNWJFZGNEMmNHb3N4ak11UT09>

Meeting ID: 89153837891 Passcode: 418173

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Director Anderson announced a quorum and called the meeting to order at 6:02 pm.

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.

NA

C. REGULAR AGENDA

1. Review and discuss questions related to the budget report and financial statement for July 2023. (Staff Resource: M. Peacock)

City Manager Peacock presented the July 2023 financial statement.

2. Discuss, consider, and possible action on the July 18, 2023, meeting minutes. (Staff Resource: A. Holloway)

Motion made by Director Burns to approve the meeting minutes of July 18, 2023. Seconded by Director Hayes.

Voting Yea: President Anderson, Director Childers, Director Burns, Director Hayes

3. Discuss and receive recommendations on amendments to the EDC Type A Bylaws. (Staff Resource: A. Holloway)

Motion made by Director Burns to approve the amendment to item ten adding the verbiage "as required by state law". Seconded by Director Childers.

Voting Yea: President Anderson, Director Childers, Director Burns, Director Hayes

4. Discuss, consider, and possible action on a resolution authorizing a project to expend funds in accordance with the bylaws and the laws of the State of Texas up to Three Million Dollars (\$3,000,000) to promote and develop a new business enterprise known as Retail Container Park. (Staff Resource: M. Martin)

Director Hayes asked how the container park was going to be maintained. EDC Director Martin stated that it is unknown at the time and a plan will need to be developed. City Manager Peacock stated that artificial turf will be used for the area and the city police will provide security during events.

Director Burns asked what changed with the first proposal and the proposal presented during this meeting. EDC Director Martin stated that phase two has gone away and the whole project will be in one phase.

Motion made by Director Burns to table until the September meeting requiring staff to present a site plan, business plan, and proposed budget and having the required public hearing. Seconded by Director Childers.

Voting Yea: President Anderson, Director Childers, Director Burns, Director Hayes

Director Burns asked where is the business plan? EDC Director Martin stated that there is not one and that is something that needs to be discussed.

Director Burns asked who is going to be responsible to manage the park. EDC Director Martin stated no plan is in place. In addition, she stated that there are three options to consider:

1. 3rd Party
2. Chamber
3. Sell to developer

Director Burns asked how many parking spots will be available. EDC Director Martin stated that there are more than what is required, and the YMCA parking lot can be used as an overflow.

Director Hayes stated that she does not feel comfortable approving a project without an itemized budget.

Director Burns stated that he loves the project and supports it, but opposes approving the project without a site plan, business plan, and a budget.

Motion made by Director Burns to table this item until the September meeting, directed staff to present a site plan, business plan, budget and prepare for the required public hearing per the bylaws. Seconded by Director Childers.

Voting Yea: President Anderson, Director Childers, Director Burns, Director Hayes

- 5. Discuss, consider, and possible action on the FY 2023-24 proposed budget. (Staff Resource: M. Peacock)

City Manager Peacock presented the proposed budget.

No action is needed per City Manager Peacock.

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.)

Director Hayes- Polling our community to see what they would like for the corporation to be doing.

E. ADJOURN

Director Anderson adjourned the meeting at 6:57 pm.

Shelley Anderson
President

Alice Holloway, TRMC, MMC
City Secretary

Approved: August 15, 2023

TYPE A ECONOMIC DEVELOPMENT



	2021-2022 Audited	2022-2023 Amended Budget	2023-2024 Proposed Budget	Variance Proposed to Amended
REVENUES				
200-4003 Sales Tax	\$ 685,900	\$ 625,000	\$ 700,000	\$ 75,000
200-4600 Interest Income	\$ 1,289	\$ 500	\$ 20,000	\$ 19,500
200-4901 Miscellaneous Revenue	\$ -	\$ 100,000	\$ 90,000	\$ (10,000)
200-4904 Proceeds from Disposal	\$ 400,752	\$ -	\$ -	\$ -
TOTAL REVENUES	\$ 1,087,941	\$ 725,500	\$ 810,000	\$ 84,500
EXPENDITURES				
Joshua Station Development				
200-00-5860 Joshua Station Development	\$ 1,710	\$ 15,000	\$ 10,000	\$ (5,000)
200-00-5860.01 Joshua Station Utilities	\$ 22,474	\$ 20,000	\$ 26,000	\$ -
200-00-5860.02 Container Park	\$ -	\$ -	\$ 500,000	\$ 500,000
	\$ 24,184	\$ 35,000	\$ 536,000	\$ 495,000
Expand Business				
200-00-5840 380 Agreement Expenses	\$ 6,335	\$ 9,800	\$ 10,000	\$ 200
200-00-5880 Façade Grant Funding	\$ -	\$ 100,000	\$ 90,000	\$ (10,000)
200-00-5853 Joshua Area Chamber of Commerce	\$ -	\$ 18,000	\$ 18,000	\$ -
200-00-5920 Downtown Infrastructure	\$ 37,701	\$ -	\$ 350,000	\$ 350,000
200-00-5930 Advertising & Promotions	\$ 6,993	\$ 40,000	\$ 40,000	\$ -
	\$ 51,029	\$ 167,800	\$ 508,000	\$ 340,200
Administrative				
200-00-5150 Training & Travel	\$ -	\$ 7,000	\$ 7,000	\$ -
200-00-5160 Dues & Subscriptions	\$ -	\$ 4,125	\$ 4,500	\$ 375
200-00-5213 Uniforms	\$ -	\$ -	\$ 500	\$ 500
200-00-5909 Miscellaneous	\$ 526	\$ 500	\$ 1,500	\$ 1,000
200-00-5955 Administrative	\$ 5,936	\$ 25,000	\$ 25,000	\$ -
	\$ 6,462	\$ 36,625	\$ 38,500	\$ 1,875
Debt Service				
200-00-5574.01 2018 Revenue Bonds -Principal	\$ 70,000	\$ 70,000	\$ 75,000	\$ 5,000
200-00-5574.02 2018 Revenue Bonds - Interest	\$ 70,159	\$ 67,870	\$ 65,407	\$ (2,463)
200-00-5580.01 Series 2022 Note - Principal	\$ -	\$ -	\$ 70,499	\$ 70,499
200-00-5580.02 Series 2022 Note - Interest	\$ -	\$ -	\$ 41,913	\$ 41,913
	\$ 140,159	\$ 137,870	\$ 252,819	\$ 114,949
Capital Improvements				
200-00-5600 Capital Outlay	\$ 196,610	\$ 30,000	\$ -	\$ (30,000)
	\$ 196,610	\$ 30,000	\$ -	\$ (30,000)
Community Events				
200-00-5800 Community Events	\$ -	\$ -	\$ 15,000	\$ 15,000
	\$ -	\$ -	\$ 15,000	\$ 15,000
Transfers				
200-02-5975 Transfer to General Fund	\$ 55,000	\$ 78,210	\$ 129,693	\$ 51,483
200-02-5979 Transfer to Capital Improvement Fund	\$ 130,705	\$ -	\$ -	\$ -
	\$ 185,705	\$ 78,210	\$ 129,693	\$ 51,483
TOTAL EXPENDITURES	\$ 267,380	\$ 317,635	\$ 1,480,012	\$ 1,162,377
REV OVER (UNDER) EXP	\$ 820,561	\$ 407,865	\$ (670,012)	\$ (1,077,877)