



AGENDA
TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD
COUNCIL CHAMBERS
OCTOBER 12, 2026
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. City Secretary to administer the Oath of Office to newly appointed directors.
2. Discuss, consider, and possible action on the appointment of the following positions for a one-year term:
 - President
 - Vice President
 - Secretary
 - Treasurer
3. Review and discuss questions related to the budget report for August 2026. (Staff Resource: M. Peacock)
4. Discuss, consider, and possible action on the September 14, 2026, meeting minutes.
5. Discuss, consider, and possible action on amending the FY 2027 budget. (Staff Resource: M. Freelen)
6. Discussion on the Economic Development Monthly Staff Report.

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 October 06, 2026, 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
October 12, 2026**

Regular Agenda Item

Agenda Description:

Review and discuss questions related to the budget report for August 2026. (Staff Resource: M. Peacock)

Background Information:

The Bylaws of Joshua Type A Economic Development Corporation state in Section 6 of Article III that “The treasurer shall see to the entry in the books of the Corporation full and accuate accounts of all monies received and paid out on account of the Corporation.” The budget report provided reflects the referenced accounting of transactions.

Financial Information:

Target percentage of 92% is based on eleven of the twelve months in the fiscal year being complete.

City Contact and Recommendations:

Mike Peacock, City Manager

Attachments:

1. Budget Report for August 2026



		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 200 - 4A Economic Development							
Revenue							
Dept: 81 - Sales taxes							
200-81-401000	Sales Tax	700,000.00	700,000.00	72,992.94	750,372.70	50,372.70	107.20 %
	Dept: 81 - Sales taxes Total:	700,000.00	700,000.00	72,992.94	750,372.70	50,372.70	107.20%
Dept: 88 - Investment earnings							
200-88-460000	Interest Income	50,000.00	50,000.00	7,809.28	81,450.94	31,450.94	162.90 %
	Dept: 88 - Investment earnings Total:	50,000.00	50,000.00	7,809.28	81,450.94	31,450.94	162.90%
Dept: 89 - Miscellaneous							
200-89-490100	Miscellaneous Revenue	0.00	0.00	0.00	3,395.00	3,395.00	0.00 %
	Dept: 89 - Miscellaneous Total:	0.00	0.00	0.00	3,395.00	3,395.00	0.00%
	Revenue Total:	750,000.00	750,000.00	80,802.22	835,218.64	85,218.64	111.36%
	Fund: 200 - 4A Economic Development Total:	750,000.00	750,000.00	80,802.22	835,218.64	85,218.64	111.36%
	Report Total:	750,000.00	750,000.00	80,802.22	835,218.64	85,218.64	111.36%



City of Joshua, TX

Budget Report Account Summary

Item 3.

For Fiscal: 2025-2026 Period Ending: 08/31/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 200 - 4A Economic Development							
Expense							
Dept: 23 - Economic Development							
200-23-500110	Salaries	123,122.00	123,889.00	9,530.31	108,136.63	15,752.37	87.29 %
200-23-500112	Worker's Comp	275.00	275.00	0.00	268.00	7.00	97.45 %
200-23-500117	Longevity Pay	140.00	140.00	0.00	140.00	0.00	100.00 %
200-23-500120	Payroll Taxes	1,858.00	1,930.00	123.40	1,612.37	317.63	83.54 %
200-23-500130	Benefits	10,094.00	11,616.00	869.86	9,519.61	2,096.39	81.95 %
200-23-500140	TMRS	7,467.00	13,327.00	1,163.08	11,609.89	1,717.11	87.12 %
200-23-500150	Training & Travel	7,470.00	7,470.00	0.00	3,229.11	4,240.89	43.23 %
200-23-500160	Dues & Subscriptions	1,590.00	1,590.00	0.00	1,962.25	-372.25	123.41 %
200-23-500161	Surety Bonds	130.00	130.00	0.00	0.00	130.00	0.00 %
200-23-500213	Uniforms	500.00	500.00	0.00	0.00	500.00	0.00 %
200-23-500220	Office Supplies	0.00	0.00	0.45	49.95	-49.95	0.00 %
200-23-500410	Software Maintenance	20,127.00	20,127.00	15,975.98	17,823.90	2,303.10	88.56 %
200-23-500750	Mobile Technology	485.28	485.28	37.99	379.90	105.38	78.28 %
200-23-500800	Events	15,000.00	33,000.00	0.00	12,881.92	20,118.08	39.04 %
200-23-500840	380 Agreement Expenses	10,260.00	10,260.00	0.00	8,440.75	1,819.25	82.27 %
200-23-500853	Joshua Area Chamber of Commerce	18,000.00	0.00	0.00	0.00	0.00	0.00 %
200-23-500861	Joshua Station Utilities	12,596.00	12,596.00	1,114.78	14,347.87	-1,751.87	113.91 %
200-23-500880	Facade Grant Funding	80,000.00	80,000.00	0.00	0.00	80,000.00	0.00 %
200-23-500881	Other Grant Funding	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00 %
200-23-500909	Miscellaneous	0.00	7,992.00	0.00	684.49	7,307.51	8.56 %
200-23-500930	Advertising	13,000.00	13,000.00	0.00	1,934.66	11,065.34	14.88 %
200-23-500955	Administrative	640.00	640.00	0.00	400.00	240.00	62.50 %
Dept: 23 - Economic Development Total:		332,754.28	348,967.28	28,815.85	193,421.30	155,545.98	55.43%
Dept: 95 - Debt Service							
200-95-555742	2018 Revenue Bonds - Interest	59,895.00	59,895.00	0.00	59,894.50	0.50	100.00 %
200-95-555802	Series 2022 Note - Interest	66,161.00	66,161.00	0.00	67,531.62	-1,370.62	102.07 %
200-95-565741	2018 Revenue Bonds - Principal	80,000.00	80,000.00	0.00	80,000.00	0.00	100.00 %
200-95-565801	Series 2022 Note - Principal	46,252.00	46,252.00	0.00	44,880.98	1,371.02	97.04 %
Dept: 95 - Debt Service Total:		252,308.00	252,308.00	0.00	252,307.10	0.90	100.00%
Dept: 97 - Transfers out							
200-97-597300	Transfer to 4B EDC	0.00	0.00	25,000.00	25,000.00	-25,000.00	0.00 %
200-97-597700	Transfer to Capital Improvement	0.00	78,694.00	0.00	78,694.00	0.00	100.00 %
Dept: 97 - Transfers out Total:		0.00	78,694.00	25,000.00	103,694.00	-25,000.00	131.77%
Expense Total:		585,062.28	679,969.28	53,815.85	549,422.40	130,546.88	80.80%
Fund: 200 - 4A Economic Development Total:		585,062.28	679,969.28	53,815.85	549,422.40	130,546.88	80.80%
Report Total:		585,062.28	679,969.28	53,815.85	549,422.40	130,546.88	80.80%



MINUTES
TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD
COUNCIL CHAMBERS
SEPTEMBER 14, 2026
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

Director Anderson announced a quorum and called the meeting to order at 6:00 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 for July 2026. (Staff Resource: M. Peacock)

Asst. City Manager Maldonado presented the budget report for July 2026. Mr. Maldonado stated that there were no major expenditures.

2. Discuss, consider, and possible action on the June 08, 2026, meeting minutes. (Staff Resource: A. Holloway)

Motion made by Director Henderson to approve as presented. Seconded by Director Webb.
 Voting Yea: President Anderson, Director Webb, Director Childers, Director Henderson, Director Rayburn

3. Discussion and receive an update regarding the July 3, 2026, America's 250th Celebration. (Staff Resource: A. Holloway)

City Secretary Holloway gave a brief update regarding the July 3, 2026, America's 250th Celebration. Mrs. Holloway stated that neither the city's general funds nor Type B money was used to help fund the event. It was a great event with approximately 5,000 attendees.

4. Discuss, consider, and possible action on sponsoring the City of Joshua's 2026 Christmas on Main Street event and the 2027 Independence Day Celebration. (Staff Resource: A. Holloway & M. Peacock)

Motion made by Director Rayburn to sponsor in the amount of \$10,000. Seconded by Director Webb.
 Voting Yea: President Anderson, Director Webb, Director Childers, Director Henderson, Director Rayburn

5. Discuss, consider, and possible action amending the FY 2026 budget. (Staff Resource: M. Freelen)

Motion made by Director Rayburn to approve the amendment with the transfer from the Independence Day event. Seconded by Director Henderson.

Voting Yea: President Anderson, Director Webb, Director Childers, Director Henderson, Director Rayburn

6. Discussion on the Economic Development Director's Monthly Report.

Asst. City Manager Maldonado stated that Nora is out, but her report is attached. Mr. Maldonado stated that he is happy to answer any questions about the report.

Director Anderson asked staff to see how we can help businesses during the Christmas event.

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

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NA

E. ADJOURN

Director Anderson adjourned the meeting at 6:55 pm.

Approved: October 12, 2026

Shelly Anderson, President

ATTEST:

Alice Holloway, City Secretary



**Type A Economic
Development Corporation
Board Agenda
October 12, 2026**

Regular Agenda Item

Agenda Description:

Discuss, consider, and possible action amending the FY 2027 budget. (Staff Resource: M. Freelen)

Background Information:

As stated in Article 6 Section 08 of the City of Joshua Charter, “In case of public necessity, expenditures to meet unusual and unforeseen conditions which could not, by reasonable diligence, thought and attention have been included in the original budget, may from time to time be authorized.”

Financial Information:

This amendment is the first amendment to the Fiscal Year 2027 budget. This amendment has no effect on fund balance.

City Contact and Recommendations:

Marcie Freelen, Finance Director

Attachments:

1. Budget Amendment



FY 2026-27 Budget Amendment Type A

	GL Account Number	GL Account Name	Adopted Budget	Adjustment	Amended Budget
Revenues					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
	Total Revenues Added			\$0.00	\$0.00
Expenditures					
Christmas on Main Sponsorship	200-97-597150	Transfer to Donation Fund	\$0.00	\$10,000.00	\$10,000.00
Christmas on Main Sponsorship	200-23-500930	Advertising	\$80,000.00	(\$10,000.00)	\$70,000.00
			total expenses added	\$0.00	
			total revenues added	\$0.00	
			net change	\$0.00	

City of Joshua

EDC Monthly Staff Report

Period: September 2026

Prepared by: Nora Fussner

Business Retention/Business Spotlights:

State Farm Jamye Kelley

Napoli's Pizza and Pasta

Planning & Zoning Projects:

Caddo Peak Addition

- Coordinating with City attorney and JCSUD attorney to get JCSUD approval letter

Moura Estates

- Review of resubmittal and coordinating with City Engineer
- Comments sent to applicant, engineer and project manager
- Waiting on response from applicant

Joshua Meadows, Phase 4

- All engineering comments have been resolved
- Coordinating with JCSUD and City Engineer over infrastructure
- Waiting on Final plat to be submitted for review

Joshua Gardens

- Comments to applicant
- Coordinating with City Engineer and applicant about pending comments and Developers Agreement
- Waiting on submittal of Developers Agreement

La Paloma Estates Preliminary Plat

- Resolved all pending comments on the preliminary plat
- Staff report and all supporting documentation for P&Z

Owl's Roost

- Review of resubmittal documents
- Coordinating with engineer and fire marshal

531 Cooper Ln. PD Amendment

- Review of submittal documents
- Comments to applicant

Address all Planning and Zoning-related inquiries, concerns, and issues from the citizens and developers via phone, email, and walk-in visits.

Special Events:

Joshua's Winter Wonderland Christmas Team

Ribbon Cutting for the rebranding of Pathway