



AGENDA
TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD
COUNCIL CHAMBERS
JUNE 10, 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 May 2025. (Staff Resource: M. Peacock)
2. Discuss, consider, and possible action on the May 12, 2025, meeting minutes. (Staff Resource: A. Holloway)
3. Discuss, consider, and possible action on the approval of the Economic Development Type A 2025-2026 Budget. (Staff Resource: M. Peacock)

D. STAFF REPORT

1. Monthly Economic Development Staff Report

E. EXECUTIVE SESSION

The Type A Economic Development Corporation of the City of Joshua will recess into Executive Session (Closed Meeting) pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, to discuss the following:

1. Pursuant to Section 551.087 of the Texas Government Code: to discuss or deliberate regarding commercial or financial information received from or the offer of a financial or other incentive made to a business prospect seeking to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations.
2. Pursuant to Section 551.072 of the Texas Government Code: to discuss or deliberate the purchase, exchange, lease, or value of real property.

F. RECONVENE INTO EXECUTIVE SESSION

In accordance with the Texas Government Code, Section 551, the Type A Economic Development Corporation will reconvene into regular session and consider action, if any, on matters discussed in executive session.

G. 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.)

H. ADJOURN

The Type A Economic Development Corporation reserves the right to meet in an 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 June 04, 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
June 9, 2025**

Regular Agenda Item

Agenda Description:

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

Background Information:

Financial Information:

City Contact and Recommendations:

Mike Peacock, City Manager

Attachments:

1. Budget Report for May 2025



		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 200 - 4A Economic Development							
Dept: 81 - Sales taxes							
Dept: 81 - Sales taxes							
200-81-401000	Sales Tax	693,000.00	693,000.00	77,829.49	512,405.32	-180,594.68	73.94 %
	Dept: 81 - Sales taxes Total:	693,000.00	693,000.00	77,829.49	512,405.32	-180,594.68	73.94%
	Dept: 81 - Sales taxes Total:	693,000.00	693,000.00	77,829.49	512,405.32	-180,594.68	73.94%
Dept: 88 - Investment earnings							
Dept: 88 - Investment earnings							
200-88-460000	Interest Income	50,000.00	50,000.00	6,551.73	51,963.94	1,963.94	103.93 %
	Dept: 88 - Investment earnings Total:	50,000.00	50,000.00	6,551.73	51,963.94	1,963.94	103.93%
	Dept: 88 - Investment earnings Total:	50,000.00	50,000.00	6,551.73	51,963.94	1,963.94	103.93%
	Fund: 200 - 4A Economic Development Total:	743,000.00	743,000.00	84,381.22	564,369.26	-178,630.74	75.96%
	Report Total:	743,000.00	743,000.00	84,381.22	564,369.26	-178,630.74	75.96%



City of Joshua, TX

Budget Report Account Summary

For Fiscal: 2024-2025 Period Ending: 05/31/2025

Item 1.

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 200 - 4A Economic Development							
Dept: 23 - Economic Development							
Dept: 23 - Economic Development							
200-23-500150	Training & Travel	7,765.00	7,765.00	0.00	1,467.53	6,297.47	18.90 %
200-23-500160	Dues & Subscriptions	3,437.00	3,437.00	975.00	1,575.00	1,862.00	45.82 %
200-23-500213	Uniforms	500.00	500.00	0.00	0.00	500.00	0.00 %
200-23-500410	Software Maintenance	1,080.00	1,080.00	0.00	1,991.98	-911.98	184.44 %
200-23-500750	Mobile Technology	485.00	485.00	0.00	37.99	447.01	7.83 %
200-23-500800	Events	15,000.00	15,000.00	0.00	167.90	14,832.10	1.12 %
200-23-500840	380 Agreement Expenses	60,260.00	266,304.00	86,323.45	212,448.96	53,855.04	79.78 %
200-23-500853	Joshua Area Chamber of Commerce	18,000.00	18,000.00	0.00	0.00	18,000.00	0.00 %
200-23-500861	Joshua Station Utilities	11,806.00	11,806.00	1,114.79	6,615.16	5,190.84	56.03 %
200-23-500880	Facade Grant Funding	85,000.00	85,000.00	0.00	5,000.00	80,000.00	5.88 %
200-23-500930	Advertising	32,000.00	32,000.00	335.75	4,607.55	27,392.45	14.40 %
200-23-500955	Administrative	240.00	240.00	20.00	740.95	-500.95	308.73 %
200-23-560920	Downtown Infrastructure Revitalizat..	350,000.00	350,000.00	0.00	0.00	350,000.00	0.00 %
Dept: 23 - Economic Development Total:		585,573.00	791,617.00	88,768.99	234,653.02	556,963.98	29.64%
Dept: 23 - Economic Development Total:		585,573.00	791,617.00	88,768.99	234,653.02	556,963.98	29.64%
Dept: 95 - Debt Service							
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	51.08 %
200-95-555802	Series 2022 Note - Interest	43,846.00	43,846.00	0.00	68,921.24	-25,075.24	157.19 %
200-95-565741	2018 Revenue Bonds - Principal	75,000.00	75,000.00	0.00	75,000.00	0.00	100.00 %
200-95-565801	Series 2022 Note - Principal	68,566.00	68,566.00	0.00	43,491.36	25,074.64	63.43 %
Dept: 95 - Debt Service Total:		250,160.00	250,160.00	0.00	219,465.35	30,694.65	87.73%
Dept: 95 - Debt Service Total:		250,160.00	250,160.00	0.00	219,465.35	30,694.65	87.73%
Dept: 97 - Transfers out							
Dept: 97 - Transfers out							
200-97-597100	Transfer To General Fund	129,827.00	129,827.00	0.00	0.00	129,827.00	0.00 %
Dept: 97 - Transfers out Total:		129,827.00	129,827.00	0.00	0.00	129,827.00	0.00%
Dept: 97 - Transfers out Total:		129,827.00	129,827.00	0.00	0.00	129,827.00	0.00%
Fund: 200 - 4A Economic Development Total:		965,560.00	1,171,604.00	88,768.99	454,118.37	717,485.63	38.76%
Report Total:		965,560.00	1,171,604.00	88,768.99	454,118.37	717,485.63	38.76%



MINUTES
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

President 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 April 2025. (Staff Resource: M. Peacock)

City Manager Peacock provided an overview of the budget report and introduced the new financial reporting software. He informed the Corporation that the Finance Director will be present at the next meeting to provide additional insight. He also noted that the Finance Director confirmed the negative figure in the report is a positive indicator.

2. Discuss, consider, and possible action on April 14, 2025, meeting minutes.

Motion made by Director Waldrip to approve as presented. Seconded by Director Childers.
Voting Yea: President Anderson, Director Morgan, Director Waldrip, Director Childers, Director Farley, Alternate 1 Rayburn, Alternate 2 Walden

3. Discuss, consider, and possible action on approval of the FY2024- 25 Mid-Year Budget Amendment.

Motion made by Alternate 2 Walden to approve the 24-25 Mid-Year Budget Amendment. Seconded by Alternate 1 Rayburn.
Voting Yea: President Anderson, Director Morgan, Director Waldrip, Director Childers, Director Farley, Alternate 1 Rayburn, Alternate 2 Walden

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.

Motion made by Director Morgan to approve the final agreement as presented. Seconded by Director Farley.

Voting Yea: President Anderson, Director Morgan, Director Waldrip, Director Childers, Director Farley, Alternate 1 Rayburn, Alternate 2 Walden

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.

Mrs. Fussner informed the Corporation that staff is exploring opportunities to assist a current business with the construction of an approach, driveway, and drainage swales, as the business is planning an expansion at its current location.

City Manager Peacock noted that this business was the first company brought in by Economic Development Director Martin. Although the company experienced a temporary downturn, they have since recovered and are currently performing well. He also discussed existing issues with street infrastructure in the area.

Mr. Tanner West, CEO of the business, shared that the company originated in East Texas and relocated to Joshua in 2022. He explained that fluctuating interest rates and the broader political climate had impacted their operations, but since the presidential election, revenue has rebounded. The company is now projecting annual revenues of \$11–12 million.

Mr. West expressed the company's intent to continue growing. However, he acknowledged that recent flooding this year has affected their operations.

President Anderson inquired about the estimated cost of improvements, and City Manager Peacock responded that the total is projected to be between \$60,000 and \$75,000.

Director Waldrip asked whether the business was aware that the property was in a floodplain. Mr. West confirmed they were aware.

City Manager Peacock stated that the City's Public Works Department will fund a drainage study, and the street drainage issues will be addressed regardless of the EDC's involvement, as part of broader infrastructure improvements.

Director Walden asked whether County Road 904 can currently support truck traffic. City Manager Peacock confirmed that it can.

In response to a question from Director Rayburn, Mr. West confirmed he resides in Fort Worth and that the company offers an average wage of \$22 per hour. The business is privately owned.

Direction:

The Corporation provided consensus directions for staff to move forward with the project regarding getting quotes.

6. Discussion on temporarily suspending funding for new parking spaces.

City Manager Peacock stated that he will consult with the City Attorney to determine the most appropriate method for suspending funding for additional parking improvements. He noted that the City has already added over 200 parking spaces.

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

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- EDC Monthly Report
- Businesses around the car wash
- Land next to the proposed Container Park.
- Executive Session- property

E. ADJOURN

President Anderson adjourned the meeting at 7:55 pm.

Approved: June 10, 2025

Shelly Anderson, President

Attest:

Alice Holloway, City Secretary



**Type A Economic
Development Corporation
Board Agenda
June 9, 2025**

Regular Agenda Item

Agenda Description:

Discuss, consider, and possible action on the approval of the Economic Development Type A 2025-2026 Budget. (Staff Resource: M. Peacock)

Background Information:

The 2025-2026 Economic Development Type A Budget begins with a fund balance of \$2,096,688 and is set to generate annual revenue of \$750,000. With proposed expenditures totaling \$574,720, this budget focuses on advancing strategic economic initiatives to drive growth and enhance the local business environment. By effectively utilizing available resources, we aim to support key development projects, attract new investments, and foster a thriving economic landscape for the community.

Financial Information:

See the attached detailed budget.

City Contact and Recommendations:

Mike Peacock, City Manager

Attachments:

1. Economic Development Type A Budget for Fiscal Year 2025-2026

TYPE A ECONOMIC DEVELOPMENT



	2022-2023 Audited	2023-2024 Audited	2024-2025 Amended Budget	2024-2025 Estimated Actuals	2025-2026 Proposed Budget
Beginning Fund Balance	\$ 1,570,651	\$ 1,944,890	\$ 2,059,682	\$ 2,059,682	\$ 2,096,688
Revenues					
200-81-401000 Sales Tax	701,191	681,213	693,000	700,000	700,000
200-87-420700 ARPA Funding	5,490	-	-	-	-
200-88-460000 Interest Income	31,702	82,017	50,000	65,000	50,000
200-89-490100 Misc. Revenue	2,383	-	-	-	-
200-96-494000 Proceeds From Debt	1,393,461	-	-	-	-
Total Revenues	\$ 2,134,226	\$ 763,230	\$ 743,000	\$ 765,000	\$ 750,000
Expenditures					
Joshua Station Development					
200-23-500861 Joshua Station Utilities	18,922	14,174	11,806	11,723	12,596
200-23-500862 Station 1-7-4	-	113,707	-	-	-
	\$ 18,922	\$ 127,881	\$ 11,806	\$ 11,723	\$ 12,596
Expand Business					
200-23-500840 380 Agreement Expenses	10,258	90,588	60,260	266,304	10,260
200-23-500880 Façade Grant Funding	5,490	10,000	85,000	5,000	80,000
200-23-500853 Joshua Area Chamber of Commerce	-	4,500	18,000	9,000	18,000
200-23-560920 Downtown Infrastructure	-	-	350,000	-	-
200-23-500930 Advertising & Promotions	6,521	18,922	32,000	26,100	13,000
	\$ 22,269	\$ 124,010	\$ 545,260	\$ 306,404	\$ 121,260
Administrative					
200-23-500110 Salaries	-	-	-	-	123,122
200-23-500112 Worker's Comp	-	-	-	-	275
200-23-500117 Longevity Pay	-	-	-	-	140
200-23-500120 Payroll Taxes	-	-	-	-	1,858
200-23-500130 Benefits	-	-	-	-	9,354
200-23-500140 TMRS	-	-	-	-	7,864
200-23-500150 Training & Travel	4,858	9,172	7,765	6,075	7,470
200-23-500160 Dues & Subscriptions	1,720	4,322	3,437	3,247	1,590
200-23-500161 Surety Bonds	-	-	-	-	130
200-23-500213 Uniforms	-	68	500	500	500
200-23-500410 Software Maintenance	-	-	1,080	4,035	20,127
200-23-500750 Mobile Technology	-	38	485	202	485
200-23-500909 Miscellaneous	1,045	533	-	-	-
200-23-500955 Administrative	8,626	4,109	240	820	640
	\$ 16,249	\$ 18,242	\$ 13,507	\$ 14,880	\$ 173,556
Debt Service					
200-95-550000 Bond Issuance Costs	5,500	-	-	-	-
200-95-565741 2018 Revenue Bonds -Principal	70,000	75,000	75,000	75,000	80,000
200-95-555742 2018 Revenue Bonds - Interest	67,870	65,407	62,748	62,748	59,895
200-95-565801 Series 2022 Note - Principal	-	41,913	68,566	43,491	46,252
200-95-555802 Series 2022 Note - Interest	-	70,499	43,846	68,921	66,161
	\$ 143,370	\$ 252,819	\$ 250,160	\$ 250,161	\$ 252,308
Capital Improvements					
200-23-560000 Capital Outlay	43,444	-	-	-	-
200-23-560700 Land Purchase	1,404,100	-	-	-	-
	\$ 1,447,544	\$ -	\$ -	\$ -	\$ -
Community Events					
200-23-500800 Community Events	-	350	15,000	15,000	15,000
	\$ -	\$ 350	\$ 15,000	\$ 15,000	\$ 15,000
Transfers					
200-97-597100 Transfer to General Fund	111,635	125,135	129,827	129,827	-
	\$ 111,635	\$ 125,135	\$ 129,827	\$ 129,827	\$ -
Total Expenditures	\$ 1,759,988	\$ 648,438	\$ 965,560	\$ 727,994	\$ 574,720
Revenues Over/(Under) Expenditures	\$ 374,239	\$ 114,792	\$ (222,560)	\$ 37,006	\$ 175,280
Ending Fund Balance	\$ 1,944,890	\$ 2,059,682	\$ 1,837,122	\$ 2,096,688	\$ 2,271,968



**Type A Economic
Development Corporation
Board Agenda
June 9, 2025**

Minutes Resolution

Discussion Item

Agenda Description:

Monthly Economic Development Staff Report

Background Information:

The Director of Economic Development will give the board an update on the progress of current projects. (Staff Resource: N. Fussner)

Financial Information:

NA

City Contact and Recommendations:

Nora Fussner, Director of Economic Development

Attachments:

NA