



AGENDA
TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD
COUNCIL CHAMBERS
JANUARY 08, 2024
6:00 PM

The Joshua Type A Economic Development Corporation will hold a Regular Meeting in the City Hall Council Chambers, located at 101 S. Main St., Joshua, Texas, on January 8, 2024. 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/86897730393?pwd=c3JWR09pWHA5VVE0ZjRGUjZPanB3UT09>

Meeting ID: 868 9773 0393 Passcode: 171334

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 December 2023.
(Staff Resource: M. Peacock)
2. Discuss, consider, and possible action on the December 11, 2023, meeting minutes.

D. 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 551.072 of the Texas Government Code: to discuss or deliberate the purchase, exchange, lease, or value of real property.

E. RECONVENE INTO REGULAR SESSION

1. In accordance with 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.

F. 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.)

G. ADJOURN

The 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 the 4th day of January 2024 by 5:30 p.m. on the official bulletin board at Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, TRMC, MMC
City Secretary

City of Joshua
Financial Statement
As of December 31, 2023

1/4/2024 4

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	55,697.47	58,310.00	(2,612.53)	181,555.97	700,000.00	25.94%	518,444.03
Investment Earnings	6,731.60	1,666.00	5,065.60	21,159.74	20,000.00	105.80%	(1,159.74)
Revenue Totals	62,429.07	59,976.00	2,453.07	202,715.71	720,000.00	28.15%	517,284.29
Expense Summary							
Personnel	1,348.96	958.18	390.78	3,016.26	11,500.00	26.23%	8,483.74
Supplies	0.00	41.67	(41.67)	68.00	500.00	13.60%	432.00
Debt Service	112,412.60	9,367.67	103,044.93	112,412.60	252,819.00	44.46%	140,406.40
Special Events	0.00	1,250.00	(1,250.00)	0.00	15,000.00	0.00%	15,000.00
Miscellaneous	5,053.30	41,370.12	(36,316.82)	6,778.07	496,500.00	1.37%	489,721.93
Economic Development	60.44	3,582.50	(3,522.06)	1,686.93	43,000.00	3.92%	41,313.07
Joshua Station Development	39,330.71	8,692.05	30,638.66	50,962.58	104,315.00	48.85%	53,352.42
Transfers Out	0.00	0.00	0.00	0.00	125,286.00	0.00%	125,286.00
Expense Totals	158,206.01	65,262.19	92,943.82	174,924.44	1,048,920.00	16.68%	873,995.56

City of Joshua
Financial Statement
As of December 31, 2023

1/4/2024 4

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	55,697.47	58,310.00	(2,612.53)	181,555.97	700,000.00	25.94%	518,444.03
Tax Revenue Totals	55,697.47	58,310.00	(2,612.53)	181,555.97	700,000.00	25.94%	518,444.03
Investment Earnings							
200-4600 Interest Income	6,731.60	1,666.00	5,065.60	21,159.74	20,000.00	105.80%	(1,159.74)
Investment Earnings Totals	6,731.60	1,666.00	5,065.60	21,159.74	20,000.00	105.80%	(1,159.74)
Revenue Totals	62,429.07	59,976.00	2,453.07	202,715.71	720,000.00	28.15%	517,284.29

City of Joshua
Financial Statement
As of December 31, 2023

1/4/2024 4:20:

Item 1.

200 - 4A Economic Development Non-Departmental	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Debt Service	112,412.60	9,367.67	103,044.93	112,412.60	252,819.00	44.46%	140,406.40
Economic Development	60.44	3,582.50	(3,522.06)	1,686.93	43,000.00	3.92%	41,313.07
Joshua Station Development	39,330.71	8,692.05	30,638.66	50,962.58	104,315.00	48.85%	53,352.42
Miscellaneous	5,053.30	41,370.12	(36,316.82)	6,778.07	496,500.00	1.37%	489,721.93
Personnel	1,348.96	958.18	390.78	3,016.26	11,500.00	26.23%	8,483.74
Special Events	0.00	1,250.00	(1,250.00)	0.00	15,000.00	0.00%	15,000.00
Supplies	0.00	41.67	(41.67)	68.00	500.00	13.60%	432.00
Non-Departmental Totals	<u>158,206.01</u>	<u>65,262.19</u>	<u>92,943.82</u>	<u>174,924.44</u>	<u>923,634.00</u>	<u>18.94%</u>	<u>748,709.56</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	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>125,286.00</u>	<u>0.00%</u>	<u>125,286.00</u>
General Non-Departmental Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>125,286.00</u>	<u>0.00%</u>	<u>125,286.00</u>
Expense Total	<u>158,206.01</u>	<u>65,262.19</u>	<u>92,943.82</u>	<u>174,924.44</u>	<u>1,048,920.00</u>	<u>16.68%</u>	<u>873,995.56</u>

City of Joshua
Financial Statement
As of December 31, 2023

1/4/2024 4: 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	258.97	583.33	(324.36)	1,306.28	7,000.00	18.66%	5,693.72
200-00-5160 Dues/Memberships	1,089.99	374.85	715.14	1,709.98	4,500.00	38.00%	2,790.02
200-00-5213 Uniforms	0.00	41.67	(41.67)	68.00	500.00	13.60%	432.00
200-00-5574 2018 Revenue Bonds -	0.00	0.00	0.00	0.00	65,407.00	0.00%	65,407.00
200-00-5574 2018 Revenue Bonds -	0.00	0.00	0.00	0.00	75,000.00	0.00%	75,000.00
200-00-5580 Series 2022 Note - Interest	70,499.44	3,492.75	67,006.69	70,499.44	70,499.00	100.00%	(0.44)
200-00-5580 Series 2022 Note - Principal	41,913.16	5,874.92	36,038.24	41,913.16	41,913.00	100.00%	(0.16)
200-00-5800 Community Events	0.00	1,250.00	(1,250.00)	0.00	15,000.00	0.00%	15,000.00
200-00-5840 380 Agreement Expenses	0.00	833.00	(833.00)	1,582.58	10,000.00	15.83%	8,417.42
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 Station 1-7-4	38,545.00	5,276.25	33,268.75	48,265.00	63,315.00	76.23%	15,050.00
200-00-5860 Joshua Station Utilities	785.71	2,165.80	(1,380.09)	2,697.58	26,000.00	10.38%	23,302.42
200-00-5860 Joshua Station Development	0.00	1,250.00	(1,250.00)	0.00	15,000.00	0.00%	15,000.00
200-00-5880 Facade Grant Funding	5,000.00	7,913.50	(2,913.50)	5,000.00	95,000.00	5.26%	90,000.00
200-00-5909 Miscellaneous Expense	53.30	124.95	(71.65)	103.34	1,500.00	6.89%	1,396.66
200-00-5920 Downtown Infrastructure	0.00	29,166.67	(29,166.67)	0.00	350,000.00	0.00%	350,000.00
200-00-5930 Advertising	0.00	3,332.00	(3,332.00)	92.15	40,000.00	0.23%	39,907.85
200-00-5955 Type A Administrative	60.44	2,082.50	(2,022.06)	1,686.93	25,000.00	6.75%	23,313.07
Non-Departmental Totals	158,206.01	65,262.19	92,943.82	174,924.44	923,634.00	18.94%	748,709.56

City of Joshua
Financial Statement
As of December 31, 2023

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	0.00	0.00	0.00	0.00	125,286.00	0.00%	125,286.00
General Non-Departmental Totals	0.00	0.00	0.00	0.00	125,286.00	0.00%	125,286.00
Expense Totals	158,206.01	65,262.19	92,943.82	174,924.44	1,048,920.00	16.68%	873,995.56



MINUTES
TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD
COUNCIL CHAMBERS
DECEMBER 11, 2023
6:00 PM

The Joshua Type A Economic Development Corporation will hold a Regular Meeting in the City Hall Council Chambers, located at 101 S. Main St., Joshua, Texas, on December 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:

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. Discuss, consider, and possible action on the appointment of the following positions for a one-year term:

- President
- Vice President
- Secretary
- Treasurer

Director Waldrip moved to appoint Shelly Anderson as President. Director Walden seconded the motion. The motion passed unanimously.

Director Walden moved to appoint Linda Childers as Vice President. Director Anderson seconded the motion. The motion passed unanimously.

Director Walden moved to appoint Johnny Waldrip as Secretary. Director Childers seconded the motion. The motion passed unanimously.

Director Waldren moved to appoint Josh Burns as Treasurer. Director Keating seconded the motion. The motion passed unanimously.

2. Discuss, consider, and possible action on the October 09, 2023, meeting minutes.

Motion made by Director Waldrip to approve the minutes as presented. Seconded by Alternate 1 Keating.

Voting Yea: President Anderson, Director Waldrip, Director Childers, Alternate 1 Keating, Alternate 2 Walden

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

City Manager Peacock stated that tax revenue is up. In addition, he stated that there are no large expenditure in the report.

4. Discuss, consider, and possible action on the business plan and funding for Station 1-7-4.

Director Keating asked if this project was going to be run as a non-profit. Ms. Martin answered yes.

Director Keating asked if we would be leasing it. Ms. Martin answered yes. In addition, she stated that the plan is to sell the project to a developer.

Director Keating asked what the lease expectations are. Ms. Martin stated that it might be 3-day weekends, with possibly monthly leases.

Director Keating stated that if the EDC Type A puts the money behind it, the biggest concern is the liability. Ms. Martin stated that she has been in discussion with several investors.

Director Walden asked what the basic startup cost was. Ms. Martin answered 2.5 million.

Director Keating stated that the start-up cost needs to be budgeted. Ms. Martin stated that the bids will be provided as soon as they are available.

Director Keating asked how many units there would be. Ms. Martin answered 10.

Director Jones asked if this is part of Phase 1. Ms. Martin stated that this is all of it.

Director Anderson asked Ms. Martin what she was looking for tonight from the corporation. Ms. Martin answered with a lump sum of funds in the amount of \$200,000.

Director Jones asked if they would have the numbers in January. Ms. Martin answered -probably not. In addition, she stated that she is hoping to have material costs in February.

Ms. Martin stated that the original cost was 3 million, but she insisted the cost be below 2.5 million.

Director Jones asked if the staff would be managing the project. Ms. Martin stated it would be her, but she was having a conversation with the chamber.

Director Waldrip asked where the funding would be coming from in the budget. City Manager Peacock answered the reserves.

A motion was made by Director Waldrip to approve additional funding up to \$200,000 for architectural design. Seconded by Director Childers.

Voting Yea: President Anderson, Director Waldrip, Director Childers, Alternate 1 Keating, Alternate 2 Walden

D. MONTHLY REPORT-NOVEMBER

1. Economic Development

EDC Director Martin gave the following update:

Taco Bell- The site plan will be ready in 60 days, and the demo of the building will be in January.

Whataburger- They have finalized their site plan, but it has not been filed with the city yet.

E. 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.)

NA

F. ADJOURN

Director Anderson adjourned the meeting at 6:40 pm