



AGENDA
TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD
COUNCIL CHAMBERS
FEBRUARY 12, 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 February 12, 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/82949045909?pwd=a2hRb0RhOEY4OFZ0cTZMQmVKb0VCUT09>

Meeting ID: 829 4904 5909 Passcode: 838090

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 January 08, 2024, meeting minutes.
2. Review and discuss questions related to the budget report and financial statement for January 2024.
(Staff Resource: M. Peacock)

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.
2. 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.

E. RECONVENE INTO EXECUTIVE SESSION

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 8th day of February 2024, 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



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

PRESENT

President Shelly Anderson
 Director David Morgan
 Director Johnny Waldrip
 Director Linda Childers
 Director Esley Henderson
 Director Josh Burns
 Alternate 1 Carl Keating

STAFF

EDC Director Molly Martin
 City Secretary Alice Holloway

ABSENT

Director Roger Farley

The Joshua Type A Economic Development Corporation held 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

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 and financial statement for December 2023.
(Staff Resource: M. Peacock)

EDC Director Martin stated that City Manager Peacock is not present tonight. In addition, he asked that if there are any questions, please email him.

2. Discuss, consider, and possible action on the December 11, 2023, meeting minutes.

Motion made by Director Waldrip to approve the minutes as presented. Seconded by Director Henderson.

Voting Yea: President Anderson, Director Morgan, Director Waldrip, Director Childers, Director Henderson, Director Burns, Alternate 1 Keating

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.

Director Anderson announced the corporation will recess into Executive Session at 6:02 pm.

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.

Director Anderson announced the meeting is reconvened into Regular Session at 6:13 pm.

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.)

NA

G. ADJOURN

Director Anderson adjourned the meeting at 6:13 pm.

City of Joshua
Financial Statement
As of January 31, 2024

2/7/2024 2

Item 2.

| 200 - 4A Economic Development | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % of Budget | Budget Remaining |
|--------------------------------------|-------------------------|-------------------------|--------------------|---------------|------------------|----------------|---------------------|
| Revenue Summary | | | | | | | |
| Tax Revenue | 56,300.02 | 58,310.00 | (2,009.98) | 237,855.99 | 700,000.00 | 33.98% | 462,144.01 |
| Investment Earnings | 6,222.33 | 1,666.00 | 4,556.33 | 27,382.07 | 20,000.00 | 136.91% | (7,382.07) |
| Revenue Totals | 62,522.35 | 59,976.00 | 2,546.35 | 265,238.06 | 720,000.00 | 36.84% | 454,761.94 |
| Expense Summary | | | | | | | |
| Personnel | 904.99 | 958.18 | (53.19) | 3,921.25 | 11,500.00 | 34.10% | 7,578.75 |
| Supplies | 0.00 | 41.67 | (41.67) | 68.00 | 500.00 | 13.60% | 432.00 |
| Debt Service | 108,354.00 | 9,367.67 | 98,986.33 | 220,766.60 | 252,819.00 | 87.32% | 32,052.40 |
| Special Events | 0.00 | 1,250.00 | (1,250.00) | 0.00 | 15,000.00 | 0.00% | 15,000.00 |
| Miscellaneous | 8,575.31 | 41,370.12 | (32,794.81) | 15,353.38 | 496,500.00 | 3.09% | 481,146.62 |
| Economic Development | 57.99 | 3,582.50 | (3,524.51) | 1,744.92 | 43,000.00 | 4.06% | 41,255.08 |
| Joshua Station Development | 5,271.75 | 8,692.05 | (3,420.30) | 56,234.33 | 104,315.00 | 53.91% | 48,080.67 |
| Transfers Out | 0.00 | 0.00 | 0.00 | 0.00 | 125,286.00 | 0.00% | 125,286.00 |
| Expense Totals | 123,164.04 | 65,262.19 | 57,901.85 | 298,088.48 | 1,048,920.00 | 28.42% | 750,831.52 |

City of Joshua
Financial Statement
As of January 31, 2024

2/7/2024 2

Item 2.

| 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 | 56,300.02 | 58,310.00 | (2,009.98) | 237,855.99 | 700,000.00 | 33.98% | 462,144.01 |
| Tax Revenue Totals | 56,300.02 | 58,310.00 | (2,009.98) | 237,855.99 | 700,000.00 | 33.98% | 462,144.01 |
| Investment Earnings | | | | | | | |
| 200-4600 Interest Income | 6,222.33 | 1,666.00 | 4,556.33 | 27,382.07 | 20,000.00 | 136.91% | (7,382.07) |
| Investment Earnings Totals | 6,222.33 | 1,666.00 | 4,556.33 | 27,382.07 | 20,000.00 | 136.91% | (7,382.07) |
| Revenue Totals | 62,522.35 | 59,976.00 | 2,546.35 | 265,238.06 | 720,000.00 | 36.84% | 454,761.94 |

City of Joshua
Financial Statement
As of January 31, 2024

2/7/2024 2:00:

Item 2.

| 200 - 4A Economic Development Non-Departmental | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|---|-------------------------|-------------------------|--------------------|-------------------|---------------------|------------------|---------------------|
| Debt Service | 108,354.00 | 9,367.67 | 98,986.33 | 220,766.60 | 252,819.00 | 87.32% | 32,052.40 |
| Economic Development | 57.99 | 3,582.50 | (3,524.51) | 1,744.92 | 43,000.00 | 4.06% | 41,255.08 |
| Joshua Station Development | 5,271.75 | 8,692.05 | (3,420.30) | 56,234.33 | 104,315.00 | 53.91% | 48,080.67 |
| Miscellaneous | 8,575.31 | 41,370.12 | (32,794.81) | 15,353.38 | 496,500.00 | 3.09% | 481,146.62 |
| Personnel | 904.99 | 958.18 | (53.19) | 3,921.25 | 11,500.00 | 34.10% | 7,578.75 |
| 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>123,164.04</u> | <u>65,262.19</u> | <u>57,901.85</u> | <u>298,088.48</u> | <u>923,634.00</u> | <u>32.27%</u> | <u>625,545.52</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>123,164.04</u> | <u>65,262.19</u> | <u>57,901.85</u> | <u>298,088.48</u> | <u>1,048,920.00</u> | <u>28.42%</u> | <u>750,831.52</u> |

City of Joshua
Financial Statement
As of January 31, 2024

2/7/2024 2:10 PM Item 2.

| 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 | 0.00 | 583.33 | (583.33) | 1,306.28 | 7,000.00 | 18.66% | 5,693.72 |
| 200-00-5160 Dues/Memberships | 904.99 | 374.85 | 530.14 | 2,614.97 | 4,500.00 | 58.11% | 1,885.03 |
| 200-00-5213 Uniforms | 0.00 | 41.67 | (41.67) | 68.00 | 500.00 | 13.60% | 432.00 |
| 200-00-5574 2018 Revenue Bonds - | 33,354.00 | 0.00 | 33,354.00 | 33,354.00 | 65,407.00 | 50.99% | 32,053.00 |
| 200-00-5574 2018 Revenue Bonds - | 75,000.00 | 0.00 | 75,000.00 | 75,000.00 | 75,000.00 | 100.00% | 0.00 |
| 200-00-5580 Series 2022 Note - Interest | 0.00 | 3,492.75 | (3,492.75) | 70,499.44 | 70,499.00 | 100.00% | (0.44) |
| 200-00-5580 Series 2022 Note - Principal | 0.00 | 5,874.92 | (5,874.92) | 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 | 1,535.72 | 833.00 | 702.72 | 3,118.30 | 10,000.00 | 31.18% | 6,881.70 |
| 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 | 4,213.75 | 5,276.25 | (1,062.50) | 52,478.75 | 63,315.00 | 82.89% | 10,836.25 |
| 200-00-5860 Joshua Station Utilities | 1,058.00 | 2,165.80 | (1,107.80) | 3,755.58 | 26,000.00 | 14.44% | 22,244.42 |
| 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) | 10,000.00 | 95,000.00 | 10.53% | 85,000.00 |
| 200-00-5909 Miscellaneous Expense | 52.98 | 124.95 | (71.97) | 156.32 | 1,500.00 | 10.42% | 1,343.68 |
| 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 | 1,986.61 | 3,332.00 | (1,345.39) | 2,078.76 | 40,000.00 | 5.20% | 37,921.24 |
| 200-00-5955 Supplies | 20.00 | 0.00 | 20.00 | 20.00 | 0.00 | 0.00% | (20.00) |
| 200-00-5955 Type A Administrative | 37.99 | 2,082.50 | (2,044.51) | 1,724.92 | 25,000.00 | 6.90% | 23,275.08 |
| Non-Departmental Totals | 123,164.04 | 65,262.19 | 57,901.85 | 298,088.48 | 923,634.00 | 32.27% | 625,545.52 |

City of Joshua
Financial Statement
As of January 31, 2024

| 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 | 123,164.04 | 65,262.19 | 57,901.85 | 298,088.48 | 1,048,920.00 | 28.42% | 750,831.52 |