



**AGENDA**  
**TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD**  
**COUNCIL CHAMBERS**  
**SEPTEMBER 12, 2022**  
**6:30 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 12, 2022. 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/89332074274?pwd=S3lqK0Uwc24xS1RZWk9YNmkwNHZRdz09>

Meeting ID: 893 3207 4274 Passcode: 526859

**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](http://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 2022.  
(Staff Resource: M. Peacock)
- 2.** Discuss, consider, and possible action on the meeting minutes of August 8, 2022, and August 22, 2022.  
(Staff Resource: A. Holloway)
- 3.** Discuss, consider, and possible action on approving funding to pay balance of parking facility on 12th Street in the amount of \$86,153.17. (Staff Resource: M. Peacock)

**D. EXECUTIVE SESSION**

1. 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:
  - a. Pursuant to Section 551.072 of the Texas Government Code to discuss or deliberate the purchase, exchange, lease, or value of real property.
  - b. Pursuant to Section 551.087 of the Texas Government Code to discuss or deliberate regarding commercial or financial information that the government body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

1. Project Redhead

**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 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, including 551.071 (private consultation with the attorney for the City); 551.072 (discussing the purchase, exchange, lease or value of real property); 551.074 (discussing personnel or to hear complaints against personnel); and 551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

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 9th day of September by 12:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

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Alice Holloway, TRMC, MMC  
City Secretary

City of Joshua  
Financial Statement  
As of August 31, 2022

9/6/2022 11

Item 1.

<b>200 - 4A Economic Development</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Tax Revenue	95,381.38	41,650.00	53,731.38	617,645.00	500,000.00	123.53%	(117,645.00)
Investment Earnings	387.56	83.30	304.26	773.28	1,000.00	77.33%	226.72
Miscellaneous	0.00	0.00	0.00	400,752.00	0.00	0.00%	(400,752.00)
Revenue Totals	<u>95,768.94</u>	<u>41,733.30</u>	<u>54,035.64</u>	<u>1,019,170.28</u>	<u>501,000.00</u>	<u>203.43%</u>	<u>(518,170.28)</u>
<b>Expense Summary</b>							
Debt Service	0.00	35,079.50	(35,079.50)	140,159.00	140,159.00	100.00%	0.00
Miscellaneous	1,994.38	33,685.77	(31,691.39)	123,158.76	327,467.00	37.61%	204,308.24
Joshua Station Development	1,832.46	1,666.00	166.46	21,980.96	20,000.00	109.90%	(1,980.96)
Economic Development	5,942.82	4,548.26	1,394.56	41,130.84	54,601.00	75.33%	13,470.16
Transfers Out	0.00	11,000.00	(11,000.00)	0.00	205,000.00	0.00%	205,000.00
Expense Totals	<u>9,769.66</u>	<u>85,979.53</u>	<u>(76,209.87)</u>	<u>326,429.56</u>	<u>747,227.00</u>	<u>43.69%</u>	<u>420,797.44</u>

City of Joshua  
Financial Statement  
As of August 31, 2022

9/6/2022 11

Item 1.

<b>200 - 4A Economic Development</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Tax Revenue</b>							
200-4003 Sales Tax	95,381.38	41,650.00	53,731.38	617,645.00	500,000.00	123.53%	(117,645.00)
Tax Revenue Totals	95,381.38	41,650.00	53,731.38	617,645.00	500,000.00	123.53%	(117,645.00)
<b>Investment Earnings</b>							
200-4600 Interest Income	387.56	83.30	304.26	773.28	1,000.00	77.33%	226.72
Investment Earnings Totals	387.56	83.30	304.26	773.28	1,000.00	77.33%	226.72
<b>Miscellaneous</b>							
200-4901 Misc. Revenue	0.00	0.00	0.00	400,752.00	0.00	0.00%	(400,752.00)
Miscellaneous Totals	0.00	0.00	0.00	400,752.00	0.00	0.00%	(400,752.00)
Revenue Totals	95,768.94	41,733.30	54,035.64	1,019,170.28	501,000.00	203.43%	(518,170.28)

City of Joshua  
Financial Statement  
As of August 31, 2022

9/6/2022 11:53: Item 1.

<b>200 - 4A Economic Development Non-Departmental</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Debt Service	0.00	35,079.50	(35,079.50)	140,159.00	140,159.00	100.00%	0.00
Economic Development	5,942.82	4,548.26	1,394.56	41,130.84	54,601.00	75.33%	13,470.16
Joshua Station Development	1,832.46	1,666.00	166.46	21,980.96	20,000.00	109.90%	(1,980.96)
Miscellaneous	1,994.38	33,685.77	(31,691.39)	123,158.76	327,467.00	37.61%	204,308.24
<b>Non-Departmental Totals</b>	<u>9,769.66</u>	<u>74,979.53</u>	<u>(65,209.87)</u>	<u>326,429.56</u>	<u>542,227.00</u>	<u>60.20%</u>	<u>215,797.44</u>

  

<b>200 - 4A Economic Development General Non-Departmental</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Transfers Out	<u>0.00</u>	<u>11,000.00</u>	<u>(11,000.00)</u>	<u>0.00</u>	<u>205,000.00</u>	<u>0.00%</u>	<u>205,000.00</u>
<b>General Non-Departmental Totals</b>	<u>0.00</u>	<u>11,000.00</u>	<u>(11,000.00)</u>	<u>0.00</u>	<u>205,000.00</u>	<u>0.00%</u>	<u>205,000.00</u>
<b>Expense Total</b>	<u><u>9,769.66</u></u>	<u><u>85,979.53</u></u>	<u><u>(76,209.87)</u></u>	<u><u>326,429.56</u></u>	<u><u>747,227.00</u></u>	<u><u>43.69%</u></u>	<u><u>420,797.44</u></u>

City of Joshua  
Financial Statement  
As of August 31, 2022

9/6/2022 11: Item 1.

<b>200 - 4A Economic Development Non-Departmental</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
200-00-5574 2018 Revenue Bonds -	0.00	35,079.50	(35,079.50)	70,159.00	70,159.00	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
200-00-5840 380 Agreement Expenses	1,947.91	1,066.72	881.19	6,334.83	7,467.00	84.84%	1,132.17
200-00-5860 Joshua Station Utilities	1,832.46	1,666.00	166.46	20,271.06	20,000.00	101.36%	(271.06)
200-00-5860 Joshua Station Development	0.00	0.00	0.00	1,709.90	0.00	0.00%	(1,709.90)
200-00-5880 Facade Grant Funding	0.00	14,285.72	(14,285.72)	0.00	100,000.00	0.00%	100,000.00
200-00-5909 Miscellaneous Expense	46.47	0.00	46.47	431.21	0.00	0.00%	(431.21)
200-00-5920 Downtown Infrastructure	0.00	17,500.00	(17,500.00)	109,400.00	210,000.00	52.10%	100,600.00
200-00-5930 Advertising	0.00	833.33	(833.33)	6,992.72	10,000.00	69.93%	3,007.28
200-00-5955 Type A Administrative	5,942.82	4,548.26	1,394.56	41,130.84	54,601.00	75.33%	13,470.16
Non-Departmental Totals	<u>9,769.66</u>	<u>74,979.53</u>	<u>(65,209.87)</u>	<u>326,429.56</u>	<u>542,227.00</u>	<u>60.20%</u>	<u>215,797.44</u>

City of Joshua  
Financial Statement  
As of August 31, 2022

9/6/2022 11:11

Item 1.

<b>200 - 4A Economic Development General Non-Departmental</b>	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	11,000.00	(11,000.00)	0.00	55,000.00	0.00%	55,000.00
200-02-5979 Transfer To Capital	0.00	0.00	0.00	0.00	150,000.00	0.00%	150,000.00
General Non-Departmental Totals	0.00	11,000.00	(11,000.00)	0.00	205,000.00	0.00%	205,000.00
Expense Totals	9,769.66	85,979.53	(76,209.87)	326,429.56	747,227.00	43.69%	420,797.44



**MINUTES**  
**TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD**  
**COUNCIL CHAMBERS**  
**AUGUST 08, 2022**  
**6:30 PM**

**PRESENT**

Director Johnny Waldrip  
 Director Esley Henderson  
 Director Angela Nichols  
 Director Aleshia Hayes

**STAFF**

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

**ABSENT**

President Shelly Anderson  
 Director David Morgan  
 Director Linda Childers

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 August 8, 2022. 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/86192144025?pwd=K1NZcG85OGJrTCtHbVErVFhER3Nxdz09>

Meeting ID: 861 9214 4025 Passcode: 455475

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**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**

A quorum was announced, and the meeting called to order at 6:30 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.*



**C. REGULAR AGENDA**

1. Discuss and review the YTD Financial Statements for July 2022.

City Manager Peacock presented the July Financial Statement. There was no discussion on this item.

2. Discuss, consider, and possible action on meeting minutes of April 11, 2022, and July 11, 2022.

Motion made by Director Waldrip to approve the meeting minutes of April 11, 2022, and July 11, 2022, Seconded by Director Henderson.

Voting Yea: Director Waldrip, Director Henderson, Director Nichols, and Director Hayes

3. Discuss, consider, and possible action on the FY 2022-23 Proposed Budget (Staff resource: M. Peacock)

Motion made by Director Nichols to accept the proposed budget. Seconded by Director Hayes.

Voting Yea: Director Waldrip, Director Henderson, Director Nichols, Director Hayes

4. Discuss, consider, and possible action on the policy for the Façade Improvement Program.

The corporation gave staff direction to move forward with the Façade Grant.

**D. EXECUTIVE SESSION**

1. 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:

- a. Pursuant to Section 551.072 of the Texas Government Code to discuss or deliberate the purchase, exchange, lease, or value of real property.

An announcement was made that the corporation will recess into Executive Session at 6:58 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.

The meeting was reconvened into regular session at 7:28 pm.

Motion made by Director Waldrip to authorize staff to move forward with negotiations on property discussed in executive session. Seconded by Director Henderson.

Voting Yea: Director Waldrip, Director Henderson, Director Nichols, and Director Hayes

**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 meeting was adjourned at 7:29 pm.

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Shelly Anderson, President  
Type A EDC

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Alice Holloway, City Secretary

Approved: September 12, 2022



**MINUTES**  
**TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD**  
**COUNCIL CHAMBERS**  
**AUGUST 22, 2022**  
**5:00 PM**

**PRESENT**

Director Shelly Anderson  
 Director Johnny Waldrip  
 Director Linda Childers  
 Director Esley Henderson  
 Director Angela Nichols

**STAFF**

Alice Holloway, City Secretary

**ABSENT**

Director David Morgan  
 Director Aleshia Hayes

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 August 22, 2022. 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.

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Meeting ID: 861 9214 4025 Passcode: 455475

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**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**

Director Anderson announced a quorum and called the meeting to order at 5:00 pm.

**B. CITIZENS FORUM**

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**C. REGULAR AGENDA**

1. Discuss and review the YTD Financial Statements for July 2022.

No discussion on this item.

2. Discuss, consider, and possible action on meeting minutes of April 11, 2022, and July 11, 2022.

Motion made by Director Waldrip to approve the meeting minutes of April 11, 2022, and July 11, 2022, Seconded by Director Henderson.

Voting Yea: Director Anderson, Director Waldrip, Director Childers, and Director Henderson

3. Discuss, consider, and possible action on the FY 2022-23 Proposed Budget (Staff resource: M. Peacock)

Director Nichols arrived at 5:02 pm.

Motion made by Director Henderson to accept the proposed budget. Seconded by Director Henderson.

Voting Yea: Director Anderson, Director Waldrip, Director Childers, Director Nichols, and Director Henderson.

4. Discuss, consider, and possible action on the policy for the Façade Improvement Program.

The corporation gave staff direction to move forward with the Façade Grant.

**D. EXECUTIVE SESSION**

1. 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:

- a. 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 there will be no meeting in executive session. This item was held in open session.

**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.

Motion made by Director Waldrip to authorize staff to move forward with negotiations on property discussed in executive session on August 8, 2022. Seconded by Director Henderson.

Voting Yea: Director Anderson, Director Waldrip, Director Henderson, Director Nichols, and Director Childers.

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

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**G. ADJOURN**

The meeting was adjourned at 5:02 pm.

Item 2.

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Shelly Anderson, President  
Type A EDC

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Alice Holloway, TRMC, MMC  
City Secretary

Approved: September 12, 2022



**Type A EDC Board Agenda  
September 12, 2022**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Discuss, consider, and possible action on approving funding to pay balance of parking facility on 12<sup>th</sup> Street in the amount of \$86,153.17

**Background Information:**

The Type A & B EDC Boards entered into a 380 Agreement with Rumfield's Properties in August 2021 for \$218,800.00. The funds were for the construction of the parking lot on 12th street. The Agreement was for each board to share the costs equally, however the property is owned solely by the Type A EDC Board. The Agreement should have been with the Type A EDC Board alone, being the property is owned by the board.

**Financial Information:**

Funded by use of fund balance.

**City Contact and Recommendations:**

Mike Peacock;

Staff Recommends Approval

**Attachments:**