AGENDA
TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD
COUNCIL CHAMBERS
NOVEMBER 09, 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. Review and discuss questions related to the budget report for September 2026. (Staff Resource: M. Peacock)

2. Discuss, consider, and possible action on the October 12, 2026, meeting minutes. (Staff Resource: A. Holloway)

3. Discuss, consider, and possible action regarding the allocation of promotional funds to support the City of Joshua's 2027 Independence Day Celebration. (Staff Resource: A. Holloway)

4. Discussion on the Monthly Economic Development 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 November 2, 2026, by 5:00 p.m. on the official bulletin board at Joshua City Hall, 101 S. Main, Joshua, Texas.

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Alice Holloway, TRMC, MMC
City Secretary

Type A Economic Development Corporation Board Agenda November 9, 2026

Regular Agenda Item

Agenda Description:

Review and discuss questions related to the budget report for September 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 accruate 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 100% is based on twelve of the twelve months in the fiscal year being complete. Final fiscal year 2026 reporting is pending revenue and expenese accruals.

City Contact and Recommendations:

Mike Peacock, City Manager

Attachments:

1. Budget Report for September 2026

City of Joshua, TX

Budget Report
Account Summary
For Fiscal: 2025-2026 Period Ending: 09/30/2026

		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	0.00	819,773.93	119,773.93	117.11 %
	Dept: 81 - Sales taxes Total:	**700,000.00**	**700,000.00**	**0.00**	**819,773.93**	**119,773.93**	**117.11%**
Dept: 88 - Investment earnings							
200-88-460000	Interest Income	50,000.00	50,000.00	0.00	89,343.13	39,343.13	178.69 %
	Dept: 88 - Investment earnings Total:	**50,000.00**	**50,000.00**	**0.00**	**89,343.13**	**39,343.13**	**178.69%**
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**	**0.00**	**912,512.06**	**162,512.06**	**121.67%**
	Fund: 200 - 4A Economic Development Total:	**750,000.00**	**750,000.00**	**0.00**	**912,512.06**	**162,512.06**	**121.67%**
	Report Total:	**750,000.00**	**750,000.00**	**0.00**	**912,512.06**	**162,512.06**	**121.67%**

City of Joshua, TX

Budget Report
Account Summary
For Fiscal: 2025-2026 Period Ending: 09/30/2026

		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	0.00	122,432.09	1,456.91	98.82 %
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	0.00	1,804.86	125.14	93.52 %
200-23-500130	Benefits	10,094.00	11,616.00	0.00	10,389.48	1,226.52	89.44 %
200-23-500140	TMRS	7,467.00	13,327.00	0.00	13,354.32	-27.32	100.20 %
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	341.14	158.86	68.23 %
200-23-500220	Office Supplies	0.00	0.00	0.00	179.63	-179.63	0.00 %
200-23-500410	Software Maintenance	20,127.00	20,127.00	0.00	17,873.22	2,253.78	88.80 %
200-23-500750	Mobile Technology	485.28	485.28	0.00	417.89	67.39	86.11 %
200-23-500800	Events	15,000.00	33,000.00	0.00	12,928.62	20,071.38	39.18 %
200-23-500840	380 Agreement Expenses	10,260.00	10,260.00	0.00	10,036.33	223.67	97.82 %
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	0.00	14,982.66	-2,386.66	118.95 %
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	3,497.38	9,502.62	26.90 %
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**	**0.00**	**214,921.47**	**134,045.81**	**61.59%**
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	25,000.00	0.00	25,000.00	0.00	100.00 %
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**	**103,694.00**	**0.00**	**103,694.00**	**0.00**	**100.00%**
	Expense Total:	**585,062.28**	**704,969.28**	**0.00**	**570,922.57**	**134,046.71**	**80.99%**
	Fund: 200 - 4A Economic Development Total:	**585,062.28**	**704,969.28**	**0.00**	**570,922.57**	**134,046.71**	**80.99%**
	Report Total:	**585,062.28**	**704,969.28**	**0.00**	**570,922.57**	**134,046.71**	**80.99%**

MINUTES
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

Director Anderson called the meeting to order at 600 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. City Secretary to administer the Oath of Office to newly appointed directors.

   City Secretary Holloway administered the Oath of Office to the following members:

   - Place 2 - Shelly Anderson
   - Place 4 - Linda Childers
   - Place 6 - Mark Rayburn

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

   - President
   - Vice President
   - Secretary
   - Treasurer

   The following nominations were made:

   - President: Director Anderson
   - Vice President: Director Henderson
   - Secretary: Director Rayburn
   - Treasurer: Director Webb

   Motion made by Director Rayburn to approve the nominations. Seconded by Director Henderson. Voting Yea: President Anderson, Director Mosley, Director Webb, Director Childers, Director Henderson, Director Rayburn

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

   Assistant City Manager Maldonado presented the budget report, noting that the City is 92% through the budget year. As of August, revenues exceed budget projections, while the expenditures remain below budgeted amounts.

4. Discuss, consider, and possible action on the September 14, 2026, meeting minutes.

   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

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

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

6. Discussion on the Economic Development Monthly Staff Report.

   EDC Director Fussner provided an update on several ongoing subdivision projects, noting that the Joshua Meadows subdivision is nearing final completion and that the subdivision project at 1023 La Paloma is progressing rapidly. He also reported that he is working with City staff to coordinate the upcoming Downtown Christmas event.

   Director Mosley arrived at 6:19 pm.

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

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E. ADJOURN

Director Anderson adjourned the meeting at 6:20 pm.

Approved: November 9, 2026

_____
Shelly Anderson, President

ATTEST:

_____
Alice Holloway, City Secretary

EDC Agenda
November 09, 2026

Minutes Resolution **Action Item**

Agenda Description:

Discuss, consider, and possible action regarding the allocation of promotional funds to support the City of Joshua's 2027 Independence Day Celebration.

Background Information:

The City of Joshua's 2026 America's 250th Independence Day Celebration was a tremendous success and quite possibly the largest event in the City's history, attracting more than 5,000 attendees. The event brought together residents and visitors from Joshua and surrounding communities for an unforgettable celebration.

Building on the overwhelming success of last year's event, the City is excited to continue this tradition with an even bigger and better Independence Day Celebration in 2027.

With only approximately six weeks to plan last year's event, City staff recognizes the importance of beginning preparations much earlier. To ensure the continued success of this signature community event, staff is requesting promotional funding from the Corporation at this time. Early funding approval will allow the City to secure entertainment, reserve vendors and attractions, and begin planning and promotional efforts well in advance.

The City's goal is to build on the momentum of the 2026 celebration, attract visitors to Joshua, promote local businesses, and establish the Independence Day Celebration as a highly anticipated annual event.

Financial Information:

Funding is being requested from the Corporation's promotional expenditures budget to support the City's 2027 Independence Day Celebration.

City Contact and Recommendations:

Attachments:

City of Joshua

EDC Monthly Staff Report
Period: October 2026
Prepared by: Nora Fussner

- Update on gift card program to promote businesses

Business Retention/Business Spotlights:
Mi Pueblo Azteca
Star Pawn

Planning & Zoning Projects:

Caddo Peak Addition
- Coordinating with City Attorney and JCSUD attorney to get JCSUD approval letter
- Coordinating with City Attorney and JCSUD over a quitclaim deed

Moura Estates
- Review of resubmittal and coordinating with City Engineer
- Comments sent to applicant, engineer and project manager
- Waiting on developer to resubmit

Joshua Meadows, Phase 4
- Coordinating with applicant, City Engineer and City Attorney over developer's agreement
- Staff report and all supporting documentation for P&Z

Joshua Gardens
- Comments to applicant
- Coordinating with City Engineer and applicant about pending comments and the Developer's Agreement

La Paloma Estates Preliminary Plat
- Staff report and all supporting documentation for P&Z

Owl's Roost
- Review of submittal documents
- Comments to applicant and engineer
- Coordinating with JCSUD and engineer over infrastructure

Liberation Enterprise Addition
- Review of submittal documents
- Coordinating with City Engineer over review comments

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

Special Events:
Pathway Ribbon Cutting
Joshua's Winter Wonderland Christmas Team