



**AGENDA**  
**TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD**  
**COUNCIL CHAMBERS**  
**MAY 13, 2024**  
**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.

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/84698264609?pwd=aWtaVXNyZVFQUjEzNTgyMnZPKy85UT09>

Meeting ID: 85923947175      Passcode: 429432

**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 April 2024. (Staff Resource: Mike Peacock)
- 2.** Discuss, consider, and possible action on the April 08, 2024, meeting minutes. (Staff Resource: A. Holloway)
- 3.** Economic Development Monthly (April) Update. (Staff Resource: M. Martin)

**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 May 09, 2024, 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

City of Joshua  
 Financial Statement  
 As of April 30, 2024

5/3/2024 8

Item 1.

Fund Balance: \$2,018,191.98

<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	54,266.52	58,310.00	(4,043.48)	404,659.60	700,000.00	57.81%	295,340.40
Intergovernmental Revenues	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Investment Earnings	6,480.78	5,951.71	529.07	46,662.26	50,000.00	93.32%	3,337.74
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfers In	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Sale of Assets	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	<u>60,747.30</u>	<u>64,261.71</u>	<u>(3,514.41)</u>	<u>451,321.86</u>	<u>750,000.00</u>	<u>60.18%</u>	<u>298,678.14</u>
<b>Expense Summary</b>							
Personnel	859.99	958.18	(98.19)	10,723.22	11,500.00	93.25%	776.78
Supplies	0.00	41.67	(41.67)	68.00	500.00	13.60%	432.00
Debt Service	0.00	9,367.67	(9,367.67)	220,766.60	252,819.00	87.32%	32,052.40
Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Special Events	0.00	1,250.00	(1,250.00)	0.00	15,000.00	0.00%	15,000.00
Miscellaneous	1,409.58	41,370.12	(39,960.54)	18,601.45	496,500.00	3.75%	477,898.55
Economic Development	57.99	3,582.50	(3,524.51)	6,818.89	43,000.00	15.86%	36,181.11
Joshua Station Development	1,385.42	8,692.05	(7,306.63)	121,041.76	104,315.00	116.03%	(16,726.76)
Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfers Out	0.00	0.00	0.00	0.00	125,286.00	0.00%	125,286.00
Expense Totals	<u>3,712.98</u>	<u>65,262.19</u>	<u>(61,549.21)</u>	<u>378,019.92</u>	<u>1,048,920.00</u>	<u>36.04%</u>	<u>670,900.08</u>

City of Joshua  
 Financial Statement  
 As of April 30, 2024

5/3/2024 8

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	54,266.52	58,310.00	(4,043.48)	404,659.60	700,000.00	57.81%	295,340.40
200-4004 Appropriation Type A Fund Bal	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-4009 Type A Tax Penalty	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Tax Revenue Totals	<u>54,266.52</u>	<u>58,310.00</u>	<u>(4,043.48)</u>	<u>404,659.60</u>	<u>700,000.00</u>	<u>57.81%</u>	<u>295,340.40</u>
<b>Intergovernmental Revenues</b>							
200-4407 ARPA Funding	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Intergovernmental Revenues Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>
<b>Investment Earnings</b>							
200-4600 Interest Income	6,480.78	5,951.71	529.07	46,662.26	50,000.00	93.32%	3,337.74
Investment Earnings Totals	<u>6,480.78</u>	<u>5,951.71</u>	<u>529.07</u>	<u>46,662.26</u>	<u>50,000.00</u>	<u>93.32%</u>	<u>3,337.74</u>
<b>Miscellaneous</b>							
200-4901 Misc. Revenue	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Miscellaneous Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>
<b>Transfers In</b>							
200-4902 Proceeds From Debt	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-4915 Transfer From General Fund	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-4916 Transfer From Debt Service Fnd	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-4918 Transfer From Type B Economi	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-4919 Transfer From Capital Imprvmnt	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-4920 Park & Ride Grant	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Transfers In Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>
<b>Sale of Assets</b>							
200-4904 Proceeds from Disposal	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

City of Joshua  
 Financial Statement  
 As of April 30, 2024

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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>Sale of Assets</b>							
Sale of Assets Totals	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Revenue Totals	60,747.30	64,261.71	(3,514.41)	451,321.86	750,000.00	60.18%	298,678.14

City of Joshua  
 Financial Statement  
 As of April 30, 2024

5/3/2024 8:07:

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
Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Debt Service	0.00	9,367.67	(9,367.67)	220,766.60	252,819.00	87.32%	32,052.40
Economic Development	57.99	3,582.50	(3,524.51)	6,818.89	43,000.00	15.86%	36,181.11
Joshua Station Development	1,385.42	8,692.05	(7,306.63)	121,041.76	104,315.00	116.03%	(16,726.76)
Miscellaneous	1,409.58	41,370.12	(39,960.54)	18,601.45	496,500.00	3.75%	477,898.55
Personnel	859.99	958.18	(98.19)	10,723.22	11,500.00	93.25%	776.78
Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
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
<b>Non-Departmental Totals</b>	<u>3,712.98</u>	<u>65,262.19</u>	<u>(61,549.21)</u>	<u>378,019.92</u>	<u>923,634.00</u>	<u>40.93%</u>	<u>545,614.08</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	0.00	0.00	0.00	0.00	125,286.00	0.00%	125,286.00
<b>General Non-Departmental Totals</b>	<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>
<b>Expense Total</b>	<u><u>3,712.98</u></u>	<u><u>65,262.19</u></u>	<u><u>(61,549.21)</u></u>	<u><u>378,019.92</u></u>	<u><u>1,048,920.00</u></u>	<u><u>36.04%</u></u>	<u><u>670,900.08</u></u>

City of Joshua  
 Financial Statement  
 As of April 30, 2024

5/3/2024 8:

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
200-00-5150 Training/Travel	770.00	583.33	186.67	6,941.28	7,000.00	99.16%	58.72
200-00-5160 Dues/Memberships	89.99	374.85	(284.86)	3,781.94	4,500.00	84.04%	718.06
200-00-5213 Uniforms	0.00	41.67	(41.67)	68.00	500.00	13.60%	432.00
200-00-5500 Bond Issuance Costs	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5571 2007 CO Bonds - Interest	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5571 2007 CO Bonds - Principal	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5572 2008 CO Bonds - Interest	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5572 2008 CO Bonds - Principal	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5574 2018 Revenue Bonds -	0.00	0.00	0.00	33,354.00	65,407.00	50.99%	32,053.00
200-00-5574 2018 Revenue Bonds -	0.00	0.00	0.00	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)
200-00-5600 Capital Outlay > \$5,000	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5611 Principal Payments	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5700 Land Purchase	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
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	1,359.04	833.00	526.04	5,461.50	10,000.00	54.62%	4,538.50
200-00-5850 Business Development	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5851 Economic Development	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5853 Joshua Area Chamber Of	0.00	1,500.00	(1,500.00)	4,500.00	18,000.00	25.00%	13,500.00
200-00-5860 Plum Street Design	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5860 TIF Development Agreement	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5860 Detention Pond Construction	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5860 Detention Pond Design	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5860 Joshua Station Blvd	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5860 Park & Ride Design	0.00	0.00	0.00	0.00	0.00	0.00%	0.00

City of Joshua  
 Financial Statement  
 As of April 30, 2024

<b>200 - 4A Economic Development Non-Departmental</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
200-00-5860 Station 1-7-4	0.00	5,276.25	(5,276.25)	113,706.75	63,315.00	179.59%	(50,391.75)
200-00-5860 Joshua Station Utilities	1,385.42	2,165.80	(780.38)	7,335.01	26,000.00	28.21%	18,664.99
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	0.00	7,913.50	(7,913.50)	10,000.00	95,000.00	10.53%	85,000.00
200-00-5901 Infrastructure Assistance	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5902 Traffic Signal Stadium Dr &	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5909 Miscellaneous Expense	50.54	124.95	(74.41)	310.86	1,500.00	20.72%	1,189.14
200-00-5910 Traffic & Demographics	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5920 Renovations @ Old Fire	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5920 Landscaping Fm 917 & Main	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
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)	2,829.09	40,000.00	7.07%	37,170.91
200-00-5955 Electronic Agenda	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5955 Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5955 ICSC Conference	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5955 Supplies	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5955 Promotional	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5955 Staff Time	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5955 Training	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-00-5955 Type A Administrative	57.99	2,082.50	(2,024.51)	2,318.89	25,000.00	9.28%	22,681.11
200-00-5956 Joshua Station Development	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
<b>Non-Departmental Totals</b>	<b>3,712.98</b>	<b>65,262.19</b>	<b>(61,549.21)</b>	<b>378,019.92</b>	<b>923,634.00</b>	<b>40.93%</b>	<b>545,614.08</b>



City of Joshua  
 Financial Statement  
 As of April 30, 2024

<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 GF-Legal	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-02-5975 Transfer To GF-Staff Time	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-02-5975 Transfer To General Fund	0.00	0.00	0.00	0.00	125,286.00	0.00%	125,286.00
200-02-5976 Transfer To Debt Service	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-02-5978 Transfer To Type B Economic	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
200-02-5979 Transfer To Capital	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
General Non-Departmental Totals	0.00	0.00	0.00	0.00	125,286.00	0.00%	125,286.00
Expense Totals	3,712.98	65,262.19	(61,549.21)	378,019.92	1,048,920.00	36.04%	670,900.08



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

**PRESENT**

Director Johnny Waldrip  
 Director Linda Childers  
 Director Esley Henderson  
 Director Josh Burns  
 Director Roger Farley  
 Alternate 1 Carl Keating  
 Alternate 2 Glen Walden

**STAFF PRESENT**

EDC Director Molly Martin  
 City Secretary Alice Holloway

**ABSENT**

President Shelly Anderson  
 Director David Morgan

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. 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/89396197161?pwd=WEEvOWJtZ01VOVlvZW0zR1RDYnJMQT09>

Meeting ID 89396197161 Passcode: 749177

**A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

Director Childers announced a quorum and called the meeting to order at 6:01 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 March 2024.

EDC Director Martin reported that the fund balance is over 1,9 million. In addition, she stated that the sales tax is down but is not concerned.

2. Discuss, consider, and possible action on the March 11, 2024, meeting minutes.

Motion made by Alternate 2 Walden to approve the minutes as presented. Seconded by Director Henderson.

Voting Yea: Director Childers, Director Henderson, Director Burns, Director Farley, Alternate 1 Keating, Alternate 2 Walden

3. Discuss, consider, and possible action regarding the agreement between the City of Joshua Economic Development Corporation and the Joshua Area Chamber of Commerce.

Motion made by Director Burns to approve the Joshua Area Chamber of Commerce Agreement. Seconded by Director Farley.

Voting Yea: Director Childers, Director Henderson, Director Burns, Director Farley, Alternate 1 Keating

Voting Abstaining: Alternate 2 Walden

4. Discuss, consider, and possible action regarding the 380 agreement between the Joshua Economic Development Corporation and Whataburger Corporation for a development located at 1044 S. Broadway in Joshua, Texas. (Staff Resource: M Martin)

Director Waldrip arrived at 6:15 pm.

Motion made by Director Waldrip to approve the 380 agreement with Whataburger Corporation. Seconded by Director Burns.

Voting Yea: Director Waldrip, Director Childers, Director Henderson, Director Burns, Director Farley, Alternate 1 Keating, Alternate 2 Walden

5. Discuss, consider, and possible action regarding the 380 agreement between the Joshua Economic Development Corporation and SMI Southern Multifoods, Inc. for a development located at 113 S. Broadway in Joshua, Texas.

Motion made by Director Henderson to approve the 380 agreement with SMI Southern Multifoods, Inc. Seconded by Director Burns.

Voting Yea: Director Waldrip, Director Childers, Director Henderson, Director Burns, Director Farley, Alternate 1 Keating, Alternate 2 Walden

#### **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.)*

NA

#### **E. ADJOURN**

Director Childers adjourned the meeting at 6:23 pm.

\_\_\_\_\_  
Shelly Anderson, President

ATTEST:

\_\_\_\_\_  
Alice Holloway, City Secretary



**Economic Development  
A-board Agenda  
May 13, 2024 – 6:00 pm**

**Minutes Resolution**

**Discussion Item**

**Agenda Description:**

Monthly Economic Development Update.

**Background Information:**

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

**Financial Information:**

None

**City Contact and Recommendations:**

Molly Martin, Director of Economic Development

**Attachments:**

None