



AGENDA
TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD
COUNCIL CHAMBERS
JUNE 08, 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 April 2026. (Staff Resource: M. Peacock)
- 2.** Discuss, consider, and possible action on the May 11, 2026, meeting minutes. (Staff Resource: A. Holloway)
- 3.** Discuss, consider, and possible action on the approval of the Economic Development Type A 2026-2027 Budget. (Staff Resource: M. Peacock)
- 4.** Discussion on the Economic Development Monthly Report. (Staff Resource: N. Fussner)

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 June 2, 2026, 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



**Type A Economic
Development Corporation
Board Agenda
June 8, 2026**

Regular Agenda Item

Agenda Description:

Review and discuss questions related to the budget report for April 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 accurate 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 58% is based on seven of the twelve months in the fiscal year being complete.

City Contact and Recommendations:

Mike Peacock, City Manager

Attachments:

1. Budget Report for April 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 | 61,047.57 | 477,338.92 | -222,661.08 | 68.19 % |
| | Dept: 81 - Sales taxes Total: | 700,000.00 | 700,000.00 | 61,047.57 | 477,338.92 | -222,661.08 | 68.19% |
| Dept: 88 - Investment earnings | | | | | | | |
| 200-88-460000 | Interest Income | 50,000.00 | 50,000.00 | 7,354.14 | 50,798.53 | 798.53 | 101.60 % |
| | Dept: 88 - Investment earnings Total: | 50,000.00 | 50,000.00 | 7,354.14 | 50,798.53 | 798.53 | 101.60% |
| Dept: 89 - Miscellaneous | | | | | | | |
| 200-89-490100 | Miscellaneous Revenue | 0.00 | 0.00 | 0.00 | 3,345.00 | 3,345.00 | 0.00 % |
| | Dept: 89 - Miscellaneous Total: | 0.00 | 0.00 | 0.00 | 3,345.00 | 3,345.00 | 0.00% |
| | Revenue Total: | 750,000.00 | 750,000.00 | 68,401.71 | 531,482.45 | -218,517.55 | 70.86% |
| | Fund: 200 - 4A Economic Development Total: | 750,000.00 | 750,000.00 | 68,401.71 | 531,482.45 | -218,517.55 | 70.86% |
| | Report Total: | 750,000.00 | 750,000.00 | 68,401.71 | 531,482.45 | -218,517.55 | 70.86% |



| | | 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 | 14,295.45 | 70,015.42 | 53,873.58 | 56.51 % |
| 200-23-500112 | Worker's Comp | 275.00 | 275.00 | 67.00 | 201.00 | 74.00 | 73.09 % |
| 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 | 192.50 | 1,118.77 | 811.23 | 57.97 % |
| 200-23-500130 | Benefits | 10,094.00 | 11,616.00 | 869.85 | 6,040.18 | 5,575.82 | 52.00 % |
| 200-23-500140 | TMRS | 7,467.00 | 13,327.00 | 1,744.44 | 6,957.57 | 6,369.43 | 52.21 % |
| 200-23-500150 | Training & Travel | 7,470.00 | 7,470.00 | 55.00 | 3,229.11 | 4,240.89 | 43.23 % |
| 200-23-500160 | Dues & Subscriptions | 1,590.00 | 1,590.00 | 0.00 | 1,000.00 | 590.00 | 62.89 % |
| 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 | 80.34 | 419.66 | 16.07 % |
| 200-23-500410 | Software Maintenance | 20,127.00 | 20,127.00 | 49.32 | 250.62 | 19,876.38 | 1.25 % |
| 200-23-500750 | Mobile Technology | 485.28 | 485.28 | 0.00 | 0.00 | 485.28 | 0.00 % |
| 200-23-500800 | Events | 15,000.00 | 33,000.00 | 2,796.23 | 11,717.16 | 21,282.84 | 35.51 % |
| 200-23-500840 | 380 Agreement Expenses | 10,260.00 | 10,260.00 | 1,488.68 | 5,792.24 | 4,467.76 | 56.45 % |
| 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 | 634.78 | 9,888.75 | 2,707.25 | 78.51 % |
| 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 | 1,048.12 | 1,900.66 | 11,099.34 | 14.62 % |
| 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 | 23,241.37 | 119,416.31 | 229,550.97 | 34.22% |
| Dept: 95 - Debt Service | | | | | | | |
| 200-95-555742 | 2018 Revenue Bonds - Interest | 59,895.00 | 59,895.00 | 0.00 | 30,695.25 | 29,199.75 | 51.25 % |
| 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 | 223,107.85 | 29,200.15 | 88.43% |
| Dept: 97 - Transfers out | | | | | | | |
| 200-97-597700 | Transfer to Capital Improvement | 0.00 | 78,694.00 | 0.00 | 0.00 | 78,694.00 | 0.00 % |
| Dept: 97 - Transfers out Total: | | 0.00 | 78,694.00 | 0.00 | 0.00 | 78,694.00 | 0.00% |
| Expense Total: | | 585,062.28 | 679,969.28 | 23,241.37 | 342,524.16 | 337,445.12 | 50.37% |
| Fund: 200 - 4A Economic Development Total: | | 585,062.28 | 679,969.28 | 23,241.37 | 342,524.16 | 337,445.12 | 50.37% |
| Report Total: | | 585,062.28 | 679,969.28 | 23,241.37 | 342,524.16 | 337,445.12 | 50.37% |



MINUTES
TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD
COUNCIL CHAMBERS
MAY 11, 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 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 for March 2026. (Staff Resource: M. Peacock) Assistant City Manager Maldonado presented the March 2026 budget report. He reported that the City is currently in the sixth month of the fiscal year, with revenues at 61% of budget and expenditures at 27% of budget.
2. Discuss, consider, and possible action on the April 13, 2026, meeting minutes. (Staff Resource: A. Holloway)

Motion made by Director Rayburn to approve as presented. Seconded by Director Webb.
 Voting Yea: President Anderson, Director Mosley, Director Webb, Director Rayburn
 Voting Abstaining: Director Childers

3. Discuss, consider, and possible action on hosting an America's 250th Celebration.

City Secretary Holloway provided background information regarding the Joshua America's 250th Celebration. She explained that discussions initially began while planning the Joshua United event and recognizing its close proximity to the Independence Day holiday. During those discussions, she was told that the Fourth of July celebration had been cancelled. As a result, the idea emerged to host an Independence Day celebration in recognition of America's 250th anniversary.

City Secretary Holloway further stated that she was advised the event could move forward only if sufficient sponsorships and donations were secured to cover the costs, approximately \$35,000 for the drone show and related event expenses.

Mayor Kimble asked the Corporation to consider sponsoring the event.

Motion made by Director Rayburn to be a sponsor in the amount of \$25,000.

Voting Yea: President Anderson, Director Mosley, Director Webb, Director Childers, Director Rayburn

- 4. Discussion on the Economic Development Director's Monthly Report. (Staff Resource: N. Fussner)

EDC Director Fussner reported that she was out of the office for approximately half of the month. During the time she was in the office, she primarily focused on Planning and Zoning cases and related projects.

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

Director Anderson adjourned the meeting at 6:50 pm.

Approved: June 02, 2026

Shelly Anderson, President

ATTEST:

Alice Holloway, City Secretary



**Type A Economic
Development Corporation
Board Agenda
June 8, 2026**

Regular Agenda Item

Agenda Description:

Discuss, consider, and possible action on the approval of the Economic Development Type A 2026-2027 Budget. (Staff Resource: M. Peacock)

Background Information:

The 2026-2027 Economic Development Type A Budget projects annual revenue of \$800,000. This budget focuses on advancing strategic economic initiatives to drive growth and enhance the local business environment. By effectively utilizing available resources, we aim to support key development projects, attract new investments, and foster a thriving economic landscape for the community.

Financial Information:

See the attached detailed budget.

City Contact and Recommendations:

Mike Peacock, City Manager

Attachments:

1. Economic Development Type A Budget for Fiscal Year 2026-2027

City of Joshua

EDC Monthly Staff Report

Period: May 2026

Prepared by: Nora Fussner

Business Retention/Business Spotlights:

DFW Senior Care Services
 Loveless Insurance – Farmers Insurance
 Dart Strick Nerf Arena – Nerf Gaming Arena
 Jamye Kelly – State Farm Insurance
 Mobile Game Drop – Gaming

Planning & Zoning Projects:

Caddo Peak Addition

- Coordinating with City Engineer and Project Engineer to resolve all comments

Shady Valley Addition

- Coordinating with the City Engineer and developer to finalize all plat comments
- Coordinating with the City Attorney and developer for the Development Agreement

Moura Estates

- Review of resubmittal
- Comments to applicant, engineer and project manager

Joshua Meadows, Phase 4

- Coordinating with the City Engineer and developer to finalize all drainage comments

613 N. Broadway Conditional Use Permit

- Staff report to P&Z and all supporting documentation
- Staff report to City Council and all supporting documentation

Hutchens Addition

- Review of plat
- Comments to surveyor and applicant
- Staff report for P&Z and all supporting documentation

Meliton Diaz Addition

- Review of plat
- Comments to surveyor and applicant
- Staff report for P&Z and all supporting documentation

Special Events:

4th of July Celebration

Discover Joshua Businesses Luncheon

Ribbon Cutting for State Representative Helen Kerwin