



AGENDA
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

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 March 2026. (Staff Resource: M. Peacock)
2. Discuss, consider, and possible action on the April 13, 2026, meeting minutes. (Staff Resource: A. Holloway)
3. Discuss, consider, and possible Action on hosting an America's 250th Celebration.
4. Discussion on the Economic Development Director's 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 May 2, 2026, 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



**Type A Economic
Development Corporation
Board Agenda
May 11, 2026**

Regular Agenda Item

Agenda Description:

Review and discuss questions related to the budget report for March 2026. (Staff Resource: M. Freelen)

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 50% is based on six of the twelve months in the fiscal year being complete.

City Contact and Recommendations:

Marcie Freelen, Finance Director

Attachments:

1. Budget Report for March 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	53,995.69	416,291.35	-283,708.65	59.47 %
	Dept: 81 - Sales taxes Total:	700,000.00	700,000.00	53,995.69	416,291.35	-283,708.65	59.47%
Dept: 88 - Investment earnings							
200-88-460000	Interest Income	50,000.00	50,000.00	7,450.47	43,444.39	-6,555.61	86.89 %
	Dept: 88 - Investment earnings Total:	50,000.00	50,000.00	7,450.47	43,444.39	-6,555.61	86.89%
Dept: 89 - Miscellaneous							
200-89-490100	Miscellaneous Revenue	0.00	0.00	650.00	3,345.00	3,345.00	0.00 %
	Dept: 89 - Miscellaneous Total:	0.00	0.00	650.00	3,345.00	3,345.00	0.00%
	Revenue Total:	750,000.00	750,000.00	62,096.16	463,080.74	-286,919.26	61.74%
	Fund: 200 - 4A Economic Development Total:	750,000.00	750,000.00	62,096.16	463,080.74	-286,919.26	61.74%
	Report Total:	750,000.00	750,000.00	62,096.16	463,080.74	-286,919.26	61.74%



		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	9,436.34	55,719.97	68,169.03	44.98 %
200-23-500112	Worker's Comp	275.00	275.00	0.00	134.00	141.00	48.73 %
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	243.54	926.27	1,003.73	47.99 %
200-23-500130	Benefits	10,094.00	11,616.00	869.85	5,170.33	6,445.67	44.51 %
200-23-500140	TMRS	7,467.00	13,327.00	1,151.60	5,213.13	8,113.87	39.12 %
200-23-500150	Training & Travel	7,470.00	7,470.00	0.00	3,174.11	4,295.89	42.49 %
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	80.34	80.34	419.66	16.07 %
200-23-500410	Software Maintenance	20,127.00	20,127.00	49.32	201.30	19,925.70	1.00 %
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	113.31	8,591.93	24,408.07	26.04 %
200-23-500840	380 Agreement Expenses	10,260.00	10,260.00	0.00	4,303.56	5,956.44	41.95 %
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	1,595.29	9,253.97	3,342.03	73.47 %
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	852.54	12,147.46	6.56 %
200-23-500955	Administrative	640.00	640.00	400.00	400.00	240.00	62.50 %
Dept: 23 - Economic Development Total:		332,754.28	348,967.28	13,939.59	95,845.94	253,121.34	27.47%
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%
Expense Total:		585,062.28	601,275.28	13,939.59	318,953.79	282,321.49	53.05%
Fund: 200 - 4A Economic Development Total:		585,062.28	601,275.28	13,939.59	318,953.79	282,321.49	53.05%
Report Total:		585,062.28	601,275.28	13,939.59	318,953.79	282,321.49	53.05%



MINUTES
TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD
COUNCIL CHAMBERS
APRIL 13, 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 6:03 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. Review and discuss questions related to the budget report for February 2026. (Staff Resource: M. Peacock)

City Manager Peacock presented the budget report for February 2026.

2. Discuss, consider, and possible action on the February 09, 2026, meeting minutes. (Staff Resource: A. Holloway)

Motion made by Director Rayburn to approve the minutes as presented. Seconded by Alternate Mosley.
 Voting Yea: President Anderson, Director Henderson, Director Rayburn, Alternate Mosley

3. Discuss, consider, and possible action on amending the FY 2026 budget. (Staff Resource: M. Freelen)

Motion made by Director Henderson to approve the amendment to the 2026 Budget. Seconded by Director Rayburn.

Voting Yea: President Anderson, Director Henderson, Director Rayburn, Alternate Mosley

4. Discuss, consider, and possible action regarding the installation of murals in downtown Joshua. (Staff Resource: Nora Fussner)

After discussion, the Corporation expressed a desire to ensure that appropriate policies are in place prior to considering murals. Staff was directed to bring the proposed policies back next month for review.

5. Discussion on the Economic Development Director's Monthly Report. (Staff Resource: Nora Fussner)

City Manager Peacock gave a brief update regarding the EDC Director's Monthly Report.

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

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NA

E. ADJOURN

Director Anderson adjourned the meeting at 6:22 pm.

Approved: May 11, 2026

Shelly Anderson, President

ATTEST:

Alice Holloway, City Secretary

City of Joshua

EDC Monthly Staff Report

Period: April 2026

Prepared by: Nora Fussner

Business Retention/Business Spotlights:

NA

Planning & Zoning Projects:

Caddo Peak Addition

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

Joshua Meadows, Phase 4

- 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 preliminary plat
- Comments to applicant, engineer and project manager

613 N. Broadway Conditional Use Permit

- Review of Conditional Use Permit Submittal
- Comments to applicant
- Notice to surrounding property owners and newspaper
- Staff Report and all backup documentation for P&Z

Hutchens Addition

- Review of final plat
- Comments to applicant and surveyor

Special Events:

4th of July Celebration