



**AGENDA**  
**TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD**  
**COUNCIL CHAMBERS**  
**OCTOBER 10, 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 October 10, 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/89023808808?pwd=bWsxZ0tmL2hmR0pxVTJ5SHhsVDRhUT09>

Meeting ID: 89023808808 Passcode: 280589

**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) 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.** City Secretary to administer Oath of Office to newly appointed director(s).
- 2.** Discuss, consider, and possible action on the appointment of the following positions for a one-year term:
  - President
  - Vice President
  - Secretary
  - Treasurer
- 3.** Review and discuss questions related to the budget report and financial statement for September 2022. (Staff Resource: M. Peacock)

4. Discuss, consider, and possible action on meeting minutes of September 12, 2022. (Staff Resource: A. Holloway)
5. Discuss, consider, and possible action on a contract to purchase approx. 3.73 acres of land for a Dinosaur Museum in Joshua Station. (Staff Resource: M. Martin)

#### **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.

#### **E. RECONVENE INTO EXECUTIVE 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 7th day of October 2022, by 5:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

---

Alice Holloway, TRMC, MMC  
City Secretary

City of Joshua  
Financial Statement  
As of September 30, 2022

10/4/2022 12:00 PM **Item 3.**

<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	53,189.06	41,850.00	11,339.06	670,834.06	500,000.00	134.17%	(170,834.06)
Investment Earnings	515.25	83.70	431.55	1,288.53	1,000.00	128.85%	(288.53)
Miscellaneous	0.00	0.00	0.00	400,752.00	0.00	0.00%	(400,752.00)
Revenue Totals	<u>53,704.31</u>	<u>41,933.70</u>	<u>11,770.61</u>	<u>1,072,874.59</u>	<u>501,000.00</u>	<u>214.15%</u>	<u>(571,874.59)</u>
<b>Expense Summary</b>							
Debt Service	0.00	0.00	0.00	140,159.00	140,159.00	100.00%	0.00
Miscellaneous	86,200.49	33,685.81	52,514.68	209,359.25	327,467.00	63.93%	118,107.75
Joshua Station Development	359.63	1,674.00	(1,314.37)	22,340.59	20,000.00	111.70%	(2,340.59)
Economic Development	3,502.47	4,570.14	(1,067.67)	44,633.31	54,601.00	81.74%	9,967.69
Transfers Out	185,705.36	11,000.00	174,705.36	185,705.36	205,000.00	90.59%	19,294.64
Expense Totals	<u>275,767.95</u>	<u>50,929.95</u>	<u>224,838.00</u>	<u>602,197.51</u>	<u>747,227.00</u>	<u>80.59%</u>	<u>145,029.49</u>

City of Joshua  
Financial Statement  
As of September 30, 2022

10/4/2022 12

Item 3.

<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	53,189.06	41,850.00	11,339.06	670,834.06	500,000.00	134.17%	(170,834.06)
Tax Revenue Totals	53,189.06	41,850.00	11,339.06	670,834.06	500,000.00	134.17%	(170,834.06)
<b>Investment Earnings</b>							
200-4600 Interest Income	515.25	83.70	431.55	1,288.53	1,000.00	128.85%	(288.53)
Investment Earnings Totals	515.25	83.70	431.55	1,288.53	1,000.00	128.85%	(288.53)
<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	53,704.31	41,933.70	11,770.61	1,072,874.59	501,000.00	214.15%	(571,874.59)

City of Joshua  
Financial Statement  
As of September 30, 2022

10/4/2022 12:53:

Item 3.

<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	0.00	0.00	140,159.00	140,159.00	100.00%	0.00
Economic Development	3,502.47	4,570.14	(1,067.67)	44,633.31	54,601.00	81.74%	9,967.69
Joshua Station Development	359.63	1,674.00	(1,314.37)	22,340.59	20,000.00	111.70%	(2,340.59)
Miscellaneous	86,200.49	33,685.81	52,514.68	209,359.25	327,467.00	63.93%	118,107.75
<b>Non-Departmental Totals</b>	<u>90,062.59</u>	<u>39,929.95</u>	<u>50,132.64</u>	<u>416,492.15</u>	<u>542,227.00</u>	<u>76.81%</u>	<u>125,734.85</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	185,705.36	11,000.00	174,705.36	185,705.36	205,000.00	90.59%	19,294.64
<b>General Non-Departmental Totals</b>	<u>185,705.36</u>	<u>11,000.00</u>	<u>174,705.36</u>	<u>185,705.36</u>	<u>205,000.00</u>	<u>90.59%</u>	<u>19,294.64</u>
<b>Expense Total</b>	<u><u>275,767.95</u></u>	<u><u>50,929.95</u></u>	<u><u>224,838.00</u></u>	<u><u>602,197.51</u></u>	<u><u>747,227.00</u></u>	<u><u>80.59%</u></u>	<u><u>145,029.49</u></u>

City of Joshua  
Financial Statement  
As of September 30, 2022

10/4/2022 12:00 PM Item 3.

<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	0.00	0.00	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	86,153.17	1,066.72	85,086.45	92,488.00	7,467.00	1238.62%	(85,021.00)
200-00-5860 Joshua Station Utilities	359.63	1,674.00	(1,314.37)	20,630.69	20,000.00	103.15%	(630.69)
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	47.32	0.00	47.32	478.53	0.00	0.00%	(478.53)
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	833.37	(833.37)	6,992.72	10,000.00	69.93%	3,007.28
200-00-5955 Type A Administrative	3,502.47	4,570.14	(1,067.67)	44,633.31	54,601.00	81.74%	9,967.69
Non-Departmental Totals	<u>90,062.59</u>	<u>39,929.95</u>	<u>50,132.64</u>	<u>416,492.15</u>	<u>542,227.00</u>	<u>76.81%</u>	<u>125,734.85</u>

City of Joshua  
Financial Statement  
As of September 30, 2022

10/4/2022 12:11

Item 3.

<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	55,000.00	11,000.00	44,000.00	55,000.00	55,000.00	100.00%	0.00
200-02-5979 Transfer To Capital	130,705.36	0.00	130,705.36	130,705.36	150,000.00	87.14%	19,294.64
General Non-Departmental Totals	185,705.36	11,000.00	174,705.36	185,705.36	205,000.00	90.59%	19,294.64
Expense Totals	275,767.95	50,929.95	224,838.00	602,197.51	747,227.00	80.59%	145,029.49



**MINUTES**  
**TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD**  
**COUNCIL CHAMBERS**  
**SEPTEMBER 12, 2022**  
**6:30 PM**

**PRESENT**

President Shelly Anderson  
 Director Johnny Waldrip  
 Director Linda Childers  
 Director Aleshia Hayes

**STAFF**

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

**ABSENT**

Director David Morgan  
 Director Esley Henderson  
 Director Angela Nichols

The Joshua Type A Economic Development Corporation held 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=S3lqK0Uwc24xSIRZWk9YNmkwNHZRdz09>

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**

Director Anderson announced a quorum and called the meeting 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. Review and discuss questions related to the budget report and financial statement for August 2022.  
(Staff Resource: M. Peacock)

City Manager Peacock presented the financial statement and announced that the Type A EDC is in good financial shape.

2. Discuss, consider, and possible action on the meeting minutes of August 8, 2022, and August 22, 2022.  
(Staff Resource: A. Holloway)

Motion made by Director Waldrip to approve the meeting minutes of August 8, 2022, and August 22, 2022. Seconded by Director Childers.

Voting Yea: Director Anderson, Director Waldrip, Director Childers, Director Hayes

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)

Motion made by Director Waldrip authorizing funding to pay balance of parking facility in the amount of \$86,153.17. Seconded by Director Childers.

Voting Yea: Director Anderson, Director Waldrip, Director Childers, Director Hayes

**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

Director Anderson announced that the corporation will recess into Executive Session at 6:36 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.

Director Anderson announced the corporation was back in Regular Session at 7:29 pm.

- a. No action taken as the result of Executive Session.

- b. Motion made by Director Waldrip to approve a 380 Agreement as discussed in Executive Session.  
Seconded by 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.)*

NA

**G. ADJOURN**

Director Anderson adjourned the meeting at 7:30 pm.

---

Shelly Anderson, President  
Type A EDC

---

Alice Holloway, City Secretary

Approved: October 10, 2022



**Type A Economic  
Development Agenda  
October 10, 2022**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Discuss, consider, and possible action regarding the contract to purchase approx. 3.73 acres of land for a Dinosaur Museum in Joshua Station.

**Background Information:**

The City of Joshua has partnered with Southwest Adventist University on a Dinosaur Museum project. The mission of the Dinosaur Museum is to provide the surrounding community with an intimate, hands-on, paleontological experience. Guests will have an opportunity to view fossils and displays and have a chance to be involved in the research through activities such as fossil cleaning demonstrations, training classes, and tours.

**Financial Information:**

\$1,360,000 to \$1,460,000. Finalized purchase amount will be announced at the meeting, pending the survey.

**City Contact and Recommendations:**

Molly Martin

City Staff recommends approval.

**Attachments:**

A survey and purchase contract will be provided at the meeting.