



AGENDA
TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD
COUNCIL CHAMBERS
DECEMBER 08, 2025
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. City Secretary to administer the Oath of Office to newly appointed directors.
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 for October 2025. (Staff Resource: M. Peacock)
4. Discuss, consider, and possible action on the September 08, 2025, meeting minutes. (Staff Resource: A. Holloway)
5. Discuss, consider, and possible action regarding a fee proposal from Axiom Management & Engineering, Inc. to Brothers Real Estate Properties, LLC, aka American Steel, for the determination of the Minimum Finished Floor Elevation for the Final Plat of Lot 1, Block 1, Brothers Addition located at 460 N. Broadway St. (Staff Resource: N. Fussner)
6. Discuss, consider, and possible action regarding replacing the socket and bulbs in the parking lot on 12th Street. (Staff Resource: M. Peacock)
7. Discuss, consider, and possible action regarding business retention options presented by EDC staff in lieu of Chamber activity. (Staff Resource: M. Peacock)

8. Discussion on the EDC December Staff 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 December 1, 2025, 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
December 8, 2025**

Regular Agenda Item

Agenda Description:

Review and discuss questions related to the budget report for October 2025. (Staff Resource: M. Peacock)

Background Information:

Financial Information:

City Contact and Recommendations:

Mike Peacock, City Manager

Attachments:

1. Budget Report for October 2025



		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	70,467.53	70,467.53	-629,532.47	10.07 %
	Dept: 81 - Sales taxes Total:	700,000.00	700,000.00	70,467.53	70,467.53	-629,532.47	10.07%
Dept: 88 - Investment earnings							
200-88-460000	Interest Income	50,000.00	50,000.00	7,854.95	7,854.95	-42,145.05	15.71 %
	Dept: 88 - Investment earnings Total:	50,000.00	50,000.00	7,854.95	7,854.95	-42,145.05	15.71%
Dept: 89 - Miscellaneous							
200-89-490100	Miscellaneous Revenue	0.00	0.00	735.00	735.00	735.00	0.00 %
	Dept: 89 - Miscellaneous Total:	0.00	0.00	735.00	735.00	735.00	0.00%
	Revenue Total:	750,000.00	750,000.00	79,057.48	79,057.48	-670,942.52	10.54%
	Fund: 200 - 4A Economic Development Total:	750,000.00	750,000.00	79,057.48	79,057.48	-670,942.52	10.54%
	Report Total:	750,000.00	750,000.00	79,057.48	79,057.48	-670,942.52	10.54%



City of Joshua, TX

Budget Report Account Summary

Item 3.

For Fiscal: 2025-2026 Period Ending: 10/31/2025

		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	123,122.00	8,088.29	8,088.29	115,033.71	6.57 %
200-23-500112	Worker's Comp	275.00	275.00	67.00	67.00	208.00	24.36 %
200-23-500117	Longevity Pay	140.00	140.00	0.00	0.00	140.00	0.00 %
200-23-500120	Payroll Taxes	1,858.00	1,858.00	115.12	115.12	1,742.88	6.20 %
200-23-500130	Benefits	10,094.00	10,094.00	434.59	434.59	9,659.41	4.31 %
200-23-500140	TMRS	7,467.00	7,467.00	516.21	516.21	6,950.79	6.91 %
200-23-500150	Training & Travel	7,470.00	7,470.00	893.35	893.35	6,576.65	11.96 %
200-23-500160	Dues & Subscriptions	1,590.00	1,590.00	0.00	0.00	1,590.00	0.00 %
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	0.00	500.00	0.00 %
200-23-500410	Software Maintenance	20,127.00	20,127.00	50.66	50.66	20,076.34	0.25 %
200-23-500750	Mobile Technology	485.28	485.28	0.00	0.00	485.28	0.00 %
200-23-500800	Events	15,000.00	15,000.00	0.00	0.00	15,000.00	0.00 %
200-23-500840	380 Agreement Expenses	10,260.00	10,260.00	662.66	662.66	9,597.34	6.46 %
200-23-500853	Joshua Area Chamber of Commerce	18,000.00	18,000.00	0.00	0.00	18,000.00	0.00 %
200-23-500861	Joshua Station Utilities	12,596.00	12,596.00	960.00	960.00	11,636.00	7.62 %
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 %
200-23-500930	Advertising	13,000.00	13,000.00	18.07	18.07	12,981.93	0.14 %
200-23-500955	Administrative	640.00	640.00	0.00	0.00	640.00	0.00 %
Dept: 23 - Economic Development Total:		332,754.28	332,754.28	11,805.95	11,805.95	320,948.33	3.55%
Dept: 95 - Debt Service							
200-95-555742	2018 Revenue Bonds - Interest	59,895.00	59,895.00	0.00	0.00	59,895.00	0.00 %
200-95-555802	Series 2022 Note - Interest	66,161.00	66,161.00	0.00	0.00	66,161.00	0.00 %
200-95-565741	2018 Revenue Bonds - Principal	80,000.00	80,000.00	0.00	0.00	80,000.00	0.00 %
200-95-565801	Series 2022 Note - Principal	46,252.00	46,252.00	0.00	0.00	46,252.00	0.00 %
Dept: 95 - Debt Service Total:		252,308.00	252,308.00	0.00	0.00	252,308.00	0.00%
Expense Total:		585,062.28	585,062.28	11,805.95	11,805.95	573,256.33	2.02%
Fund: 200 - 4A Economic Development Total:		585,062.28	585,062.28	11,805.95	11,805.95	573,256.33	2.02%
Report Total:		585,062.28	585,062.28	11,805.95	11,805.95	573,256.33	2.02%



MINUTES
TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD
COUNCIL CHAMBERS
SEPTEMBER 08, 2025
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. Discuss, consider, and possible action on the June 10, 2025, Meeting Minutes. (Staff Resource: A. Holloway)

Motion made by Alternate 1 Rayburn to approve as presented. Seconded by Director Childers.

Voting Yea: President Anderson, Director Childers, Director Henderson, Alternate 1 Rayburn, Alternate 2 Walden

2. Discuss, consider, and possible action regarding support and funding assistance for improvements to the Joshua Animal Shelter. (Staff Resource: T. Miller & A. Holloway)

Motion made by Director Henderson to match up to \$22,500. Seconded by Alternate 2 Walden.

Voting Yea: President Anderson, Director Childers, Director Henderson, Alternate 1 Rayburn, Alternate 2 Walden

3. Discuss, consider, and possible action to cancel the current agreement with the Joshua Area Chamber of Commerce and direct staff regarding the exploration of a possible new chamber organization. (Staff Resource: N. Fussner)

Motion made by Alternate 2 Walden to cancel the current agreement and authorize staff to help start a new chamber. Seconded by Alternate 1 Rayburn.

Voting Yea: President Anderson, Director Childers, Director Henderson, Alternate 1 Rayburn, Alternate 2 Walden

4. Discuss, consider, and possible action on the approval of amendments to the Economic Development Type A 2025-2026 Budget. (Staff Resource: M. Peacock)

Item 4.

Motion made by Alternate 1 Rayburn to approve as presented. Seconded by Director Henderson.

Voting Yea: President Anderson, Director Childers, Director Henderson, Alternate 1 Rayburn, Alternate 2 Walden

D. EXECUTIVE SESSION

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:

1. Pursuant to Section 551.087 of the Texas Government Code: to discuss or deliberate regarding commercial or financial information that the governmental 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.

Director Anderson announced EDC Type A will recess into Executive Session at 6:40 pm.

E. RECONVENE INTO REGULAR SESSION

In accordance with the Texas Government Code, Chapter 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 Type A EDC has reconvened into regular session at 6:55 pm.

No action taken.

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 6:56 pm.



**Type A EDC Agenda
December 8, 2025**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action regarding a fee proposal from Axiom Management & Engineering, Inc. to Brothers Real Estate Properties, LLC aka American Steel for the determination of the Minimum Finished Floor Elevation for the Final Plat of Lot 1, Block 1, Brothers Addition located at 460 N. Broadway St.

Background Information:

The Final Plat for Brothers Addition has been completed for several months, with the only remaining item being the Minimum Finish Floor Elevation required by City Ordinance. Finalizing this detail is a small but important step in moving the project forward and demonstrating to American Steel that we are committed and ready to support getting this project underway.

Financial Information:

\$2,000 from EDC account number 200-23-500881, other grant funding.

City Contact and Recommendations:

Nora Fusser, Director of Economic Development

Attachments:

1. Original Invoice
2. Invoice to Type A EDC



Axiom Management & Engineering, Inc.

Item 5.

P.O. Box 6460
Fort Worth, Texas 76115

(817) 994-5420 Office
Firm # F-3654

August 5, 2025

Mr. Tony Sanchez
Brothers Real Estate Properties LLC
457 N Broadway Street
Joshua, TX 76058

RE: Minimum Finished Floor Elevation Determination Fee Proposal
Lot 1, Block 1, Brothers Addition
460 N Broadway Street
Joshua, TX 76058

Dear Mr. Sanchez:

Thank you for your request and interest in having Axiom Management & Engineering, Inc. provide engineering services for your project. I am happy to provide the following fee proposal.

Scope of Work: Provide determination of the Minimum Finished Floor Elevation for a Final Plat at the above referenced site. The proposed Finished Floor Elevation will be based upon the survey information provided by Lonestar Land Surveying, LLC and the available public information.

The Finished Floor Elevation Determination includes:

- Site Visit
- Preparation of signed and sealed Documentation Report.

The proposed fee for the Minimum Finished Floor Elevation documentation is **\$2,000.00**.

Scope excludes: Preparation of FEMA - LMOR or LMOR-F, completion of City, County and FEMA application forms, design and construction plans and documents, soil borings, survey (Boundary and topographic) and plan submission to acting authorities. These services are to be determined performed by Others.

In addition, this proposal excludes any costs or fees for review by any Agencies including development fees.

Services to begin upon receipt of Deposit and authorization to proceed with the design.

Progress payments to be provided at the following interval:

Initial Deposit (50%)	\$ 1,000.00 (Deposit)
Final Signed and Sealed Documents:	\$ 1,000.00 (Remainder) for Final Signed and Sealed Documents (pdf format).

We can accept Zelle, Venmo, check or cash at time or prior to the Site Visit.

Please allow 10 working days (~2 weeks) to prepare.

If this is acceptable, please acknowledge, and I will schedule the Site visit.

If you have any questions, please do not hesitate to contact me at (817) 994-5420. I look forward to assisting and helping you on this project.

Sincerely,
Axiom Management & Engineering, Inc.
Texas Registered Engineering Firm F-3654

Scott A. Atwood, P.E.

President

Approved to Proceed: _____

Date _____

Axiom Management & Engineering, Inc.

PO Box 6460
Fort Worth, TX 76115

Phone # 817-994-5420

Item 5.

Invoice

Date	Invoice #
11/25/2025	6167

Bill To
City of Joshua, Texas Mr. Mike Peacock 101 S. Main Street Joshua, Texas 76058 Attn: Type A-EDC

Project	P.O. No.	Terms
Type A - EDC American Steel Expansion		Due on receipt
Description	Rate	Amount
Minimum Finished Floor Elevation Determination	2,000.00	2,000.00
Total		\$2,000.00



Dedicated Electric, LLC

Item 6.

Estimate

TECL# 33274 ME# 418818
2717 Hill Lane
Cleburne, Tx 76031
(817) 487-2668
gary@dedicatedelectricllc.com
www.dedicatedelectricllc.com

BILL TO:
City of Joshua

DATE: 10/22/25

P.O. / W.O.	SERVICE ADDRESS	PAYMENT TERMS	
	CITY HALL AND PARKING LOT	DUE UPON COMPLETION	
DATE	DESCRIPTION	UNIT PRICE	LINE TOTAL
	City Hall		
	Provide and install (1) 120-volt Outlet in Foyer for Computer with 20-amp Dedicated Circuit		
	Labor and materials		\$345.00
	Parking Lot		
	Provide and install (13) West Durable FF200 200-watt LED Pole Light Flood Fixtures on Existing Poles		
	Provide Boom Lift		
	5 Year Warranty		
	Labor and materials		\$7,647.00
	<i>We look forward to working with you!</i>		
Please make all checks payable to Dedicated Electric, LLC		SUBTOTAL	\$7,992.00
		SALES TAX	
		TOTAL	\$7,992.00

Acceptance of the Proposal: The above price, specifications and conditions are
satisfactory and are hereby accepted. I authorize and agree to the work as specified.
Payment will be made as listed above.

Signature: _____ Date: _____

City of Joshua

EDC Monthly Staff Report

Period: November 2025

Prepared by: Nora Fussner

Business Retention/Business Spotlights:

- Deep Roots MAC
- La Gringa
- All State Insurance
 - 15 Year Anniversary Celebration 12/03/25
- Affordable Furniture 1
 - Coordinating Grand Opening TBD
- American Steel
- Mob Studio
 - Coordinating Grand Opening 12/10/25
- Owls Nest
- Great Clips

Planning & Zoning Projects:

- Mountain Valley Replat
 - Review of plat
 - Newspaper publication
 - Property owner mailouts
 - Staff report and all supporting documentation for P&Z
 - Calls and inquiries from surrounding property owners
- 202 Trailwood Conditional Use Permit
 - Review of submittal
 - Newspaper publication
 - Property owner mailouts
 - Staff report and all supporting documentation for P&Z
 - Calls and inquiries from surrounding property owners
- Caddo Peak Addition
 - Coordinating with City Engineer and Project Engineer to resolve all comments
 - Coordinating with JCSUD

Conference:

Texas Downtown 2025 - November 2-5

Special Events:

- Christmas on Main
 - Serving on planning committee
 - Coordinating with businesses, ISD and City staff on event setup
 - Getting vendors for event and parade entries
- Fall on Main
 - Served on planning committee
 - Recap of event