



AGENDA
TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD
COUNCIL CHAMBERS
OCTOBER 09, 2023
6:00 PM

The Joshua Type A Economic Development Corporation will hold a Regular Meeting in the City Hall Council Chambers, located at 101 S. Main St., Joshua, Texas, on October 09, 2023. This meeting is subject to the open meeting laws of the State of Texas.

Individuals may attend and participate in 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/88906558929?pwd=T1hPQzErZ3M5NnFzSE1TWfK4T0Zodz09>

Meeting ID: 889 0655 8929 Passcode: 356714

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 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. Discuss, consider, and possible action on meeting minutes of September 11, 2023. (Staff Resource: A. Holloway)
4. Review and discuss questions related to the budget report and financial statement for September 2023. (Staff Resource: M. Peacock)
5. Discuss and receive update from Brandi McNeel, Chair of Joshua Chamber of Commerce.
6. Discuss and receive update on the Retail Project "Station 1-7-4. (Staff Resource: M. Martin)

D. MONTHLY REPORT

- 1. September Economic Development Update

E. 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 551.072 of the Texas Government Code: to discuss or deliberate the purchase, exchange, lease, or value of real property.
- 2. Pursuant to Section 551.087 of the Texas Government Code: to discuss or deliberate regarding commercial or financial information received from or the offer of a financial or other incentive made to a business prospect seeking to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations.

F. RECONVENE INTO REGULAR SESSION

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.

G. 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.)

H. ADJOURN

The 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 the 3rd day of October 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



MINUTES
TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD
COUNCIL CHAMBERS
SEPTEMBER 11, 2023
6:00 PM

PRESENT

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

STAFF

Mike Peacock, City Manager
 Alice Holloway, City Secretary

ABSENT

Director David Morgan

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 11, 2023. This meeting is subject to the open meeting laws of the State of Texas.

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Join Zoom Meeting:

<https://us02web.zoom.us/j/87684528484?pwd=c1pHN0hLT01Ib0N6U0tTUllwUktVUT09>

Meeting ID: 87684528484 Passcode: 066907

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

Director Anderson 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 August 2023. (Staff Resource: M. Peacock)

City Manager Peacock stated that financially, the EDC Type A is in great shape. In addition, he stated that the Investment earnings generated funds.

- 2. Discuss, consider, and possible action on the meeting minutes of August 14, 2023. (Staff Resource: A. Holloway)

City Secretary Holloway stated that she needs to make a correction to the roster. Motion made by Director Waldrip to approve with changes. Seconded by Director Childers.

Voting Yea: President Anderson, Director Waldrip, Director Childers, Director Henderson, Director Burns, Director Hayes

- 3. Discuss, consider and possible action on the approval of the FY 2023-24 Annual Budget. (Staff Resource: M. Peacock)

City Manager Peacock gave a summary of the category of the proposed budget.

Motion made by Director Waldrip to approve the proposed budget. Seconded by Director Burns.

Voting Yea: President Anderson, Director Waldrip, Director Childers, Director Henderson, Director Burns, Director Hayes.

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.)

EDC Director Martin's Monthly Report

E. ADJOURN

Director Anderson adjourned the meeting at 6:31pm.

Shelley Anderson
President

Alice Holloway, TRMC, MMC
City Secretary

Approved: October 9, 2023

City of Joshua
 Financial Statement
 As of September 30, 2023

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Item 4.

200 - 4A Economic Development	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Tax Revenue	59,532.09	52,312.50	7,219.59	694,550.17	625,000.00	111.13%	(69,550.17)
Investment Earnings	2,014.39	41.85	1,972.54	27,334.39	500.00	5466.88%	(26,834.39)
Miscellaneous	0.00	8,333.37	(8,333.37)	2,382.50	100,000.00	2.38%	97,617.50
Transfers In	0.00	0.00	0.00	1,387,961.00	0.00	0.00%	(1,387,961.00)
Revenue Totals	<u>61,546.48</u>	<u>60,687.72</u>	<u>858.76</u>	<u>2,112,228.06</u>	<u>725,500.00</u>	<u>291.14%</u>	<u>(1,386,728.06)</u>
Expense Summary							
Personnel	874.35	927.12	(52.77)	6,198.45	11,125.00	55.72%	4,926.55
Debt Service	0.00	0.00	0.00	137,870.00	137,870.00	100.00%	0.00
Capital Outlay	0.00	2,500.00	(2,500.00)	1,404,099.50	30,000.00	4680.33%	(1,374,099.50)
Miscellaneous	1,778.77	12,539.63	(10,760.86)	23,160.24	150,300.00	15.41%	127,139.76
Economic Development	20.00	3,592.50	(3,572.50)	8,527.08	43,000.00	19.83%	34,472.92
Joshua Station Development	8,784.90	2,924.00	5,860.90	61,972.13	35,000.00	177.06%	(26,972.13)
Transfers Out	0.00	15,642.00	(15,642.00)	78,210.00	78,210.00	100.00%	0.00
Expense Totals	<u>11,458.02</u>	<u>38,125.25</u>	<u>(26,667.23)</u>	<u>1,720,037.40</u>	<u>485,505.00</u>	<u>354.28%</u>	<u>(1,234,532.40)</u>

City of Joshua
 Financial Statement
 As of September 30, 2023

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Item 4.

200 - 4A Economic Development	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Tax Revenue							
200-4003 Sales Tax	59,532.09	52,312.50	7,219.59	694,550.17	625,000.00	111.13%	(69,550.17)
Tax Revenue Totals	59,532.09	52,312.50	7,219.59	694,550.17	625,000.00	111.13%	(69,550.17)
Investment Earnings							
200-4600 Interest Income	2,014.39	41.85	1,972.54	27,334.39	500.00	5466.88%	(26,834.39)
Investment Earnings Totals	2,014.39	41.85	1,972.54	27,334.39	500.00	5466.88%	(26,834.39)
Miscellaneous							
200-4901 Misc. Revenue	0.00	8,333.37	(8,333.37)	2,382.50	100,000.00	2.38%	97,617.50
Miscellaneous Totals	0.00	8,333.37	(8,333.37)	2,382.50	100,000.00	2.38%	97,617.50
Transfers In							
200-4902 Proceeds From Debt	0.00	0.00	0.00	1,387,961.00	0.00	0.00%	(1,387,961.00)
Transfers In Totals	0.00	0.00	0.00	1,387,961.00	0.00	0.00%	(1,387,961.00)
Revenue Totals	61,546.48	60,687.72	858.76	2,112,228.06	725,500.00	291.14%	(1,386,728.06)

City of Joshua
 Financial Statement
 As of September 30, 2023

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Item 4.

200 - 4A Economic Development Non-Departmental	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	2,500.00	(2,500.00)	1,404,099.50	30,000.00	4680.33%	(1,374,099.50)
Debt Service	0.00	0.00	0.00	137,870.00	137,870.00	100.00%	0.00
Economic Development	20.00	3,592.50	(3,572.50)	8,527.08	43,000.00	19.83%	34,472.92
Joshua Station Development	8,784.90	2,924.00	5,860.90	61,972.13	35,000.00	177.06%	(26,972.13)
Miscellaneous	1,778.77	12,539.63	(10,760.86)	23,160.24	150,300.00	15.41%	127,139.76
Personnel	874.35	927.12	(52.77)	6,198.45	11,125.00	55.72%	4,926.55
Non-Departmental Totals	<u>11,458.02</u>	<u>22,483.25</u>	<u>(11,025.23)</u>	<u>1,641,827.40</u>	<u>407,295.00</u>	<u>403.11%</u>	<u>(1,234,532.40)</u>
200 - 4A Economic Development General Non-Departmental	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Transfers Out	0.00	15,642.00	(15,642.00)	78,210.00	78,210.00	100.00%	0.00
General Non-Departmental Totals	<u>0.00</u>	<u>15,642.00</u>	<u>(15,642.00)</u>	<u>78,210.00</u>	<u>78,210.00</u>	<u>100.00%</u>	<u>0.00</u>
Expense Total	<u>11,458.02</u>	<u>38,125.25</u>	<u>(26,667.23)</u>	<u>1,720,037.40</u>	<u>485,505.00</u>	<u>354.28%</u>	<u>(1,234,532.40)</u>

City of Joshua
 Financial Statement
 As of September 30, 2023

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Item 4.

200 - 4A Economic Development Non-Departmental	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
200-00-5150 Training/Travel	789.36	583.37	205.99	4,563.48	7,000.00	65.19%	2,436.52
200-00-5160 Dues/Memberships	84.99	343.75	(258.76)	1,634.97	4,125.00	39.64%	2,490.03
200-00-5574 2018 Revenue Bonds -	0.00	0.00	0.00	67,870.00	67,870.00	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
200-00-5600 Capital Outlay > \$5,000	0.00	2,500.00	(2,500.00)	0.00	30,000.00	0.00%	30,000.00
200-00-5700 Land Purchase	0.00	0.00	0.00	1,404,099.50	0.00	0.00%	(1,404,099.50)
200-00-5840 380 Agreement Expenses	579.36	816.63	(237.27)	10,258.17	9,800.00	104.68%	(458.17)
200-00-5853 Joshua Area Chamber Of	0.00	1,500.00	(1,500.00)	0.00	18,000.00	0.00%	18,000.00
200-00-5860 Joshua Station Utilities	2,025.84	1,674.00	351.84	18,528.07	20,000.00	92.64%	1,471.93
200-00-5860 Joshua Station Development	6,759.06	1,250.00	5,509.06	43,444.06	15,000.00	289.63%	(28,444.06)
200-00-5880 Facade Grant Funding	490.00	8,333.37	(7,843.37)	5,490.00	100,000.00	5.49%	94,510.00
200-00-5909 Miscellaneous Expense	59.41	41.63	17.78	1,011.43	500.00	202.29%	(511.43)
200-00-5930 Advertising	650.00	3,348.00	(2,698.00)	6,400.64	40,000.00	16.00%	33,599.36
200-00-5955 Supplies	20.00	0.00	20.00	61.00	0.00	0.00%	(61.00)
200-00-5955 Type A Administrative	0.00	2,092.50	(2,092.50)	8,466.08	25,000.00	33.86%	16,533.92
Non-Departmental Totals	11,458.02	22,483.25	(11,025.23)	1,641,827.40	407,295.00	403.11%	(1,234,532.40)

City of Joshua
 Financial Statement
 As of September 30, 2023

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Item 4.

200 - 4A Economic Development General Non-Departmental	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
200-02-5975 Transfer To General Fund	0.00	15,642.00	(15,642.00)	78,210.00	78,210.00	100.00%	0.00
General Non-Departmental Totals	0.00	15,642.00	(15,642.00)	78,210.00	78,210.00	100.00%	0.00
Expense Totals	11,458.02	38,125.25	(26,667.23)	1,720,037.40	485,505.00	354.28%	(1,234,532.40)



**Economic Development
A-board Agenda
October 9, 2023 – 6:00 pm**

(Action Item/Discussion Item)

Agenda Description:

Joshua Chamber of Commerce update.

Background Information:

The Board Chair, Brandi McNeel will give the board an update on the Joshua Chamber of Commerce.

Financial Information:

None

City Contact and Recommendations:

Attachments:

None



**A-Board Agenda
10-09-2023**

(Action Item/Discussion Item)

Agenda Description:

Retail Project Presentation: “Station 1-7-4”.

Background Information:

The Director of Economic Development will give a presentation on the retail project “Station 1-7-4”.

Financial Information:

City Contact and Recommendations:

Molly Martin, Director of Economic Development

Attachments: