



**MINUTES  
TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD  
COUNCIL CHAMBERS  
AUGUST 14, 2023  
6:00 PM**

**PRESENT**

President Shelly Anderson  
Director Linda Childers  
Director Josh Burns  
Director Aleshia Hayes  
Director David Morgan

**STAFF**

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

**ABSENT**

Director Henderson  
Director Johnny Waldrip

The Joshua Type A Economic Development Corporation held a Regular Meeting in the council chambers located at 101 S. Main St., Joshua, Texas, on August 14, 2023. 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/89153837891?pwd=RINwNVErNWJFZGNEMmNHb3N4ak11UT09>

Meeting ID: 89153837891 Passcode: 418173

**A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

Director Anderson announced a quorum and called the meeting to order at 6:02 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 July 2023. (Staff Resource: M. Peacock)

City Manager Peacock presented the July 2023 financial statement.

2. Discuss, consider, and possible action on the July 18, 2023, meeting minutes. (Staff Resource: A. Holloway)

Motion made by Director Burns to approve the meeting minutes of July 18, 2023. Seconded by Director Hayes.

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

3. Discuss and receive recommendations on amendments to the EDC Type A Bylaws. (Staff Resource: A. Holloway)

Motion made by Director Burns to approve the amendment to item ten adding the verbiage "as required by state law". Seconded by Director Childers.

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

4. Discuss, consider, and possible action on a resolution authorizing a project to expend funds in accordance with the bylaws and the laws of the State of Texas up to Three Million Dollars (\$3,000,000) to promote and develop a new business enterprise known as Retail Container Park. (Staff Resource: M. Martin)

Director Hayes asked how the container park was going to be maintained. EDC Director Martin stated that it is unknown at the time and a plan will need to be developed. City Manager Peacock stated that artificial turf will be used for the area and the city police will provide security during events.

Director Burns asked what changed with the first proposal and the proposal presented during this meeting. EDC Director Martin stated that phase two has gone away and the whole project will be in one phase.

Motion made by Director Burns to table until the September meeting requiring staff to present a site plan, business plan, and proposed budget and having the required public hearing. Seconded by Director Childers.

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

Director Burns asked where is the business plan? EDC Director Martin stated that there is not one and that is something that needs to be discussed.

Director Burns asked who is going to be responsible for managing the park. EDC Director Martin stated no plan is in place. In addition, she stated that there are three options to consider:

1. 3rd Party
2. Chamber
3. Sell to developer

Director Burns asked how many parking spots will be available. EDC Director Martin stated that there are more than what is required, and the YMCA parking lot can be used as an overflow.

Director Hayes stated that she does not feel comfortable approving a project without an itemized budget.

Director Burns stated that he loves the project and supports it, but opposes approving the project without a site plan, business plan, and a budget.

Motion made by Director Burns to table this item until the September meeting, directed staff to present a site plan, business plan, budget and prepare for the required public hearing per the bylaws. Seconded by Director Childers.

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

5. Discuss, consider, and possible action on the FY 2023-24 proposed budget. (Staff Resource: M. Peacock)

City Manager Peacock presented the proposed budget.

No action is needed per the City Manager Peacock.

**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.)*

Director Hayes- Polling our community to see what they would like for the corporation to be doing.

**E. ADJOURN**

Director Anderson adjourned the meeting at 6:57 pm.

*Shelley Anderson*

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Shelley Anderson  
President

*Alice Holloway*

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Alice Holloway, TRMC, MMC  
City Secretary

Approved: September 11, 2023