



MINUTES
TYPE A ECONOMIC DEVELOPMENT CORPORATION BOARD
COUNCIL CHAMBERS
DECEMBER 08, 2025
6:00 PM

The Joshua Type A Economic Development Corporation held 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. City Secretary to administer the Oath of Office to newly appointed directors.

City Secretary Holloway administered the Oath of Office to the newly appointed/reappointed directors.

2. Discuss, consider, and possible action on the appointment of the following positions for a one-year term:

- President
- Vice President
- Secretary
- Treasurer

Director Childers moved to appoint Director Anderson as President. Seconded by Director Henderson.

Director Anderson moved to appoint Director Childers as Vice President. Seconded by Director Rayburn.

Director Childers moved to appoint Director Rayburn as Secretary. Seconded by Director Webb.

Director Anderson moved to appoint Director Henderson as Treasurer. Seconded by Director Rayburn.

All motions passed unanimously.

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

Finance Director Freelen presented the budget report and provided an overview of how to read and interpret the report. She noted that revenues are performing well and that all expenditures reflected are for the first month of the fiscal year.

City Manager Peacock stated that a budget amendment will be brought forward next month.

4. Discuss, consider, and possible action on the September 08, 2025, meeting minutes. (Staff Resource: A. Holloway)

Motion made by Director Henderson to approve the minutes as presented. Seconded by Director Childers.

Voting Yea: President Anderson, Director Childers, Director Henderson, Director Webb, Director Rayburn, and Director Mosley.

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)

Motion made by Director Rayburn to approve and authorize Director Anderson to sign all necessary documents. Seconded by Director Henderson.

Voting Yea: President Anderson, Director Childers, Director Henderson, Director Webb, Director Rayburn, and Director Mosley.

6. Discuss, consider, and possible action regarding replacing the socket and bulbs in the parking lot on 12th Street. (Staff Resource: M. Peacock)

Director Stevens arrived at 6:22 pm.

Motion made by Director Rayburn to approve. Seconded by Director Henderson.

Voting Yea: President Anderson, Director Childers, Director Henderson, Director Webb, Director Rayburn, Director Sevens, and Director Mosley.

7. Discuss, consider, and possible action regarding business retention options presented by EDC staff in lieu of Chamber activity. (Staff Resource: M. Peacock)

City Manager Peacock explained that there have been several discussions regarding the possibility of starting a new chamber of commerce due to ongoing issues with the current chamber, including financial concerns. He stated that he and Nora met with the Chamber President to offer the organization an opportunity to develop a plan moving forward. Following that meeting, the City received an invoice in the amount of \$22,000 and later received an email from Brandi expressing interest in working with the City.

City Manager Peacock noted that the Chamber currently offers quarterly lunches, which are the primary services being provided. He suggested that semi-annual lunches could be considered instead, hosted by the city. He also stated that if the Chamber wishes to work with the City, they are welcome to set up a booth at City-sponsored events.

Director Anderson asked whether there was a reason the \$18,000 currently allocated to the Chamber could not be repurposed to fund City events and related activities.

EDC Member Fusner stated that the primary complaint from local businesses is that the Chamber is not providing sufficient support or services to them.

City Manager Peacock explained the former “12 of 12” program, under which 12 local businesses were invited to lunch over 12 months to discuss their operations and ways the City could assist them. He noted that businesses could select and sponsor a month, allowing the City to better understand and support local businesses.

City Manager Peacock stated that the Chamber has had approximately two years to improve operations but has not made sufficient progress.

Following the discussion, the EDC provided directions to retain these efforts in-house rather than through the Chamber and to reallocate funding from the Chamber to City-sponsored events. Staff confirmed that a budget amendment would be required to remove funding from the Chamber and add it to events.

8. Discussion on the EDC December Staff Report. (Staff Resource: N. Fussner)

EDC Director Fusner presented her monthly report.

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.)

NA

E. ADJOURN

Director Anderson adjourned the meeting at 6:54 pm.

Approved: January 12, 2026

Shelly Anderson, President

ATTEST:

Alice Holloway, City Secretary