



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

**PRESENT**

President Shelly Anderson  
Director Johnny Waldrip  
Director Roger Farley  
Director Carl Keating  
Director Glen Walden

**STAFF**

Molly Martin, EDC Director  
Alice Holloway, City Secretary

**ABSENT**

Director David Morgan  
Director Linda Childers  
Director Josh Burns  
Director Esley Henderson

The Joshua Type A Economic Development Corporation held 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**

Director Anderson announced a quorum and called the meeting to order at 6:02 p.m.

**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 Oath of Office to newly appointed directors.

City Secretary Holloway administered the Oath of Office to the newly appointed Directors:

- Glen Walden
- Johnny Waldrip
- Carl Keating
- Roger Farley

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

- President
- Vice President
- Secretary
- Treasurer

Motion made by Alternate 2 Walden to table this item until the next meeting. Seconded by Director Waldrip.

Voting Yea: President Anderson, Director Waldrip, Director Farley, Alternate 1 Keating, Alternate 2 Walden

3. Discuss, consider, and possible action on the meeting minutes of September 11, 2023. (Staff Resource: A. Holloway)

Motion made by Director Waldrip to approve the September 11, 2023, minutes as presented. Seconded by Alternate 2 Walden.

Voting Yea: President Anderson, Director Waldrip, Director Farley, Alternate 1 Keating, Alternate 2 Walden

4. Review and discuss questions related to the budget report and financial statement for September 2023. (Staff Resource: M. Peacock)

EDC Director Martin stated that there has been no change since last month.

5. Discuss and receive update from Brandi McNeel, Chair of Joshua Chamber of Commerce.

Brandi McNeel, Joshua Area Chamber President, gave a brief update. Some of the topics reported were:

- Fall Festival
- Financials
- Board Members and Ambassadors
- Staff President Position

6. Discuss and receive update on the Retail Project Station 1-7-4. (Staff Resource: M. Martin)

EDC Director Martin gave a brief update regarding project Station 1-7-4.

- The name of the project has been changed to Station 1-7-4.
- Staff is looking at possible metal buildings that look like shipping containers due to the price of containers.
- The cost is higher than originally expected. It is almost impossible to give an estimated cost of the project.
- A stage has been purchased using Hot Tax Funds.
- Staff is looking at landscaping ideas.
- The renderings of the project were shown on the screen.

- A design team has been hired.

#### **D. MONTHLY REPORT**

##### 1. September Economic Development Update

- EDC Director Martin gave the following update:
- Taco Bell coming in next to 7-11, the yellow house. They have submitted a preliminary site plan.
- Whataburger will be standalone; the property needs to be replated. The location will be between Starbucks and Panda Express.
- Panda Express had a fire a few months ago. They should be opening soon.
- Dinosaur Museum, 30,000 hands-on exhibits. Type "A" will grant the property to the university once completed. The project is 3 to 4 years out to be built.
- Development projects coming soon:
- The 6-acre development needs sewer, they are working with JCSUD.
- Received a \$10,000 grant for a 2-day in-person academy; the board is only room and board for EDC Director Martin.
- Working on Christmas on Main.
- Youth Fishing Tournament will be held in January.

#### **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.

Director Anderson announced there will not be an executive session held.

#### **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.)*

NA

#### **H. ADJOURN**

Director Anderson adjourned the meeting at 6:59 pm.

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Shelley Anderson  
President

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Alice Holloway, TRMC, MMC  
City Secretary

Approved: November 13, 2023