



CITY OF COLLEYVILLE
TAX INCREMENT FINANCING
DISTRICT BOARD AGENDA

100 Main Street, Colleyville, Texas, 76034
Executive Conference Room - Third Floor

TUESDAY, JULY 29, 2025 - 12:00 PM

- 1. CALL TO ORDER**

- 2. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-25-01**
 - 2a** Approval of the July 26, 2023 Tax Increment Financing District Board Meeting Minutes
 - 2b** Approval of the July 24, 2024, Tax Increment Financing District Board Meeting Minutes

- 3. PRESENTATION AND DISCUSSION**
 - 3a** Review and discussion of the status of the Colleyville Tax Increment Financing District

- 4. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, July 25, 2025*, by 5:00 p.m.

Christine Loven, TRMC
City Secretary

A quorum of any Colleyville board, commission, or committee may be present at this meeting. Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.

RESOLUTION R-25-01

A RESOLUTION APPROVING MINUTES OF THE TAX INCREMENT FINANCING DISTRICT BOARD OF DIRECTORS MEETING

WHEREAS, the Colleyville Tax Increment Financing District Board of Directors held a meeting on July 29, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE TAX INCREMENT FINANCING DISTRICT BOARD OF DIRECTORS OF THE CITY OF COLLEYVILLE TEXAS:

- Sec 1. THAT the minutes of the Tax Increment Financing District Board of Directors meeting held July 26, 2023 are hereby approved.
- Sec. 2. THAT the minutes of the Tax Increment Financing District Board of Directors meeting held July 24, 2024, are hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 29TH DAY OF JULY 2025.

ATTEST:

**COLLEYVILLE TAX INCREMENT
FINANCING DISTRICT BOARD**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Chairman



CITY OF COLLEYVILLE TAX INCREMENT FINANCING DISTRICT BOARD MINUTES

100 Main Street, Colleyville, Texas, 76034
Executive Conference Room - Third Floor

WEDNESDAY, JULY 26, 2023 – 12:00 P.M.

The Tax Increment Financing District Board of Directors meeting was called to order by Chairman Bobby Lindamood on July 26, 2023, at 12:04 p.m.

ROLL CALL: Chairman Bobby Lindamood, and Directors George Bond, John Eubanks, Shannon Fletcher, Ben Graves, Chuck Kelley, and Callie Rigney.

ABSENT: Directors Theresa Parsons and Ronnie Watkins.

ALSO PRESENT: Finance Director Kyle Lester, City Manager Jerry Ducay, Assistant City Manager Adrienne Lothery, Accounting Manager Karen Hines, and Secretary Christine Loven.

2. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-23-01

2b Approval of the July 21, 2022 Tax Increment Financing District Board Meeting Minutes

2c Approval of the January 18, 2023 Tax Increment Financing District Board Meeting Minutes

Chair Lindamood read Resolution R-23-01 in its entirety.

Chair Lindamood opened and closed the public hearing without any speakers.

Chair Bobby Lindamood made a motion to approve Resolution R-23-01, seconded by Director Shannon Fletcher.

The motion to approve carried by the following vote:

Ayes: 7 – Chair Lindamood, and Directors Bond, Eubanks, Fletcher, Graves, Kelley, and Rigney.

3. PRESENTATION AND DISCUSSION

3a Review and discussion of the status of the Colleyville Tax Increment Financing District

Finance Director Kyle Lester provided information on the background and purpose of the TIF, the TIF map, timelines, original and amended project plans, the TIF taxable value, and participants.

He then reviewed the 2023 year to date revenues and expenses noting an aggressive capital plan and active projects to include Glade Road improvements, Highway 26, City Hall renovations, economic development grants, fire station renovations, work on the City's trails and Justice Center, and drainage improvements.

There was general discussion of the Cheek-Sparger Road and towers projects.

4. ADJOURNMENT

There being no further business before the Board, Chair Lindamood adjourned the meeting at 12:38 p.m.

MINUTES APPROVED THIS 29TH DAY OF JULY 2025.

Minutes taken and prepared by:



Christine Loven, TRMC
City Secretary



CITY OF COLLEYVILLE TAX INCREMENT FINANCING DISTRICT BOARD MINUTES

100 Main Street, Colleyville, Texas, 76034
Executive Conference Room - Third Floor

WEDNESDAY, JULY 24, 2024 – 12:00 P.M.

The Tax Increment Financing District Board of Directors meeting was called to order by Chairman Bobby Lindamood on July 24, 2024, at 12:08 p.m.

ROLL CALL: Chairman Bobby Lindamood, and Directors Tammy Nakamura, Kimberly Holt Gunderson, Tim Raine, and Ben Graves.

ABSENT: Directors Brandi Elder, Theresa Parsons, Shannon Fletcher, and Ronnie Watkins.

ALSO PRESENT: Finance Director Matt Poston, City Manager Jerry Ducay, Assistant City Manager Adrienne Lothery, Accounting Manager Karen Hines, and Secretary Christine Loven.

2. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-24-02

2a Approval of the minutes of the June 18, 2024, Tax Increment Financing District Board of Directors Meeting

Chair Lindamood read Resolution R-24-02 in its entirety.

Chair Lindamood opened and closed the public hearing without any speakers.

Director Nakamura made a motion to approve Resolution R-24-02, seconded by Director Holt Gunderson.

The motion to approve carried by the following vote:

Ayes: 5 – Chair Lindamood, and Directors Nakamura, Holt Gunderson, Raine, and Graves.

3. PRESENTATION AND DISCUSSION

3a Review and discussion of the status of the Colleyville Tax Increment Financing District

Finance Director Matt Poston provided information on the background, purpose, and benefits of the TIF, the TIF map, timelines, original and amended project plans, the TIF taxable value, and participants. He then reviewed the TIF history for the past five years, before discussing the FY 25 timelines and the FY24 highlights, and year to date revenues and expenditures.

Director Poston review the FY2025 Proposed Budget and Capital Plan. There was general discussion of the Northern Gateway, and the Economic Development Gift Cards.

Director Nakamura, on behalf of GCISD thanked the Board for the recent project plan which allows for funding of the School Resource Officers.

4. ADJOURNMENT

There being no further business before the Board, Chair Lindamood adjourned the meeting at 12:34 p.m.

MINUTES APPROVED THIS 29TH DAY OF JULY 2025.

Minutes taken and prepared by:



Christine Loven, TRMC
City Secretary



CITY OF COLLEYVILLE TAX INCREMENT FINANCING DISTRICT BOARD BRIEFING

Agenda Number 3a

Agenda Date 7/29/2025

Number 3a

Type Presentation and Discussion

Department City Secretary

Title

Review and discussion of the status of the Colleyville Tax Increment Financing District

Explanation

Staff will provide highlights of major projects and a status update of the Five-Year Working Plan for the Colleyville Tax Increment Financing District.

Attachments

1. TIF FY 2025 & 2026 CIP Budget
2. TIF FY 2026 Budget
3. TIF FY 2025 YTD

**City of Colleyville
Tax Increment Finance
CIP Plan**

FY 2025	TIF	Other	Total
Bedford Rd Roundabout (at Cheek-Sparger) Design	300,000	-	300,000
Cheek-Sparger Road (Heritage to Bedford) Design	1,000,000	-	1,000,000
FY25 Drainage Improvements	50,000	50,000	100,000
FY25 Green Ribbon SH 26 & Longwood	145,000	400,000	545,000
Heroes Park Construction	3,500,000	-	3,500,000
John McCain Rd Bridge and Curve Improvements Design	50,000	-	50,000
Recreation Center Fence and Signage	150,000	200,000	350,000
SH26 Christmas Decorations	100,000	-	100,000
SH26 Electricity in Medians	550,000	-	550,000
Sidewalk Connectivity - Montclair Construction	200,000	300,000	500,000
Water Project 11 - Tinker Road Water/Drainage/Roadway Rehab	200,000	800,000	1,000,000
Wayfinding Signage - Phase II	75,000	-	75,000
	\$ 6,320,000	\$ 1,750,000	\$ 8,070,000

FY 2026	TIF	Other	Total
Bidault House Landscaping	120,000	-	120,000
Business Christmas Light Grant Program	50,000	-	50,000
Cheek-Sparger Road (Heritage to Bedford) Design	2,500,000	-	2,500,000
Christmas Lights - new medians	50,000	-	50,000
City Hall & Library Renovations (Wall paper removal)	75,000	195,000	270,000
City Hall/Library - Elevator CPU System Upgrade	170,000	-	170,000
Digital Events Signage	100,000	-	100,000
Economic Development	1,000,000	-	1,000,000
Economic Development Initiative/Business Center	175,000	-	175,000
Flags, poles & electricity at Gateways	150,000	-	150,000
Heroes Park Construction	3,500,000	-	3,500,000
Justice Center Improvements & Landscaping	100,000	150,000	250,000
Library Makerspace Laboratory	100,000	-	100,000
Plaza Stone / Loggia & Stage Roof Restoration	350,000	-	350,000
School Beautification Grant Program	50,000	50,000	100,000
Village Business Occupancy Incentive Program	75,000	-	75,000
Website Design	100,000	-	100,000
	\$ 8,665,000	\$ 395,000	\$ 9,060,000

City of Colleyville TIF Fund Projection	2025 Revised Estimate	2026 Proposed Budget	2027	2028	2029	2030	2031
			Projected Budget				
Revenues:							
Current Taxes	7,967,972	6,600,000	6,666,000	6,932,640	7,001,966	7,071,986	7,142,706
Investment Income/(Losses)	50,421	35,000	35,350	36,764	37,132	37,503	37,878
Colleyville Business Ctr Rev	49,702	50,000	50,500	52,520	53,045	53,576	54,111
Total Revenues	8,068,095	6,685,000	6,751,850	7,021,924	7,092,143	7,163,065	7,234,695
Expenses:							
Administration - VOA Dues	209,359	35,000	35,700	36,414	37,142	37,885	38,643
Administration	24,744	25,000	25,500	26,010	26,530	27,061	27,602
Economic Development - Economic Devlpmt Grant	1,200,000	1,000,000	600,000	300,000	100,000	100,000	100,000
Eng Prof Svcs - Salaries & Benefits	70,121	73,468	76,389	79,273	82,426	85,705	89,115
Parks Maintenance - Salaries & Benefits	208,191	224,258	233,228	242,557	252,260	262,350	272,844
Parks Maintenance - Misc. Contractual Services	1,200	-	-	-	-	-	-
Streets Maintenance - Misc. Contractual Services	3,500	-	-	-	-	-	-
Colleyville Business Center	255,369	128,500	131,070	133,691	136,365	139,093	141,874
GCISD SRO	900,000	900,000	900,000	900,000	900,000	900,000	900,000
Total Expenses	2,872,485	2,386,226	2,001,887	1,717,946	1,534,723	1,552,093	1,570,078
Operating Transfers:							
Total Operating Transfers In/(Out)	(235,000)	(235,000)	(235,000)	(235,000)	(235,000)	(235,000)	(235,000)
Operating Surplus/(Deficit)	4,960,610	4,063,774	4,514,963	5,068,978	5,322,420	5,375,971	5,429,617
Proceeds from sale of land	-	-	3,000,000	3,000,000	-	16,000,000	-
Interfund Loan Repayment	-	-	(3,000,000)	(3,000,000)	-	(13,134,261)	-
Capital Expenditures*	(9,487,668)	(8,665,000)	(7,955,000)	(3,850,000)	(125,000)	-	-
Net Change in Available Funds	(4,527,058)	(4,601,226)	(3,440,037)	1,218,978	5,197,420	8,241,710	5,429,617
Available Funds, beginning	1,493,998	(3,033,060)	(7,634,286)	(11,074,323)	(9,855,344)	(4,657,924)	3,583,786
Available Funds, ending	(3,033,060)	(7,634,286)	(11,074,323)	(9,855,344)	(4,657,924)	3,583,786	9,013,403

* - See more detail in CIP 5-year Plan

City of Colleyville - TIF FY 2025 Y-T-D	Original PP	Amended PP	Total
Taxes:			
GCISD	\$ 3,591,599	\$ -	\$ 3,591,599
Colleyville	1,373,499	63,859	1,437,358
TCCC	-	597,577	597,577
Other:			
CBC	-	42,281	42,281
Investment Income	-	40,267	40,267
Other/Misc	-	67,381	67,381
Total Revenue	4,965,098	811,365	5,776,463
Expenses:			
Colleyville Gateways	1,314,131	-	1,314,131
Heroes Park	-	990,113	990,113
VOA Dues	958,682	-	958,682
Economic Development	-	846,365	846,365
SH26	529,896	-	529,896
Admin Expenses	235,000	-	235,000
Beautification	-	127,323	127,323
Glade Road	-	77,383	77,383
Wayfinding Signage	-	70,000	70,000
Trails/Amentities	-	69,440	69,440
Cheek-Sparger	-	56,388	56,388
Central Fire Station Renovation	45,675	-	45,675
Property Taxes	24,744	-	24,744
City Hall Grounds	19,859	-	19,859
Senior Center	1,177	-	1,177
Tinker Road	-	950	950
Total Expenses	3,129,164	2,237,962	5,367,126
Operating Surplus/(Deficit)	\$ 1,835,934	\$ (1,426,597)	\$ 409,337