



**CITY OF COLLEYVILLE  
COLLEYVILLE ECONOMIC  
DEVELOPMENT CORPORATION  
BOARD WORKSESSION  
AGENDA**

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

---

**TUESDAY, AUGUST 5, 2025 - 5:00 PM**

---

**1. CALL TO ORDER**

**2. PRESENTATION AND DISCUSSION**

- 2a** Discussion of the FY 2026 proposed Colleyville Economic Development Corporation (CEDC) budget and the FY 2026 Economic Development Capital Improvement Program (EDCIP) priorities

**3. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Wednesday, July 30, 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 817.503.1130, and reasonable accommodations will be made to assist you.



# CITY OF COLLEYVILLE COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION BOARD WORKSESSION BRIEFING

---

**Agenda Number** 2a

**Agenda Date** 8/5/2025

**Number**

**Type** Presentation and Discussion

**Department** Finance

---

## **Title**

Discussion of the FY 2026 proposed Colleyville Economic Development Corporation (CEDC) budget and the FY 2026 Economic Development Capital Improvement Program (EDCIP) priorities

## **Explanation**

The Colleyville Economic Development Corporation (CEDC) is funded by a one-half cent sales tax approved by voters in 1996. The ballot language states that the sales tax will "provide for parks and park facilities, a library, a community center, open space improvements, and other facilities and improvements only as authorized by Section 4B of Article 5190.6" of the Local Government Code.

The CEDC Bylaws require the CEDC Board to develop a budget and a combined Economic Development Capital Improvement Program (EDCIP) annually, which sets forth long and short-term goals. The "EDCIP shall identify the projects to be undertaken by the Corporation and include proposed methods and the expected cost of the implementation." After the annual budget and EDCIP is developed, it must be approved by the City Council.

This item provides the opportunity for the Board to review and discuss the proposed projects for FY 2026 through 2030 from the attached annual budget and EDCIP, which is currently scheduled for adoption by the Board at the CEDC meeting on August 19, 2025. Year one of the EDCIP (FY 2026) will also be brought forward for appropriation and budget adoption at that meeting.

## **Attachments**

1. CEDC FY26 Budget Presentation
2. CEDC Budget



# **Colleyville Economic Development Corporation (CEDC) FY 2026 Budget**

Colleyville Economic Development Corporation Board  
August 5, 2025

- **What is an Economic Development Corporation (EDC)?**
  - Nonprofit created to finance new and expanded business enterprises.
  - Funded via local sales tax (local sales tax rate is capped at 2% in total).
  - City defines projects for the EDC (type).
  - City voters must approve the additional sales tax and creation of the corporation.
- **EDC Types**
  - Type A – Developing Industries
    - Created to fund industrial development projects such as business infrastructure, manufacturing, and research and development.
  - Type B – Developing Industries and Cultivating Communities
    - Can fund quality of life improvements such as parks, museums, sports facilities, and affordable housing, in addition to projects eligible for Type A.

## History

- Approved by voters and incorporated on September 3, 1996
  - “The adoption of an additional one-half cent sales and use tax to provide for parks and parks facilities, a library, a community center, open space improvements, and other facilities and improvements only as authorized...”
- Established as a Type B EDC
- Funded by ½ cent (0.50%) local sales tax

## Highlights

- Currently funds 18.950 FTEs across Library, Parks and Recreation, and the Colleyville Center.
- Funds operational costs of those departments.
- Funds special events held throughout the year.
- Funds capital improvements of the related facilities.

# FY 2026 Operating Budget



City of Colleyville Colleyville Economic Development Corporation (CEDC) Fund Projection	2020	2021	2022	2023	2024	2025		2026	2027	2028	2029	2030	2031
Revenues:	Actual					Original Budget	Revised Estimate	Proposed Budget	Projected Budget				
Sales Tax	\$ 2,096,882	\$ 2,390,336	\$ 2,583,813	\$ 2,634,045	\$ 2,675,932	\$ 2,600,000	\$ 2,600,000	\$ 2,650,000	\$ 2,703,000	\$ 2,757,060	\$ 2,812,201	\$ 2,868,445	\$ 2,925,814
Investment Income/(Losses)	36,446	13,658	28,053	283,046	226,503	60,000	200,000	180,000	180,000	180,000	180,000	180,000	180,000
Miscellaneous	-	-	254	1	70	-	-	-	-	-	-	-	-
Event Donations/Revenues	-	4,617	-	-	-	-	-	-	-	-	-	-	-
Transfer From Other Funds	-	5,518,968	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>2,133,328</b>	<b>7,927,579</b>	<b>2,612,120</b>	<b>2,917,091</b>	<b>2,902,505</b>	<b>2,660,000</b>	<b>2,800,000</b>	<b>2,830,000</b>	<b>2,883,000</b>	<b>2,937,060</b>	<b>2,992,201</b>	<b>3,048,445</b>	<b>3,105,814</b>
<b>Expenses:</b>													
Administration	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Library	338,817	357,887	349,015	401,744	596,864	592,104	592,104	650,366	650,366	650,366	650,366	650,366	650,366
Parks Maintenance	366,693	395,500	613,330	763,743	1,227,649	841,548	841,988	795,793	545,793	545,793	545,793	545,793	545,793
Recreation	-	-	-	3,358	260,858	379,159	379,159	405,406	405,406	405,406	405,406	405,406	405,406
Senior Center	93,830	299,478	900,535	177,954	189,250	268,128	268,128	280,983	280,983	280,983	280,983	280,983	280,983
Communications	146,515	223,192	304,502	284,757	279,623	314,000	314,000	339,000	339,000	339,000	339,000	339,000	339,000
Colleyville Center	253,728	95,763	234,100	227,291	247,511	236,046	236,046	251,117	251,117	251,117	251,117	251,117	251,117
Debt Service	604,144	4,818,166	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenses</b>	<b>1,805,728</b>	<b>6,191,986</b>	<b>2,403,482</b>	<b>1,860,846</b>	<b>2,803,755</b>	<b>2,632,985</b>	<b>2,633,425</b>	<b>2,724,665</b>	<b>2,474,665</b>	<b>2,474,665</b>	<b>2,474,665</b>	<b>2,474,665</b>	<b>2,474,665</b>
<b>Operating Surplus/(Deficit)</b>	<b>327,600</b>	<b>1,735,592</b>	<b>208,638</b>	<b>1,056,245</b>	<b>98,750</b>	<b>27,015</b>	<b>166,575</b>	<b>105,335</b>	<b>408,335</b>	<b>462,395</b>	<b>517,536</b>	<b>573,780</b>	<b>631,149</b>
<b>Total Capital Expenditures</b>	-	-	-	-	-	-	(550,000)	(1,690,000)	-	(370,000)	-	-	-
<b>Net Change in Available Funds</b>	<b>327,600</b>	<b>1,735,592</b>	<b>208,638</b>	<b>1,056,245</b>	<b>98,750</b>	<b>27,015</b>	<b>(383,425)</b>	<b>(1,584,665)</b>	<b>408,335</b>	<b>92,395</b>	<b>517,536</b>	<b>573,780</b>	<b>631,149</b>
<b>Available Funds, beginning</b>						\$ 6,651,220		\$ 6,267,795	\$ 4,683,130	\$ 5,091,465	\$ 5,183,860	\$ 5,701,396	\$ 6,275,176
<b>Available Funds, ending</b>						6,267,795		4,683,130	5,091,465	5,183,860	5,701,396	6,275,176	6,906,325
<b>90-day Operating</b>						576,006		611,316	611,316	611,316	611,316	611,316	611,316
<b>Available Funds Above/(Below) Policy</b>						5,691,788		4,071,813	4,480,148	4,572,543	5,090,080	5,663,860	6,295,009

# FY 2026 Capital Budget



## Current Year and Five-year CIP Plan

FY 2025	CEDC
Park Signage Replacement	250,000
Rec Center Master Plan Study	200,000
Security Cameras in Parks - FY25	100,000
	<b>\$ 550,000</b>

  

FY 2026	CEDC
Awnings at Parks Facility / City South Lot	300,000
City Hall & Library Renovations (Wall paper removal)	70,000
Park Signage Replacement	220,000
Recreation Center / Voting Center	1,000,000
Security Cameras in Parks - FY26	100,000
	<b>\$ 1,690,000</b>

  

FY 2027	CEDC
N/A	-
	<b>\$ -</b>

  

FY 2028	CEDC
Dredging Ponds	120,000
Senior Center / Recreation Center Land Improvements	250,000
	<b>\$ 370,000</b>

  

FY 2029	CEDC
N/A	-
	<b>\$ -</b>

  

FY 2030	CEDC
N/A	-
	<b>\$ -</b>

  

<b>Five-year Total CIP (FY26 - FY30)</b>	<b>\$ 2,610,000</b>
--	---------------------

# Questions & Discussion

