



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

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

TUESDAY, AUGUST 4, 2026 - 5:00 PM

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Discussion of the FY 2027 proposed Colleyville Economic Development Corporation (CEDC) budget and the FY 2027 Economic Development Capital Improvement Program (EDCIP) priorities

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Wednesday, July 29, 2026, 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 8/4/2026

Number -

Type Presentation and Discussion

Department Finance

Title

Discussion of the FY 2027 proposed Colleyville Economic Development Corporation (CEDC) budget and the FY 2027 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 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 2027 through 2031 from the attached annual budget and EDCIP, which is currently scheduled for adoption by the Board at the CEDC meeting on August 18, 2026. Year one of the EDCIP (FY 2027) will also be brought forward for appropriation and budget adoption at that meeting.

Attachments

1. CEDC FY27 Budget Presentation
2. CEDC Budget FY27

Colleyville Economic Development Corporation (CEDC) FY 2027 Budget

Colleyville Economic Development Corporation Board

August 4, 2026

- **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 19.850 FTEs across Library, Parks & 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 2027 Operating Budget



City of Colleyville Colleyville Economic Development Corporation (CEDC) Fund Projection	2021	2022	2023	2024	2025	2026		2027	2028	2029	2030	2031	2032
	Actual					Original Budget	Revised Estimate	Proposed Budget	Projected Budget				
Revenues:													
Sales Tax	\$ 2,390,336	\$ 2,583,813	\$ 2,634,045	\$ 2,675,932	\$ 2,789,786	\$ 2,650,000	\$ 2,650,000	\$ 2,805,000	\$ 2,861,100	\$ 2,918,322	\$ 2,976,688	\$ 3,036,222	\$ 3,096,947
Investment Income/(Losses)	13,658	28,053	283,046	226,503	209,442	180,000	180,000	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	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	7,927,579	2,612,120	2,917,091	2,902,505	2,999,229	2,830,000	2,830,000	2,985,000	3,041,100	3,098,322	3,156,688	3,216,222	3,276,947
Expenses:													
Administration	2,000	2,000	2,000	2,000	2,059	2,000	2,000	2,060	2,101	2,143	2,186	2,230	2,274
Library	357,887	349,015	401,744	596,864	545,130	650,366	653,722	681,852	705,078	729,152	754,107	779,975	806,793
Parks Maintenance	62,348	329,023	476,649	377,693	495,604	545,793	545,793	555,241	570,338	585,897	601,933	618,462	635,502
Recreation	-	-	3,358	398,809	388,958	405,406	405,406	420,689	437,517	455,017	473,218	492,147	511,832
Senior Center	104,223	106,621	115,376	186,525	210,459	280,983	280,983	292,261	302,629	313,386	324,546	336,125	348,139
Communications	223,192	304,502	284,757	279,623	355,807	369,000	369,000	352,000	359,040	366,221	373,545	381,016	388,636
Colleyville Center	93,784	179,345	227,291	247,511	194,109	221,717	255,467	302,282	342,639	354,013	365,817	378,071	390,790
Debt Service	4,818,166	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	5,661,600	1,270,506	1,511,174	2,089,025	2,205,326	2,475,265	2,512,371	2,606,385	2,719,343	2,805,829	2,895,352	2,988,026	3,083,967
Operating Surplus/(Deficit)	2,265,978	1,341,614	1,405,917	813,479	793,903	354,735	317,629	378,615	321,757	292,493	261,336	228,196	192,979
Total Capital Expenditures	(528,724)	(1,078,220)	(349,672)	(951,487)	(864,400)	(2,560,000)	(960,000)	(1,874,400)	(870,000)	-	-	(1,300,000)	-
Net Change in Available Funds	1,737,255	263,394	1,056,245	(138,007)	(70,497)	354,735	(642,371)	(1,495,785)	(548,243)	292,493	261,336	228,196	192,979
Available Funds, beginning							\$ 6,980,706	\$ 6,338,335	\$ 4,842,550	\$ 4,294,307	\$ 4,586,800	\$ 4,848,136	\$ 5,076,333
Available Funds, ending							6,338,335	4,842,550	4,294,307	4,586,800	4,848,136	5,076,333	5,269,312
90-day Operating							620,743	651,596	672,486	694,107	716,488	739,657	763,642
Available Funds Above/(Below) Policy							5,717,592	4,190,954	3,621,822	3,892,693	4,131,648	4,336,676	4,505,670

FY 2027 Capital Budget



FY 2026	CEDC
City Hall & Library Renovations (Wall paper removal)	70,000
Park Signage Replacement	220,000
Security Cameras in Parks - FY26	100,000
	\$ 390,000

FY 2027	CEDC
Awnings at Parks Facility / City South Lot	300,000
Park Signage Replacement	250,000
Recreation Center / Voting Center	1,000,000
	\$ 1,550,000

FY 2028	CEDC
Dredging Ponds	120,000
Park Playground	500,000
Senior Center / Recreation Center Land Improvements	250,000
	\$ 870,000

FY 2029	CEDC
N/A	-
	\$ -

FY 2030	CEDC
N/A	-
	\$ -

FY 2031	CEDC
Comp. Study/Stipend	300,000
Regional Trail Project	1,000,000
	\$ 1,300,000

Five-year Total CIP (FY27 - FY31)	\$ 4,110,000
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Questions & Discussion



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