



Agenda
Crowley Tax Increment Reinvestment Zone #1
Board
April 15, 2026
Regular Session - 3:00 PM

Crowley City Hall
201 E. Main Street
Crowley TX 76036

Citizens may address the Tax Increment Reinvestment Zone #1 Board by filling out a blue "Citizen Participation" card to discuss any issue that is on the Agenda. Please turn in cards to the board secretary. Speakers are limited to three minutes (if using a translator, the time limit will be doubled).

Regular Session - April 15, 2026 - 3:00 PM

I. Call to Order and Roll Call

II. Business

1. Discuss and consider approving the minutes from the TIRZ meeting held on November 2, 2022.
2. Nominate and elect a Chairperson, Vice Chairperson, Secretary and Treasurer for the year beginning Jan 1, 2026 thru Dec 31, 2026, in accordance with Texas Tax Code, Section 311.009(f).
3. Discuss and consider adopting Crowley TIRZ #1 Budget for FY 2025-26.

III. Executive Session

Pursuant to Chapter 551, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item to receive advice from its attorney as permitted by law, or to discuss the following: 1) Section 551.071 - Consultation with Attorney, 2) Section 551.072 - Deliberations about Real Property, 3) Section 551.074 - Personnel Matters, and 4) Section 551.087 - Business Prospect/Economic Development.

IV. Reconvene and Take Action from Executive Session

Reconvene into open session and take any necessary action resulting from items posted and legally discussed in Closed Session.

V. Adjournment

I, the undersigned authority, do hereby certify that this Agenda of the Crowley Tax Increment Reinvestment Zone #1 Board meeting to be held on April 15, 2026 at 3:00 PM is a true and correct copy posted on April 9, 2026 at 2:45pm at Crowley City Hall, a place convenient and readily accessible to the public at all times.

A handwritten signature in blue ink that reads "Carol C. Cannady".

Carol C. Cannady, Secretary

The Crowley City Hall is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at 817-297-2201 ext. 4000 for more information.



City of Crowley, Texas
Tax Increment Reinvestment Zone #1 Board Agenda
Report

Presenter:	Meeting Date: April 15, 2026
Department: City Secretary	Agenda Item: II.1.
Subject: Discuss and consider approving the minutes from the TIRZ meeting held on November 2, 2022.	

Background:

Recommendation:

Financial Information:

Attachments:

1. 11022022 TIF Minutes Nov 2 2022

MINUTES OF THE TAX INCREMENT REINVESTMENT (TIRZ) ZONE NUMBER ONE Board of Directors held November 2, 2022. The TIRZ Board of Directors of the City of Crowley, Texas met in Session on Wednesday, November 2, 2022, at 2:00 pm in the City Council Chambers, 201 East Main Street, Crowley City Hall, and Crowley, Texas. Chairperson Christine Gilbreath called the Session to order at 3:00 p.m.

Present were Chairperson Jesse Johnson
 Member Billy Davis
 Member Jimmy McDonald
 Member Lori Watson
 Member Johnny Shotwell
 Member Jack Thompson

Absent was: Member J.R Labbe
 Member Jeanette Martinez
 Member Susan Alanis

CALL TO ORDER/ ROLL CALL

Chairperson Jesse Johnson called the session to order at 2:08 p.m. and City Secretary Carol Konhauser called roll, noting a quorum was present.

PRESENTATIONS

Jack Thompson provided an update on development and activities of the TIRZ.

TIRZ BUSINESS/ACTION ITEMS

- 1. Discuss and consider approving the minutes from the TIRZ meeting held on November 2, 2022.**

Member Jack Thompson made the motion to approve the minutes as presented, second by Member Lori Watson, the TIRZ Board of Directors voted unanimously to approve the motion as presented. Motion carried 6-0.

- 2. Nominate and elect a Chairperson, Vice Chairperson, Secretary and Treasurer for the year beginning Jan 1, 2022 thru Dec 31, 2022, in accordance with Texas Tax Code, Section 311.009(f).**

Member Jack Thompson made the recommendation to nominate and appoint Jesse Johnson as Chairperson, Billy Davis as Vice-Chairperson, Lori Watson as Treasurer, and Carol Konhauser as Secretary; second by Member Billy Davis, the TIRZ Board of Directors voted unanimously to approve the motion as presented. Motion carried 6-0.

- 3. Discuss and consider approving the addition of Lori Watson Deputy City Manager/Finance Director and one additional signature, to the depository bank signature card on the TIRZ #1 accounts.**

Member Jimmy McDonald made the motion to add Lori Watson and Jack Thompson as additional signatures to the depository bank for the TIRZ #1; second by Member Johnny

Shotwell, the TIRZ Board of Directors voted unanimously to approve the motion as presented. Motion carried 6-0.

4. Discuss Annual Reports for 2018-19, 2019-20, 2020-21, and 2021-22.

Member Jack Thompson made the motion to accept the Annual Reports for FY2018-19, FY2019-20, FY2020-21, and FY2021-22; second by Member Jimmy McDonald, the TIRZ Board of Directors voted unanimously to approve the motion as presented. Motion carried 6-0.

5. Discuss and consider approval of the Crowley Tax Increment Reinvestment Zone #1 Budget for FY 2022-23.

Member Billy Davis made the motion to approve the FY2022-23 Budget for the TIRZ #1; second by Member Johnny Shotwell, the TIRZ Board of Directors voted unanimously to approve the motion as presented. Motion carried 6-0.

As there was no further business, Chairperson Jesse Johnson adjourned the meeting at 2:22 p.m.

ATTEST:

Chairperson

Carol Cannady, Secretary



City of Crowley, Texas
Tax Increment Reinvestment Zone #1 Board Agenda
Report

Presenter: Carol Cannady	Meeting Date: April 15, 2026
Department: City Secretary	Agenda Item: II.2.
Subject: Nominate and elect a Chairperson, Vice Chairperson, Secretary and Treasurer for the year beginning Jan 1, 2026 thru Dec 31, 2026, in accordance with Texas Tax Code, Section 311.009(f).	

Background:

In accordance with Texas Tax Code, Section 311.009(f), the TIRZ Board of Directors will nominate and elect a Chairperson to serve for a 1-year period beginning Jan 1 of each year. Additionally, the Board can nominate and elect other officers as it considers appropriate.

The below positions are currently filled by:

Chairperson - Jesse Johnson
Vice Chairperson - Billy Davis
Treasurer - Lori Watson
Secretary - Carol Cannady

Recommendation:

Financial Information:

Attachments:

None



City of Crowley, Texas
Tax Increment Reinvestment Zone #1 Board Agenda
Report

Presenter: Heather Gwin	Meeting Date: April 15, 2026
Department: Administration	Agenda Item: II.3.
Subject: Discuss and consider adopting Crowley TIRZ #1 Budget for FY 2025-26.	

Background:

The TIRZ #1 currently has a Fund Balance of \$2,546,294. The expected revenue for the 2025-26 year is expected to be \$1,276,032. The expenses include water service (\$7,000), Service Contracts for Tree Lighting and downtown grounds maintenance (\$133,500), Karis MMD (\$480,000), Karis Water Line reimbursement (\$1,079,795), and reimburse Crowley EDC for the construction of Municipal Way (\$498,966) that was budgeted in 2021 but never paid. This leaves \$1,763,566 available in the account. The City of Crowley is currently searching for property on the West side of Main Street to construct parking lots. At that time, the Board may be asked to approve land purchase or assist with building the parking lot.

Recommendation:

Financial Information:

2025-26 TIRZ Budget

Attachments:

1. Tirz budget 2025-26
2. Karis Water Line Reimbursement

City of Crowley, Texas
Tax Increment Reinvestment Zone #1
Annual Budget
Fiscal Year 2025-26

	CAPITAL PROJECTS	DEBT SERVICE	TOTAL
Cash Beginning Balance:			
<i>October 1, 2025</i>	\$ 2,546,294	\$ -	\$ 2,546,294
Revenues:			
Property Tax	\$ 1,216,032	\$ -	\$ 1,216,032
Interest	60,000	\$ -	\$ 60,000
TOTAL REVENUES	\$ 1,276,032	\$ -	\$ 1,276,032
Expenditures:			
Water Service (Karis Blvd & Monarch Trees)	\$ 7,000		\$ 7,000
Service Contracts (Tree Lighting Main Street)	23,500		23,500
Grounds Maintenance (Downtown)	110,000		110,000
Karis MMD	480,000	\$ -	480,000
Karis Water Line Reimbursement	1,079,795	-	1,079,795
Crowley EDC reimbursement (Municipal Way)	498,966	-	498,966
TOTAL EXPENDITURES	\$ 2,058,761	\$ -	\$ 2,058,761
Ending Balance:			
<i>September 30, 2026</i>	\$ 1,763,566	\$ -	\$ 1,763,566

Karis Water Line Reimbursement

SYB Construction Company, Inc.

Contract Amount	997,860.10
Change Order #1	57,835.00
Change Order #2	18,000.00
Change Order #3	13,575.00
Change Order #4	6,125.00
Change Order #5	(13,600.00)
	<u>1,079,795.10</u>

Payments

#1	68,715.00
#2	239,157.00
#3	269,371.35
#4	148,462.65
#5	60,709.50
#6	53,238.24
#7	15,030.00
#8	79,920.00
#9	10,800.00
#10	19,620.00
#11	6,791.85
#12	53,989.76
#13	53,989.76
	<u>1,079,795.11</u>