



2026 SECOND BUDGET WORKSHOP
and
REGULAR
BOARD OF DIRECTORS MEETING

May 22, 2025

NOTICE OF REGULAR MEETING**BOARD OF DIRECTORS****of the****COLLIN CENTRAL APPRAISAL DISTRICT****CENTRAL APPRAISAL DISTRICT OFFICE****250 ELDORADO PARKWAY, DR. LEO FITZGERALD BOARD ROOM
MCKINNEY, TEXAS 75069**

Notice is hereby given that on the 22nd day of May 2025, at 7:00 a.m., the Board of Directors of the Collin Central Appraisal District will hold a meeting at the Central Appraisal District Office, 250 Eldorado Parkway, McKinney, Texas 75069. The Board Chairman will direct the meeting from the District's office, in the Dr. Leo Fitzgerald board room. Board members and the public may attend in person or connect via the telephone number and conference ID below. The chief appraiser and selected staff will attend in person, with other members of the District's staff connecting from their individual offices or from a remote location. Board members, staff and the public will have telephone access by dialing 1-833-304-4846, at which time they will be prompted to enter the Phone Conference ID: 573 969 951#. Telephonic access will be available at 7:00 a.m. until the meeting is adjourned by the Board Chairman. The subjects discussed are listed on the agenda which is attached to and made a part of this notice. The Board's agenda packet is available on the District's public website: <https://collincad.org/bod>. On this 15th day of May 2025, this notice was filed with the County Clerk of Collin County, Texas.



Marty Wright
Chief Appraiser
Phone: (469) 742-9200



AGENDA

BOARD OF DIRECTORS REGULAR MEETING

**CENTRAL APPRAISAL DISTRICT OFFICE
250 ELDORADO PARKWAY, DR. LEO FITZGERALD BOARD ROOM
MCKINNEY, TEXAS 75069**

A. CALL TO ORDER

1. Announcement by presiding officer whether the meeting has been posted in the manner required by law.
2. Roll Call: Announcement by presiding officer whether a quorum is present.
3. Conduct 2026 Second Budget Workshop.
4. Adjourn 2026 Second Budget Workshop.

B. AUDIENCE

Receive public comments. Five minute limit per speaker, unless extended by Board vote.

C. EXECUTIVE SESSION

1. Consultation with attorney regarding pending or contemplated litigation, and/or a matter in which the duty of the attorneys to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflicts with the [Texas Open Meetings Act]. Pursuant to Texas Open Meetings Act, Section 551.071.
2. Deliberation regarding real property. Pursuant to Texas Open Meetings Act, Section 551.072.
3. Personnel matters. Pursuant to Texas Open Meetings Act, Section 551.074.

D. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION

1. Action on items pertaining to litigation, if any.
2. Action on items pertaining to real property, if any.
3. Action on items pertaining to personnel, if any.

E. CONSENT AGENDA

The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by a Board Member, the Chief Appraiser or any citizen.

1. Approval of minutes from the April 24, 2025 regular meeting.
2. Review of April 2025 bills.
3. Review of April 2025 financial reports.
4. Review and sign checks for approved purchases requiring Board signature.
5. Review report of April 2025 checks and electronic transfers greater than \$25,000.

END OF CONSENT AGENDA

F. REGULAR AGENDA

1. Discuss and vote on conducting a third 2026 budget workshop or scheduling a Public Hearing for the 2026 Proposed Budget on June 26, 2025.
2. Discuss and vote on adopting changes to Policy #101.
3. Discuss and vote on authorizing Collin CAD to execute the two-year extension option with the bank depository.
4. Discuss and vote on changing the Board of Directors meeting time.

G. REPORTS

1. Taxpayer Liaison Officer Report
2. Taxpayer Liaison Officer TDLR Status Report
3. 2025 Protest filed and Appraisal Review Board (ARB) Report
4. Retirement System Management report, as required by Policy #1007
5. Report on Sick Pay for employees.

H. CHIEF APPRAISER'S REPORT

1. 2025 Publishing and Printing Requirements

I. ANNOUNCEMENT OF NEXT REGULAR SCHEDULED MEETING

1. June 26, 2025

J. ADJOURNMENT

1. Decision to Adjourn

A.3.
Conduct 2026 Second Budget Workshop.

May 22, 2025

A.4.
Adjourn 2026 Second Budget Workshop.

May 22, 2025

MINUTES

BOARD OF DIRECTORS COLLIN CENTRAL APPRAISAL DISTRICT

Thursday, April 24, 2025

MEETING LOCATION: CENTRAL APPRAISAL DISTRICT OFFICE
250 Eldorado Parkway, Dr. Leo Fitzgerald
Board Room
McKinney, Texas 75069

MEMBERS PRESENT: Brian Mantzey, Richard Grady, Veronica Yost,
Sumbel Zeb, Andrew Cook, Jerry Tartaglino,
Alvin Benton, Randal Shinn

MEMBERS ABSENT: Scott Grigg

APPROVAL OF MINUTES:

Chairman

Secretary

NATURE OF BUSINESS

A. CALL TO ORDER/BUDGET WORKSHOP

Call to order 7:02 a.m.

1. Announcement by presiding officer whether the meeting has been posted in the manner required by law.

Discussion: Meeting was called to order by Chairman, Brian Mantzey, and he announced that the meeting had been posted in the time and manner required by law.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

2. Roll Call: Announcement by presiding officer whether a quorum is present.

Discussion: The Chairman announced that a quorum was present.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

3. Introduction of new board member.

Discussion: Chief Appraiser, Marty Wright, introduced the newest appointed Collin Central Appraisal District board member, Mr. Randal Shinn.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

4. Administer oath of office to new board member.

Discussion: Oath of Office was administered by Chris Nickell, TLO, to Randal Shinn.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

5. Conduct 2026 Budget Workshop

Discussion: The Board of Directors conducted the 2026 Budget Workshop.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

6. Adjourn 2026 Budget Workshop

Discussion: Motion by Richard Grady to adjourn the first 2026 Budget Workshop. Seconded by Alvin Benton.

Motion: Carried

Yes 7, No 0, Abstained 0

Motion By: Richard Grady

Second By: Alvin Benton

B. CALL TO ORDER/REGULAR MEETING

Call to order 7:39 a.m.

1. Announcement by presiding officer whether the meeting has been posted in the manner required by law.

Discussion: Meeting was called to order by Chairman, Brian Mantzey, and he announced that the meeting had been posted in the time and manner required by law.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

2. Roll Call: Announcement by presiding officer whether a quorum is present.

Discussion: The Chairman announced that a quorum was present.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

C. EXECUTIVE SESSION

1. Consultation with attorney regarding pending or contemplated litigation, and/or a matter in which the duty of the attorneys to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflicts with the [Texas Open Meetings Act]. Pursuant to Texas Open

Meetings Act, Section 551.071.

Discussion: N/A

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

2. Deliberation regarding real property. Pursuant to Texas Open Meetings Act, Section 551.072.

Discussion: Discussion regarding future building expansion with attorney Mark Walsh.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

3. Personnel matters. Pursuant to Texas Open Meetings Act, Section 551.074.

Discussion: N/A

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

D. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION

1. Action on items pertaining to litigation, if any.

Discussion: N/A

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

2. Action on items pertaining to real property, if any.

Discussion: No Action was taken regarding real property.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

3. Action on items pertaining to personnel, if any.

Discussion: N/A

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

E. CONSENT AGENDA

The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by a Board Member, the Chief Appraiser or any citizen.

Motion by Richard Grady to accept reports and approve action items contained in consent agenda. Seconded by Veronica Yost.

1. Approval of minutes from the March 27, 2025 regular meeting.
Discussion: Action taken: Board approved minutes from March 27, 2025, regular meeting.
Motion: Carried Yes 7, No 0, Abstained 0
Motion By: Richard Grady Second By: Veronica Yost
2. Review of March 2025 bills.
Discussion: Action taken: Board reviewed the March 2025 bills.
Motion: Carried Yes 7, No 0, Abstained 0
Motion By: Richard Grady Second By: Veronica Yost
3. Review of March 2025 financial reports.
Discussion: Action taken: Board reviewed and accepted the March 2025 financial reports.
Motion: Carried Yes 7, No 0, Abstained 0
Motion By: Richard Grady Second By: Veronica Yost
4. Review and sign checks for approved purchases requiring Board signature.
Discussion: Action taken: There were no checks at this meeting needing to be signed by Chairman, Brian Mantzey.
Motion: Carried Yes 7, No 0, Abstained 0
Motion By: Richard Grady Second By: Veronica Yost
5. Review report of March 2025 checks and electronic transfers greater than \$25,000.
Discussion: Action taken: Board reviewed and accepted the March 2025 report of checks and electronic transfers greater than \$25,000.
Motion: Carried Yes 7, No 0, Abstained 0
Motion By: Richard Grady Second By: Veronica Yost

F. REGULAR AGENDA

1. Receive 2024 Financial Audit from Vail & Park P.C.
Discussion: Mike Vail, CPA, and Tung Pham, CPA, presented the CCAD's year-end 2024 financial audit performed by the firm Vail & Park, P.C. The Board received the report.
Motion: N/A Yes 0, No 0, Abstained 0
Motion By: None Second By: None
2. Discuss and vote on scheduling the Board's second budget workshop in conjunction with the May 22, 2025 regular board meeting.

Discussion: As discussed earlier, the Board voted to schedule the second budget workshop in conjunction with the May 22, 2025, regular board meeting.

Motion: Carried

Yes 7, No 0, Abstained 0

Motion By: Richard Grady

Second By: Alvin Benton

3. 2025 Budget Line-item Transfer.

Discussion: Alvin Benton motioned to approve 2025 Budget line-item transfers by Resolution #2025-1143 as listed. Seconded by Sumbel Zeb. Motion carried.

Motion: Carried

Yes 7, No 0, Abstained 0

Motion By: Alvin Benton

Second By: Sumbel Zeb

G. REPORTS

1. Taxpayer Liaison Officer Report

Discussion: Chris Nickell, Taxpayer Liaison Officer, presented the Monthly TLO Report. There were 105 comment cards received in March. Out of 525 possible boxes checked, 516 were Excellent, 6 were Satisfactory, 1 Unsatisfactory and 2 were not marked.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

2. Taxpayer Liaison Officer TDLR status Report

Discussion: Mr. Nickell also presented the Monthly TDLR Status Report. There were no new complaints filed in March to be brought before the Board. There has been no response from the new owner who filed a TDLR complaint for disaster relief following Mr. Swanson's reply with evidence on 3/19/2025. The TDLR complaint filed by Mr. Bint has been closed as of August 2, 2024, with the finding of *non-sufficient evidence of a violation*.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

3. 1st Qtr. 2025 Change Report

Discussion: Mr. Wright presented the 1st Quarter 2025–25.25 (b) Change Report.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

4. 1st Qtr. 2025 Arbitration Report

Discussion: Teresa Justus, ARB & Agent Services Manager, presented the 1st Quarter 2025 Arbitration Report.

- | | |
|-----------------|--------------------------|
| Motion: N/A | Yes 0, No 0, Abstained 0 |
| Motion By: None | Second By: None |
5. 1st Qtr. 2025 Investment & Collateral Report
Discussion: Jamie Hobbs presented the 1st Quarter 2025 Investment & Collateral Report.
- | | |
|-----------------|--------------------------|
| Motion: N/A | Yes 0, No 0, Abstained 0 |
| Motion By: None | Second By: None |
6. Vendor Report
Discussion: The Active Vendor List 2025 1st Quarter Vendor Report was presented by Mr. Swanson.
- | | |
|-----------------|--------------------------|
| Motion: N/A | Yes 0, No 0, Abstained 0 |
| Motion By: None | Second By: None |
7. Litigation Report
Discussion: Mr. Swanson presented the 2025 1st Quarter Litigation Report.
- | | |
|-----------------|--------------------------|
| Motion: N/A | Yes 0, No 0, Abstained 0 |
| Motion By: None | Second By: None |
8. Litigation Cost Report
Discussion: Mr. Swanson presented the Litigation Cost Report, Legal Expense Summary YTD as of (4/7/2025).
- | | |
|-----------------|--------------------------|
| Motion: N/A | Yes 0, No 0, Abstained 0 |
| Motion By: None | Second By: None |

H. CHIEF APPRAISER'S REPORT

1. 2025 Notice of Appraised Value Report
Discussion: Mr. Wright gave a summary of the 2025 real property value notices mailing.
- | | |
|-----------------|--------------------------|
| Motion: N/A | Yes 0, No 0, Abstained 0 |
| Motion By: None | Second By: None |
2. 2025 Notice of Appraised Value Sample
Discussion: Mr. Wright presented a 2025 Notice of Appraisal Value sample.
- | | |
|-----------------|--------------------------|
| Motion: N/A | Yes 0, No 0, Abstained 0 |
| Motion By: None | Second By: None |
3. 2025 Notice of Protest Sample

Discussion: Mr. Wright presented a 2025 Notice of Protest sample.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

4. Informal Appraisal Review Process

Discussion: Mr. Wright also gave a summary of the Informal Appraisal Review process.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

5. Taxpayer Assistance Pamphlet

Discussion: Mr. Wright presented the Taxpayer Assistance Pamphlet.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

6. 2025 Appraisal Project Meeting

Discussion: Mr. Wright gave a summary of the attendance at the 2025 Appraisal Project meeting.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

7. 2025 Certified Estimate of Taxable Values

Discussion: Mr. Wright briefed the Board on the 2025 Certified Estimate of Taxable Value report.

Motion: N/A

Yes 0, No 0, Abstained 0

Motion By: None

Second By: None

I. AUDIENCE

Receive public comments. Five minute limit per speaker, unless extended by Board vote.

Mark Walsh, Saunders, Walsh & Beard, District's legal counsel

George Chollar, ARB Chairman

Mike Vail, Vail & Park, P.C.

Tung Pham, Vail & Park, P.C.

Jamie Hobbs, Valley View Consulting

J. ANNOUNCEMENT OF NEXT REGULAR SCHEDULED MEETING

The next meeting is to be held on the date and at the time listed below. The meeting will be held at 250 Eldorado Pkwy., Dr. Leo Fitzgerald Board Room, McKinney, Texas.

Thursday, May 22, 2025, 7:00 a.m.

K. ADJOURNMENT

1. Decision to Adjourn

Discussion: Chairman, Brian Mantzey, announced that the Board had concluded its business and the meeting was adjourned. The meeting adjourned at 9:39 a.m.

Motion: Carried

Yes 7, No 0, Abstained 0

Motion By: Richard Grady

Second By: Veronica Yost

COLLIN CENTRAL APPRAISAL DISTRICT
Board of Directors Check Detail Report
April 2025

Num	Date	Name	Amount
Apr 25			
ACH	04/15/2025	TCDRS	-188,458.33
ACH	04/11/2025	ADP INC	-4,412.19
ACH	04/23/2025	TEXAS WORKFORCE COMMISSION	-1,730.46
ACH-P	04/01/2025	AT&T - FIBER	-52.33
ACH-P	04/01/2025	AT&T - FIBER	-1,600.86
ACH-P	04/01/2025	SAM'S CLUB	-131.59
ACH-P	04/11/2025	AT&T - MAIN LOCAL	-262.10
ACH-P	04/11/2025	HOME DEPOT	-106.56
ACH-P	04/07/2025	PITNEY BOWES SUPPLIES	-2,020.00
ACH-P	04/15/2025	NCR PAYMENT SOLUTION, FL LLC	-50.00
ACH-P	04/28/2025	AT&T - MOBILITY	-10,466.15
ACH-P	04/17/2025	PITNEY BOWES SUPPLIES	-3,825.00
ACH-P	04/17/2025	BRYAN, TONI	-881.64
ACH-P	04/29/2025	AT&T - FIBER	-52.38
ACH-P	04/29/2025	AT&T - FIBER	-1,600.86
6685	04/01/2025	CINTAS FIRST AID	-62.99
6686	04/01/2025	DSS	-98.88
6687	04/01/2025	DSS FIRE INC	-90.00
6688	04/01/2025	EXPERIAN MARKETING SOLUTIONS	-8,642.53
6689	04/01/2025	IN BLOOM	-113.00
6690	04/01/2025	MYPRINTCHOICE	-210.00
6691	04/01/2025	PROPERTY TAX EDUCATION COALITION, INC	-525.00
6692	04/03/2025	AFLAC	-84.30
6693	04/08/2025	COLORIT GRAPHICS SERVICES	-357.47
6694	04/08/2025	DSS	-453.00
6695	04/08/2025	JONES, MICHAEL R	-2,395.00
6696	04/08/2025	JOPLIN'S	-400.00
6697	04/08/2025	MYPRINTCHOICE	-560.00
6698	04/08/2025	PROSTAR SERVICES, INC	-1,770.77
6699	04/08/2025	SHRED-IT USA LLC	-282.03
6700	04/08/2025	UNUM LIFE INSURANCE CO OF AMERICA	-1,136.90
6701	04/11/2025	BLUECROSS BLUESHIELD (LIFE&STLT)	-11,409.74
6702	04/11/2025	COMPUNETIX, INC.	-14,220.00
6703	04/11/2025	GREAT AMERICA FINANCIAL SERVICES	-1,963.00
6704	04/11/2025	IN BLOOM	-303.00
6705	04/11/2025	WEX HEALTH INC	-169.75
6706	04/15/2025	COSTAR REALTY INFORMATION INC	-6,421.23
6707	04/15/2025	FISH WINDOW CLEANING	-420.00
6708	04/15/2025	LEGAL SHIELD / ID SHIELD	-1,732.05
6709	04/15/2025	CINTAS SANI CLEAN #163	-3,532.36
6710	04/17/2025	BRENNAN, KEVIN	-137.20
6711	04/17/2025	FIRST STOP HEALTH	-1,416.80
6712	04/17/2025	FRONTIER WASTE - MCKINNEY	-498.47
6713	04/17/2025	MICHAEL'S KEYS, INC.	-156.96
6714	04/17/2025	MYPRINTCHOICE	-140.00
6715	04/17/2025	SUPERIOR VISION OF TEXAS	-1,737.69
6716	04/22/2025	BCC SOFTWARE	-4,465.05
6717	04/22/2025	CARENOW CORPORATE	-180.00
6718	04/22/2025	COLORIT GRAPHICS SERVICES	-60.00
6719	04/22/2025	DALLAS MORNING NEWS	-530.02
6720	04/22/2025	DELL MARKETING	-894.00
6721	04/22/2025	INSIGHTS PUBLIC SECTOR	-12,051.19
6722	04/22/2025	PAPERTONE ENTERPRISES LLC	-327.92

COLLIN CENTRAL APPRAISAL DISTRICT
Board of Directors Check Detail Report
April 2025

Num	Date	Name	Amount
6723	04/22/2025	SPECTRUM ENTERPRISE	-1,356.08
6724	04/23/2025	VOID	
6725	04/24/2025	AFLAC	-6,782.18
6726	04/24/2025	CITY OF MCKINNEY	-1,286.45
6727	04/24/2025	COLORIT GRAPHICS SERVICES	-45.00
6728	04/24/2025	INSURICA EXPRESS	-50.00
6729	04/24/2025	TEXAS SECRETARY OF STATE	-21.00
6730	04/24/2025	SHELL ENERGY SOLUTIONS	-4,846.90
6731	04/29/2025	ARMSTRONG & ARMSTRONG, P.C.	-600.00
6732	04/29/2025	BIS CONSULTING	-8,500.00
6733	04/29/2025	BLUECROSS BLUESHIELD OF TEXAS	-160,094.69
6734	04/29/2025	CAPITOL BLIND AND DRAPERY CO.	-180.00
6735	04/29/2025	CINTAS FIRST AID	-83.14
6736	04/29/2025	COLORIT GRAPHICS SERVICES	-60.00
6737	04/29/2025	IN BLOOM	-85.00
6738	04/29/2025	MICHAELS, LEA	-1,280.00
6739	04/29/2025	PERDUE, BRANDON, FIELDER, COLLINS, MOTT	-288.00
6740	04/30/2025	CARD SERVICE CENTER	-19,433.11
6741	04/30/2025	JOPLIN'S	-4,545.00
6742	04/30/2025	PLANO OFFICE SUPPLY	-3,493.04
6743	04/30/2025	PROSTAR SERVICES, INC	-719.60
6744	04/30/2025	STAPLES BUSINESS CREDIT	-479.63
6745	04/30/2025	TAAD	-117.50
888462	04/01/2025	ARMSTRONG, WILLIAM	-412.50
888463	04/01/2025	BUNDICK, FRANK	-425.00
888464	04/01/2025	GILLESPIE, DANIEL	-400.00
888465	04/01/2025	HENRY, JAMES	-425.00
888466	04/01/2025	JEFFCOAT, JARROD	-475.00
888467	04/01/2025	AMERICAN SERVICES	-3,000.00
888468	04/01/2025	CAVE-BERNAL, STEPHANIE	-103.00
888469	04/01/2025	HARRIS GOVERN	-850.00
888470	04/01/2025	MURLEY PLUMBING	-327.40
888471	04/01/2025	HAYNES LANDSCAPE & MAINTENANCE, INC	-1,379.92
888472	04/01/2025	TRUE PRODIGY TECH SOLUTIONS LLC	-6,772.69
888473	04/02/2025	QUALITY PERSONNEL SERVICE	-4,592.40
888474	04/03/2025	GSO ARCHITECTS	-11,550.00
888475	04/03/2025	MC PURE CLEANING, LLC	-9,600.00
888476	04/03/2025	RING CENTRAL, INC.	-16,671.43
888477	04/03/2025	SAUNDERS & WALSH, PLLC	-156,312.06
888478	04/03/2025	VAIL & PARK, P.C.	-15,118.63
888479	04/03/2025	WAITWHILE, INC.	-12,050.00
888480	04/03/2025	MURLEY PLUMBING	-328.36
888481	04/03/2025	ROCKIN G DRYWALL & CONSTRUCTION	-3,000.00
888482	04/03/2025	THE EXEMPTION PROJECT, INC.	-42,375.00
888483	04/03/2025	UBISTOR, INC.	-4,942.40
888484	04/03/2025	VALBRIDGE PROPERTY ADVISORS	-6,000.00
888485	04/08/2025	ARMSTRONG, WILLIAM	-225.00
888486	04/08/2025	NEVAREZ, ALEJANDRO	-425.00
888487	04/08/2025	ZEGADLO, MARC	-437.50
888488	04/08/2025	MASSEY SERVICE, INC	-336.00
888489	04/08/2025	QUALITY PERSONNEL SERVICE	-4,915.06
888490	04/08/2025	SWINGLE COLLINS & ASSOCIATES	-3,250.00
888491	04/08/2025	VALBRIDGE PROPERTY ADVISORS	-23,400.00
888492	04/15/2025	BUNDICK, FRANK	-412.50

COLLIN CENTRAL APPRAISAL DISTRICT
Board of Directors Check Detail Report
April 2025

Num	Date	Name	Amount
888493	04/15/2025	DAVIS, MARISA	-412.50
888494	04/15/2025	PENSON, OLIVIA K	-412.50
888495	04/15/2025	THIGPEN, LESLIE MICHAEL	-425.00
888496	04/15/2025	ZEGADLO, MARC	-412.50
888497	04/15/2025	HAYNES LANDSCAPE & MAINTENANCE, INC	-856.00
888498	04/15/2025	LACY, DONALD	0.00
888499	04/15/2025	LAYER 2 GmbH	-2,541.50
888500	04/15/2025	NICKELL, CHRISTOPHER	-1,584.00
888501	04/15/2025	QUALITY PERSONNEL SERVICE	-7,356.70
888502	04/15/2025	VALBRIDGE PROPERTY ADVISORS	-8,000.00
888503	04/15/2025	VALBRIDGE PROPERTY ADVISORS	-8,000.00
888504	04/17/2025	INTEX ELECTRICAL CONTRACTORS, INC	-662.75
888505	04/17/2025	VALBRIDGE PROPERTY ADVISORS	-8,000.00
888506	04/17/2025	ARMSTRONG, WILLIAM	-200.00
888506	04/22/2025	DAVIS, MARISA	-412.50
888507	04/17/2025	NEVAREZ, ALEJANDRO	-400.00
888507	04/22/2025	DECK, RANDALL	-562.50
888508	04/17/2025	ZEGADLO, MARC	-400.00
888508	04/22/2025	HOLCOMB, DAVID M	-400.00
888509	04/22/2025	JEFFCOAT, JARROD	-400.00
888510	04/22/2025	ORDONEZ, GORGE	-562.50
888511	04/22/2025	POLK, MATTHEW	-412.50
888512	04/22/2025	VALDEZ, CHRISTIAN	-412.50
888513	04/22/2025	CUSHMAN & WAKEFIELD	-9,500.00
888514	04/22/2025	QUALITY PERSONNEL SERVICE	-17,627.86
888515	04/22/2025	VALBRIDGE PROPERTY ADVISORS	-8,000.00
888516	04/22/2025	VARIVERGE LLC	-1,187.73
888517	04/24/2025	CUSHMAN & WAKEFIELD	-6,250.00
888518	04/24/2025	CUSHMAN & WAKEFIELD	-9,750.00
888519	04/24/2025	RLM CONSULTING INC	-450.00
888520	04/24/2025	WEX HEALTH INC	-10,000.00
888521	04/29/2025	QUALITY PERSONNEL SERVICE	-26,904.26
888522	04/29/2025	VALBRIDGE PROPERTY ADVISORS	-8,000.00
888523	04/29/2025	ARMSTRONG, WILLIAM	-487.50
888524	04/29/2025	BUNDICK, FRANK	-437.50
888525	04/29/2025	DECK, RANDALL	-437.50
888526	04/29/2025	GILLESPIE, DANIEL	-612.50
888527	04/29/2025	JEFFCOAT, JARROD	-550.00
888528	04/29/2025	NEVAREZ, ALEJANDRO	-412.50
888529	04/29/2025	ORDONEZ, GORGE	-487.50
888530	04/29/2025	PENSON, OLIVIA K	-475.00
888531	04/29/2025	SALAH, ANTON	-412.50
888532	04/29/2025	VALDEZ, CHRISTIAN	-437.50
888533	04/30/2025	HERITAGE BROKERAGE SERVICES	-1,500.00
888534	04/30/2025	HERITAGE BROKERAGE SERVICES	-4,500.00
888535	04/30/2025	LACY, DONALD	-450.00
888536	04/30/2025	SDW LITIGATION SERVICES, P.C.	-450.00
888537	04/30/2025	VALBRIDGE PROPERTY ADVISORS	-6,500.00
888538	04/30/2025	GSO ARCHITECTS	-11,550.00
888539	04/30/2025	GONZALEZ URBINA LAW FIRM, PLLC	-450.00

Apr 25

-1,011,102.72

COLLIN CENTRAL APPRAISAL DISTRICT
ACTIVE VENDOR LIST
FOR 1ST QUARTER 2025

Count	Vendor	Description of services
1	ADP INC	PAYROLL, TAXES, OR FEES
2	AFFILIATED COMMUNITONS, INC.	UTILITIES
3	AFFILIATED COM-NET, INC.	UTILITIES
4	AFLAC	EMPLOYEE BENEFITS
5	AIRCRAFT BLUEBOOK	PUBLICATIONS AND/OR RESEARCH
6	AIRPAC, INC	PUBLICATIONS AND/OR RESEARCH
7	ALFORD INSURANCE AGENCY	SUPPLIES OR MISC G&A SERVICES
8	ALT SERVICES	SUPPLIES OR MISC G&A SERVICES
9	AMERICA TO GO, LLC	CONFERENCE CENTER RENTAL OR CATERING
10	AMERICAN SERVICES	FACILITIES MAINTENANCE, REPAIRS, REMODEL
11	APPRAISAL INSTITUTE	MEMBERSHIP, DUES, LICENSES, ETC.
12	ARMSTRONG & ARMSTRONG, P.C.	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
13	AT&T - CLOUD MICROSOFT	UTILITIES
14	AT&T - FIBER	UTILITIES
15	AT&T - MAIN LOCAL	UTILITIES
16	AT&T - MOBILITY	UTILITIES
17	AT&T - U VERSE	UTILITIES
18	BATTERIES PLUS	SUPPLIES OR MISC G&A SERVICES
19	BCC SOFTWARE	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
20	BETSY ROSS FLAG GIRLS INC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
21	BIS CONSULTING	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
22	BLUECROSS BLUESHIELD (LIFE&STLT)	EMPLOYEE BENEFITS
23	BLUECROSS BLUESHIELD OF TEXAS	EMPLOYEE BENEFITS
24	BUSINESS & LEGAL RESOURCES	PUBLICATIONS AND/OR RESEARCH
25	CAPITOL APPRAISAL GROUP, LLC	PROFESSIONAL SERVICES (UTILITIES APPRAISAL SRVS)
26	CAPITOL BLIND AND DRAPERY CO.	FACILITIES MAINTENANCE, REPAIRS, REMODEL
27	CARD SERVICE CENTER	CREDIT CARD MERCHANT
28	CARENOW CORPORATE	NEW HIRE AND/OR TESTING RELATED
29	CCIM INSTITUTE	MEMBERSHIP, DUES, LICENSES, ETC.
30	CDW-G	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
31	CERBERUS	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
32	CINTAS CORPORATION #0487	FACILITIES MAINTENANCE, REPAIRS, REMODEL
33	CINTAS FIRST AID	SUPPLIES OR MISC G&A SERVICES
34	CINTAS SANI CLEAN #163	FACILITIES MAINTENANCE, REPAIRS, REMODEL
35	CITY OF MCKINNEY	UTILITIES
36	CITY OF MCKINNEY POLICE DEPARTMENT	UTILITIES
37	CIVIC PLUS	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
38	COLLIN COUNTY CHAPTER TAAO	MEMBERSHIP, DUES, LICENSES, ETC.
39	COLLIN COUNTY COMMUNITY COLLEGE DISTRICT	CONFERENCE CENTER RENTAL OR CATERING
40	COLORIT GRAPHICS SERVICES	PRINTING AND/OR POSTAGE & DELIVERY
41	COMPUNETIX, INC.	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
42	CONATSER, DAN E	EDUCATION, TRAVEL, OR TRAINER
43	COSTAR REALTY INFORMATION INC	PUBLICATIONS AND/OR RESEARCH
44	CUSHMAN & WAKEFIELD (FROM INACTIVE)	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
45	DALLAS BUSINESS JOURNAL	PUBLICATIONS AND/OR RESEARCH
46	DALLAS MORNING NEWS	PUBLICATIONS AND/OR RESEARCH
47	DELL MARKETING	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
48	DEX IMAGING	EQUIPMENT LEASE OR MAINTENANCE
49	DLT SOLUTIONS LLC	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
50	DSS	UTILITIES

COLLIN CENTRAL APPRAISAL DISTRICT
ACTIVE VENDOR LIST
FOR 1ST QUARTER 2025

Count	Vendor	Description of services
51	DSS FIRE INC	UTILITIES
52	ELLIOTT ELECTRIC SUPPLY	FACILITIES MAINTENANCE, REPAIRS, REMODEL
53	ESRI INC	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
54	EVERBRIDGE, INC	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
55	EXPERIAN MARKETING SOLUTIONS	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
56	FASTVUE, INC.	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
57	FEDEX OFFICE	PRINTING AND/OR POSTAGE & DELIVERY
58	FERRELLGAS	FACILITIES MAINTENANCE, REPAIRS, REMODEL
59	FIRST STOP HEALTH	EMPLOYEE BENEFITS
60	FISH WINDOW CLEANING	FACILITIES MAINTENANCE, REPAIRS, REMODEL
61	FRONTIER WASTE - MCKINNEY	UTILITIES
62	GREAT AMERICA FINANCIAL SERVICES	EQUIPMENT LEASE OR MAINTENANCE
63	GSO ARCHITECTS	PROFESSIONAL SERVICES (ARCHITECH)
64	HAND, MICHAEL L.	EDUCATION, TRAVEL, OR TRAINER
65	HARRIS GOVERN	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
66	HAVEN TECHNOLOGY CORP	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
67	HAYNES LANDSCAPE & MAINTENANCE, INC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
68	HERITAGE BROKERAGE SERVICES	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
69	HEXAGON GEOSPATIAL	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
70	HOLT CAT	FACILITIES MAINTENANCE, REPAIRS, REMODEL
71	HOME DEPOT	SUPPLIES OR MISC G&A SERVICES
72	IAAO LOCK BOX	MEMBERSHIP, DUES, LICENSES, ETC.
73	IDERA	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
74	IN BLOOM	SUPPLIES OR MISC G&A SERVICES
75	INDECO SALES, INC.	FURNITURE, CUBICALS, SMALL EQUIPMENT
76	INSIGHTS PUBLIC SECTOR	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
77	INTEX ELECTRICAL CONTRACTORS, INC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
78	IREM	MEMBERSHIP, DUES, LICENSES, ETC.
79	IRON MOUNTAIN (NEW)	FACILITIES MAINTENANCE, REPAIRS, REMODEL
80	J.D. POWER VALUATION SERVICES	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
81	JONES, MICHAEL R	EDUCATION, TRAVEL, OR TRAINER
82	JOPLIN'S	FACILITIES MAINTENANCE, REPAIRS, REMODEL
83	JUST APPRAISED INC	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
84	JUST FOIA	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
85	JUST TEXAS	PUBLICATIONS AND/OR RESEARCH
86	KATZMANN, TINA	EDUCATION, TRAVEL, OR TRAINER
87	KLEIMAN, MELVYN (formerly Humetrics)	NEW HIRE AND/OR TESTING RELATED
88	LAYER 2 GmbH	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
89	LEGAL SHIELD / ID SHIELD	EMPLOYEE BENEFITS
90	M&M FENCING AND WELDING, INC.	FACILITIES MAINTENANCE, REPAIRS, REMODEL
91	MARSHALL & SWIFT	PUBLICATIONS AND/OR RESEARCH
92	MASSEY SERVICE, INC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
93	MC PURE CLEANING, LLC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
94	MCROBERTS & COMPANY	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
95	MEDIUM GIANT COMPANY, INC	PUBLICATIONS AND/OR RESEARCH
96	METRO COUNCIL OF APPRAISAL DISTRICTS	MEMBERSHIP, DUES, LICENSES, ETC.
97	MICHAEL'S KEYS, INC.	FACILITIES MAINTENANCE, REPAIRS, REMODEL
98	MURLEY PLUMBING	FACILITIES MAINTENANCE, REPAIRS, REMODEL
99	MYPRINTCHOICE	PRINTING AND/OR POSTAGE & DELIVERY
100	NATIONWIDE RETIREMENT SOLUTIONS	EMPLOYEE BENEFITS

COLLIN CENTRAL APPRAISAL DISTRICT
ACTIVE VENDOR LIST
FOR 1ST QUARTER 2025

Count	Vendor	Description of services
101	NCR PAYMENT SOLUTION, FL LLC	CREDIT CARD MERCHANT
102	NORTH CENTRAL TX COG	MEMBERSHIP, DUES, LICENSES, ETC.
103	ONE SOURCE COMMERCIAL FLOORING, INC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
104	PAPERTONE ENTERPRISES LLC	SUPPLIES OR MISC G&A SERVICES
105	PARAGON ROOFING INC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
106	PERDUE, BRANDON, FIELDER, COLLINS, MOTT	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
107	PICTOMETRY	AERIAL PHOTOGRAPHY
108	PITNEY BOWES LEASE	EQUIPMENT LEASE OR MAINTENANCE
109	PITNEY BOWES RESERVE ACCOUNT	PRINTING AND/OR POSTAGE & DELIVERY
110	PITNEY BOWES SUPPLIES	SUPPLIES OR MISC G&A SERVICES
111	PLANO OFFICE SUPPLY	SUPPLIES OR MISC G&A SERVICES
112	PLANO PEST CONTROL	FACILITIES MAINTENANCE, REPAIRS, REMODEL
113	PRICEWATERHOUSECOOPERS	PUBLICATIONS AND/OR RESEARCH
114	PROPERTY TAX EDUCATION COALITION, INC	EDUCATION, TRAVEL, OR TRAINER
115	PROSTAR SERVICES, INC	SUPPLIES OR MISC G&A SERVICES
116	QUALITY PERSONNEL SERVICE	EMPLOYMENT AGENCY (SEASONAL TEMPS)
117	RING CENTRAL, INC. (NEW)	UTILITIES
118	ROCKIN G DRYWALL & CONSTRUCTION	FACILITIES MAINTENANCE, REPAIRS, REMODEL
119	ROWE, RONALD	EDUCATION, TRAVEL, OR TRAINER
120	SAM'S CLUB	SUPPLIES OR MISC G&A SERVICES
121	SAUNDERS & WALSH, PLLC	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
122	SERVICE FIRST	EQUIPMENT LEASE OR MAINTENANCE
123	SHELL ENERGY SOLUTIONS	UTILITIES
124	SHI GOVERNMENT SOLUTIONS	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
125	SHRED-IT USA LLC	SUPPLIES OR MISC G&A SERVICES
126	SPECTRUM ENTERPRISE	UTILITIES
127	STAPLES BUSINESS CREDIT	SUPPLIES OR MISC G&A SERVICES
128	SUPERIOR VISION OF TEXAS	EMPLOYEE BENEFITS
129	SWINGLE COLLINS & ASSOCIATES	EMPLOYEE BENEFITS
130	TAAD	MEMBERSHIP, DUES, LICENSES, ETC.
131	TAAD-IAAO CHAPTER	MEMBERSHIP, DUES, LICENSES, ETC.
132	TAAO	MEMBERSHIP, DUES, LICENSES, ETC.
133	TASB, INC.	MEMBERSHIP, DUES, LICENSES, ETC.
134	TCDRS	EMPLOYEE BENEFITS
135	TDLR	MEMBERSHIP, DUES, LICENSES, ETC.
136	TEXAS ARCHIVES	SUPPLIES OR MISC G&A SERVICES
137	TEXAS COMPTROLLER CO-OP	MEMBERSHIP, DUES, LICENSES, ETC.
138	TEXAS COMPTROLLER OF PUBLIC ACCOUNTS	SUPPLIES OR MISC G&A SERVICES
139	TEXAS DEPARTMENT OF PUBLIC SAFETY	SUPPLIES OR MISC G&A SERVICES
140	THE EXEMPTION PROJECT, INC.	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
141	THOMSON REUTERS	PUBLICATIONS AND/OR RESEARCH
142	TML-IRP	INSURANCE (GENERAL LIAB AND W/C)
143	TOTAL BEVERAGE SYSTEMS	SUPPLIES OR MISC G&A SERVICES
144	TRABOLD COMPANY	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
145	TRANE US INC	FACILITIES MAINTENANCE, REPAIRS, REMODEL
146	TRUE PRODIGY TECH SOLUTIONS LLC	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
147	U.S. POSTAL SERVICE	PRINTING AND/OR POSTAGE & DELIVERY
148	UBISTOR, INC.	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
149	UNUM LIFE INSURANCE CO OF AMERICA	EMPLOYEE BENEFITS
150	USER SCAPE	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE

COLLIN CENTRAL APPRAISAL DISTRICT
ACTIVE VENDOR LIST
FOR 1ST QUARTER 2025

Count	Vendor	Description of services
151	VAIL & PARK, P.C.	PROFESSIONAL SERVICES (CPA)
152	VALBRIDGE PROPERTY ADVISORS	LITIGATION, EXPERT WITNESS, OR OTHER LEGAL
153	VALLEY VIEW CONSULTING, LLC	PROFESSIONAL SERVICES (INVESTMENT ADVISORS)
154	VARIVERGE LLC	PRINTING AND/OR POSTAGE & DELIVERY
155	WAITWHILE, INC.	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE
156	WASTE CONNECTIONS OF TEXAS	UTILITIES
157	WEX HEALTH INC	EMPLOYEE BENEFITS
158	YOURMEMBERSHIP.COM, INC.	NEW HIRE AND/OR TESTING RELATED
159	ZOHO CORP	COMPUTER SUBSCRIPTION, LICENSE, HARDWARE/SOFTWARE

NOTES:

- 1) New vendors are highlighted in bright yellow.
- 2) At the beginning of 2025, 42 A/P vendors were marked "inactive" and came off this list.
- 3) This list EXCLUDES employees, deputy sheriffs, arbitrators, ARB members, and other non-vendor names.

COMPILED FINANCIAL STATEMENTS

Collin Central Appraisal District

For the One and Four Months Ended April 30, 2025

Collin Central Appraisal District

Compiled Financial Statements

For the One and Four Months Ended April 30, 2025

Contents

Independent Accountants' Compilation Report.....	1
Statement of Net Position - Proprietary Fund.....	2
Statements of Revenues, Expenses and Changes in Fund Net Position and Budgetary Comparison - Proprietary Fund	3

Board of Directors

Collin Central Appraisal District
250 Eldorado Parkway
McKinney, Texas 75069

Management is responsible for the accompanying financial statements of the business-type activities of the Collin Central Appraisal District (the “District”) as of April 30, 2025 and for the one and four months ended April 30, 2025, which collectively comprise the District’s basic financial statements as listed in the table of contents, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any assurance on these financial statements.

Management has elected to omit the government-wide financial statements, substantially all the disclosures, and the statements of cash flows required by accounting principles generally accepted in the United States of America. If the omitted government-wide financial statements, disclosures, and the statement of cash flows were included in the financial statements, they might influence the user’s conclusions about the District’s financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Management has omitted the discussion and analysis, schedule of changes in net pension liability and related ratios, and schedule of contributions that the Governmental Accounting Standards Board requires to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

Vail + Park, P.C.

Frisco, Texas

May 13, 2025

COLLIN CENTRAL APPRAISAL DISTRICT
Statement of Net Position - Proprietary Fund
April 30, 2025

Assets

Current Assets:

Cash & Cash Equivalents	\$ 16,257,346
Certificates of Deposit	18,543,536
Prepaid Items	444,589
Total Current Assets	<u>35,245,471</u>

Noncurrent Assets:

Land	1,387,232
Building	8,799,372
Computer Equipment	992,278
Furniture & Equipment	538,420
Software	797,859
Right-to-Use Assets	201,660
SBITA Assets	626,457
Less Accumulated Depreciation and Amortization	(5,374,602)
Net Pension Asset	<u>4,485,314</u>
Total Noncurrent Assets	<u>12,453,990</u>
Total Assets	<u>47,699,461</u>

Deferred Outflows of Resources

Deferred Outflow Related to TCDRS	<u>3,599,827</u>
Total Deferred Outflows of Resources	<u>3,599,827</u>

Liabilities

Current Liabilities:

Accounts Payable	217,895
Accrued Liability	150,000
Accrued Wages Payable	365,515
Unearned Revenue - Entities	5,040,384
Compensated Absences Payable, Current	176,801
Operating Lease Liabilities, Current	49,655
SBITA Liabilities, Current	<u>180,321</u>
Total Current Liabilities	<u>6,180,571</u>

Noncurrent Liabilities:

Operating Lease Liabilities, Net of Current Portion	83,267
SBITA Liabilities, Net of Current Portion	246,089
Compensated Absences Payable, Net of Current Portion	<u>530,403</u>
Total Noncurrent Liabilities	<u>859,759</u>
Total Liabilities	<u>7,040,330</u>

Deferred Inflow of Resources

Deferred Inflow Related to TCDRS	<u>286,783</u>
Total Deferred Inflows of Resources	<u>286,783</u>

Net Position

Net Investment in Capital Assets	7,409,344
Unrestricted - Designated	29,400,000
Unrestricted - Undesignated	<u>7,162,831</u>
Total Net Position	<u>\$ 43,972,175</u>

COLLIN CENTRAL APPRAISAL DISTRICT
Statements of Revenues, Expenses and Changes in Fund Net Position and Budgetary Comparison - Proprietary Fund
For the One and Four Months Ended April 30, 2025

	One Month Ended April 30, 2025	Four Months Ended April 30, 2025	Budget Fiscal Year 2025	Percentage of Budget	Remaining Budget
Operating Revenues					
Local Support	\$ 2,307,976	\$ 9,230,500	\$ 27,690,100	33.34%	\$ 18,459,600
Business Personal Property					
Rendition Penalty Revenue	48,301	62,532	-		(62,532)
Miscellaneous Revenue	948	1,850	-		(1,850)
Total Revenues	<u>2,357,225</u>	<u>9,294,882</u>	<u>27,690,100</u>	<u>33.57%</u>	<u>18,395,218</u>
Operating Expenses					
Salaries - Full Time	941,434	3,728,262	14,608,200	25.52%	10,879,938
Salaries - Part Time and Temp	19,448	43,536	600,000	7.26%	556,464
Overtime	3,232	13,730	140,000	9.81%	126,270
Payroll Taxes	14,256	57,420	214,800	26.73%	157,380
Auto Allowance	64,091	255,567	887,800	28.79%	632,233
Workman's Compensation	3,591	18,881	70,000	26.97%	51,119
Group Insurance	224,857	864,151	2,978,000	29.02%	2,113,849
Employee Retirement	122,054	490,290	2,032,900	24.12%	1,542,610
Unemployment Compensation	1,730	1,730	50,000	3.46%	48,270
Aerial Photography	-	-	445,000	0.00%	445,000
Appraisal Review Board	18,916	18,916	1,000,000	1.89%	981,084
Audit & Accounting	28,869	28,869	42,500	67.93%	13,631
Board of Directors Meeting	-	-	7,500	0.00%	7,500
Building Maintenance & Repairs	40,016	124,646	760,000	16.40%	635,354
Computer Maintenance	32,648	125,836	375,000	33.56%	249,164
Contract Services	7,055	32,635	150,000	21.76%	117,365
Equipment Repair & Maintenance	2,783	11,433	52,000	21.99%	40,567
General Insurance	5,113	20,700	80,000	25.88%	59,300
Legal Notices & Advertising	2,520	2,520	37,000	6.81%	34,480
Legal Services	275,850	892,328	2,500,000	35.69%	1,607,672
Postage	189,503	261,971	520,000	50.38%	258,029
Professional Services	29,078	43,914	500,000	8.78%	456,086
Registration & Dues	1,847	6,273	45,000	13.94%	38,727
Rent-Equipment	2,443	8,812	115,000	7.66%	106,188
Security	12,075	36,600	165,000	22.18%	128,400
Supplies & Materials	30,259	152,574	570,000	26.77%	417,426
Telephone, Internet, Data Cloud	11,385	57,990	300,000	19.33%	242,010
Travel & Education	11,447	22,294	125,000	17.84%	102,706
Utilities	7,106	39,540	141,900	27.86%	102,360
Equipment & Software - Non-Capital	74,708	223,143	1,195,000	18.67%	971,857
Depreciation and Amortization	21,680	86,722	-		(86,722)
Contingency	-	-	282,500	0.00%	282,500
Buy Down of Pension	-	-	400,000	0.00%	400,000
Total Operating Expenses	<u>2,199,994</u>	<u>7,671,283</u>	<u>31,390,100</u>	<u>24.44%</u>	<u>23,718,817</u>
Operating Income (Loss)	157,231	1,623,599	(3,700,000)	-43.88%	(5,323,599)
Nonoperating Income (Expenses)					
Interest Income	111,960	501,218	-		(501,218)
Total Nonoperating Revenues & Expenses	<u>111,960</u>	<u>501,218</u>	<u>-</u>		<u>(501,218)</u>
Change in Net Position	269,191	2,124,817	<u>\$ (3,700,000)</u>	<u>-57.43%</u>	<u>\$ (5,824,817)</u>
Net Position, Beginning of Period	<u>43,702,984</u>	<u>41,847,358</u>			
Net Position, End of Period	<u>\$ 43,972,175</u>	<u>\$ 43,972,175</u>			



Collin Central Appraisal District

Date: 5/15/2025

To: Board of Directors

From: Marty Wright, Chief Appraiser

A handwritten signature in black ink, appearing to read "Marty Wright".

Subject: Budgeted expenditures requiring signature of Board Officer

ITEM	DESCRIPTION	\$ AMOUNT
------	-------------	-----------

As of this date, there are no budgeted expenditures that require the signature of a Board Officer.



Collin Central Appraisal District

Date: 5/15/2025

To: Board of Directors

From: Marty Wright, Chief Appraiser

A handwritten signature in black ink, appearing to read "Marty Wright", is written over the "From:" line.

Subject: Budgeted expenditures over \$25,000 approved by Chief Appraiser

For: April 2025

ITEM	DATE	DESCRIPTION	\$ AMOUNT
ACH-IB	4/4/25	ADP (payroll and taxes)	\$495,550.71
ACH-IB	4/15/25	TCDRS (employee retirement related)	\$188,458.33
ACH-IB	4/18/25	ADP (payroll and taxes)	\$457,097.17
ACH-TCB	4/3/25	Sauders & Walsh (attorney at law)	\$156,312.06
ACH-TCB	4/3/25	The Exemption Project (True Roll software)	\$42,375.00
ACH-TCB	4/8/25	Valbridge Property Advisors (litigation related)	\$23,400.00
Ck #6733	4/29/25	Blue Cross and Blue Shield (employee benefits)	\$160,094.69
ACH-TCB	4/29/25	Quality Personnel Services (seasonal temp employment agency)	\$26,904.26

F.1.

Discuss and vote on conducting a third 2026 budget workshop or scheduling a Public Hearing for the 2026 Proposed Budget on June 26, 2025.

May 22, 2025



Collin Central Appraisal District

May 22, 2025

TO: Board of Directors

FROM: Marty Wright, Chief Appraiser

RE: Schedule next Budget Meeting

Discuss and vote on conducting a third 2026 budget workshop or scheduling a Public Hearing for the 2026 Proposed Budget in conjunction with the June 26th, 2025 special board meeting.

Marty Wright
Chief Appraiser

A handwritten signature in black ink, appearing to read "Marty Wright".

F.2.
Discuss and vote on adopting changes to
Policy #101.

May 22, 2025



Collin Central Appraisal District

May 22, 2025

TO: Board of Directors

FROM: Brian Swanson, Deputy Chief of Business Operations and Compliance 

RE: Changes to Board of Directors Policy #101 for adding agenda items

At the regular Board of Directors meeting on April 24, 2025, the Board posed the question of adding additional items to the publicly required agenda for both regular and special meetings.

After researching this issue at length via the various codes that govern public meetings and the appraisal district, we would recommend the attached policy changes for your consideration. Below are some of the various references that we found to help better understand the process and how we developed the policy. We want to maintain the current method that has been in place for multiple decades which has worked very well for both the Board of Directors and the District.

The Texas Property Tax Code (TPTC) outlines the requirements for a Board of Directors meetings:

Section 6.04 ORGANIZATION, MEETINGS, AND COMPENSATION. (b): The board may meet at any time at the call of the chairman or as provided by board rule, but may not meet less often than once each calendar quarter.

This requirement is met by your Board Policy #101: Board of Directors Monthly Meetings:

"It is the policy of the Board of Directors of the Collin Central Appraisal District that the Board will meet in regular session at least eight (8) times per year in a public meeting. In accordance with Section 6.04(b) of the Property Tax Code, the Board will schedule meetings in such a manner to meet at least once per calendar quarter. The meetings shall be designated at the beginning of each calendar year and so posted as scheduled Board meetings. The Board of Directors may hold additional regular, or special, Board meetings at the call of the Chairman of the Board of Directors as needed by properly posting the regular or special meeting in accordance with the Open Meetings Act. The Board of Directors shall suspend regular Board meetings for the months of July and November each year."

Additionally, Policy #101 goes on to state:

"The administrative duty of posting open meeting notices, including the agenda for Board meetings and public hearings and the delivery of written notices to the presiding officer of the governing body of each taxing entity participating in the district of the date, time, and place for the public hearings and Board meetings, has been delegated by the Board, with consent of the Board Secretary to relinquish such duty, to the Chief Appraiser."

As Policy #101 refers to the Open Meetings Act, we would direct your attention to two different sections of Texas Government Code, Subtitle A. Open Government, Chapter 551. Open Meetings:

Section 551.041. NOTICE OF MEETING REQUIRED. A governmental body shall give written notice of the date, hour, place, and subject of each meeting held by the governmental body.

Section 551.043. TIME AND ACCESSIBILITY OF NOTICE; GENERAL RULE. (a) The notice of a meeting of a governmental body must be posted in a place readily accessible to the general public at all times for at least 72 hours before the scheduled time of the meeting, except as provided by Sections 551.044-551.046.

Both of these requirements are met for each meeting:

1. Collin CAD sends a copy of the agenda to the Collin County Clerk's office for a date and time stamp at least one week prior to the scheduled meeting. The County Clerk posts a copy of the agenda to their public notices.
2. A copy of the County Clerk stamped agenda is posted the same day it is returned, to our public lobby digital displays in the main entrance as well as inside the main entrance vestibule which is visible from the outside even when the building is closed.

While the minimum requirement set forth by the Government Code is for the agenda to be published not less than 72 hours prior to the meeting, the chief appraiser and staff need as much time as possible to research any potential agenda items, and prepare the necessary documents that could correspond with the item. We strive to provide the agenda and complete Board packet to the Board Members no less than one week prior to the next scheduled meeting so you have ample time to review the packet and prepare for the meeting.

As you will see in reading the added language in Policy #101, we would recommend to the Board that agenda items be proposed during open session of your meetings for the consideration of the full Board, and require a majority vote in favor of adding the agenda item. If the agenda item is voted favorably by the Board, the Chief Appraiser will be assigned the task of researching the item and based on the complexity, use their discretion to determine when the item will be included on an upcoming agenda.



Collin Central Appraisal District

POLICY NUMBER: 101

POLICY NAME: BOARD OF DIRECTORS MONTHLY MEETINGS

It is the policy of the Board of Directors of the Collin Central Appraisal District that the Board will meet in regular session at least eight (8) times per year in a public meeting. In accordance with Section 6.04(b) of the Property Tax Code, the Board will schedule meetings in such a manner to meet at least once per calendar quarter. The meetings shall be designated at the beginning of each calendar year and so posted as scheduled Board meetings. The Board of Directors may hold additional regular, or special, Board meetings at the call of the Chairman of the Board of Directors as needed by properly posting the regular or special meeting in accordance with the Open Meetings Act. The Board of Directors shall suspend regular Board meetings for the months of July and November each year.

Open Meetings and Public Hearing Notices

The administrative duty of posting open meeting notices, including the agenda for Board meetings and public hearings and the delivery of written notices to the presiding officer of the governing body of each taxing entity participating in the district of the date, time, and place for the public hearings and Board meetings, has been delegated by the Board, with consent of the Board Secretary to relinquish such duty, to the Chief Appraiser.

Agenda Items Added at Board Member Request

Board of Directors Members can request an agenda item be added to an upcoming meeting agenda by recommending the item in open session of a meeting for consideration by the full Board. After discussion, the Board will vote and require a majority in favor of the item for it to be added to an upcoming meeting. The Board hereby delegates to the Chief Appraiser the task of researching the item and determining when the item will be added to a future agenda based on the complexity of the agenda item.

Property Tax Code Section: 6.04

Date Adopted: September 24, 2009
Resolution #: 2009-2

Date Amended: May 22, 2025
Resolution #: 2025-93



Collin Central Appraisal District

BOARD OF DIRECTORS

Brian Mantzey-Chairman
Scott Grigg-Assessor
Andrew Cook
Jerry Tartaglino
Randal Shinn

Richard Grady-Secretary
Veronica Yost
Sumbel Zeb
Alvin Benton

CHIEF APPRAISER

Marty Wright

BOARD OF DIRECTORS RESOLUTION # 2025 - 93

The Collin Central Appraisal District Board of Directors met in open session on May 22, 2025. The Board, with a quorum present, by a vote of _____ (for) and _____ (against) adopted the following resolution:

“Be it resolved that the Collin Central Appraisal District Board of Directors hereby adopts the changes to Policy #101, in regard to Board of Directors Monthly Meetings.”

In witness whereof, I have hereunto set my hand as an Officer of Collin Central Appraisal District Board of Directors, this _____ day of _____, 2025.

Brian Mantzey-Chairman

(and/or)

Richard Grady-Secretary

F.3.

Discuss and vote on authorizing Collin CAD to execute the two-year extension option with the bank depository.

May 22, 2025



Collin Central Appraisal District

May 22, 2025

TO: Board of Directors

FROM: Brian Swanson, Deputy Chief of Business Operations and Compliance 

RE: Discuss and vote on bank depository contract

Per the Texas Property Tax Code (TPTC) Section 6.09 (c) the Collin Central Appraisal District (CCAD) is required to contract with a bank depository every two years:

(c) The board shall solicit bids to be designated as depository for the district. The depository when designated shall serve for a term of two years and until its successor is designated and has qualified. The board and the depository may agree to extend a depository contract for one additional two-year period.

As you can see from reading this section, there is verbiage that states we can sign a two-year extension with the same depository. We come today asking for permission to sign that extension with Texas Capital Bank.

As a form of background, during the June 22, 2023 regular meeting, this Board voted to authorize CCAD to sign a contract based on the proposals received during our request for proposal (RFP) process in finding a new depository that was facilitated by our financial consultants, Valley View Consulting, LLC (VVC). We had twelve (12) banks that responded to the RFP and with the help of VVC we were able to narrow it down to just two clear front runners: Independent Bank and Texas Capital Bank. The Board voted to sign the agreement with Independent Bank that started on September 1, 2023 and expires on August 31, 2025. CCAD staff began the process of creating the accounts and moving our financial assets over to Independent Bank.

Just weeks after the contract with Independent Bank was signed, there were significant personnel changes that included who we believed was our direct contact. We discussed this with VVC and at their recommendation we brought to the Board a request for a secondary depository at the August 31, 2023 special meeting. This was done as a safeguard due to the impending changes that we were not privy to at the time we signed with Independent Bank.

We have now had almost two years with both banks running side-by-side and we are coming to the point where a decision needs to be made for the next two-year cycle. It is the request of CCAD staff that we terminate the contract with Independent Bank and sign the two-year extension with Texas Capital Bank. Independent Bank was sold to SouthState Bank out of Florida in a transaction that was announced in May 2024 and finalized in early 2025. We have had discussions with our contacts from Independent Bank, and they have informed us that the contract extension would not be at the same interest percentage level on the money market account that we currently have agreed to, and that along with other factors, not the least of which is the customer service, have led us to the decision to terminate that contract when it expires on August 31, 2025. We will execute the termination clause

and formally notify SouthState/Independent Bank of our intention to end the agreement with them by the 90-day deadline which would be May 31, 2025.

TPTC Section 6.09 (b) states:

The appraisal district board of directors shall designate as the district depository the financial institution or institutions that offer the most favorable terms and conditions for the handling of the district's funds.

Neither we, nor VVC, believe that continuing with what is now SouthState Bank would garner “the most favorable terms” as mandated by the legislature.

We further request that this Board authorize CCAD to contact Texas Capital Bank for an updated contract that will begin on September 1, 2025 and show their continued interest percentages as we have discussed with them for the future. In the original contract which is attached, you will find that Texas Capital Bank would agree to the Fed Funds rate less 0.10%. We had informal discussions with Texas Capital Bank not long after the contract had started in 2023 and they have been using the Fed Fund rate as quoted without the reduction. Recently, they have further stated recently that they will continue this policy if we sign the two-year extension.

It is our belief that in order to satisfy the requirements of the TPTC and make the best use of the taxpayer dollars we are entrusted with, that our best option is to terminate with SouthState Bank and sign the two-year extension with Texas Capital Bank.



COLLIN CENTRAL APPRAISAL DISTRICT

MARTY WRIGHT, CHIEF APPRAISER

250 ELDORADO PARKWAY

MCKINNEY, TEXAS 75069

(469) 742-9200

REQUEST FOR PROPOSALS

FOR PRIMARY DEPOSITORY BANK SERVICES

RFP# 2023-01

BOARD OF DIRECTORS

Gary Rodenbaugh, Chairman

Brian Mantzey, Secretary

Carson Underwood Kenneth Maun

Ron Carlisle Ronald Kelley



**Collin Central Appraisal District
Primary Depository Services
RFP# 2023-01**

Proposing Institution
Texas Capital Bank
Government, Nonprofit, & Institutions
98 San Jacinto Boulevard Suite 200
Austin, Texas 78701

Carl Nicchio
Executive Director
Texas Capital Bank
(832) 630-2275
carl.w.nicchio@texascapitalbank.com

Jason Consoli, CFA
Managing Director
Texas Capital Bank
(832) 308-7143
jason.consoli@texascapitalbank.com

Orlando Saenz
VP, Treasury Solutions Officer
Texas Capital Bank
(832) 308-7035
orlando.saenz@texascapitalbank.com

Kynia Douglas
AVP, Client Solutions Officer
Texas Capital Bank
(469) 372-4922
kynia.douglas@texascapitalbank.com

Submitted: April 25, 2023

Attn: Toni Bryan
Director of Operations and Finance
250 Eldorado Pkwy
McKinney, TX 75069

RE: Primary Depository Services RFP# 2023-01

April 25, 2023

Dear Ms. Bryan,

Texas Capital Bank ("TCB" or the "Bank") is pleased to submit a proposal for the Collin Central Appraisal District request for depository banking services. Texas Capital Bank desires to build and foster a long-term, full-service banking relationship with the Appraisal District for years to come. We recognize the core goals of CCAD's RFP, and we are confident that Texas Capital Bank is well positioned to provide solutions to exceed your stated objectives.

At Texas Capital Bank, we understand that changing banking partners and implementing treasury services is not an easy feat. Our specialized relationship team has more than 50-years of combined experience and we are committed to providing you with solutions that will enhance business processes, optimize cash position, and improve financial security and operational efficiencies. We strive to build a collaborative partnership with a laser focus on the client experience.

Furthermore, an entirely local Texas-based team would fully support the Appraisal District. The Appraisal District relationship team will be spearheaded by a dedicated Senior Relationship Manager, Carl Nicchio; Treasury Solutions Officer, Orlando Saenz; and Client Service Officer, Kynia Douglas. Having immediate and local access to your resources are important as the Appraisal District implements new products & services and grows utilization of those products in the future. It is our practice to host weekly implementation meetings either in person or via Teams call and would commit to being on site weekly as you work to implement your new depository and treasury solutions.

A core focus for the Bank is to partner with our clients to support both near & long-term objectives. Our goals and objectives are in alignment with the Appraisal District. As the CCAD builds and invests in the future, below is an outline of a competitively customized proposal which we are confident will provide flexibility and enhancements for the district. The components of our offering include:

- A competitive **Earnings Credit Rate ("ECR")**, currently at **2.00%**
- A competitive **interest-bearing MMA rate**, currently at **4.73%** Interest bearing rates are proactively monitored and adjusted to ensure maximum yield and flexibility to deploy excess funds, as needed.
- **3 months no fee waiver for the first year**, 2 free remote deposit scanners and deposit supplies for the duration of the depository contract (up to \$1,000 per year), no reserve requirement.
- Public fund deposits of the Appraisal District will be collateralized per the Texas Public Funds Investment Act. Any balances over the \$250,000 FDIC coverage would be collateralized utilizing a **Federal Home Loan Bank ("FHLB") Letter of Credit**. The FHLB LC is an approved third-party form of collateral, per the Texas Public Funds Investment Act. Texas Capital Bank monitors collateral daily and has enhanced processes in-place to ensure coverage is within regulatory compliance.
- Should the Appraisal District be interested in investment solutions beyond what is presented herein, your Senior Relationship Manager, Carl Nicchio, will facilitate an introduction to a certified

Texas Capital Bank investment advisor to provide a proposal tailored to the unique needs & investment goals of the district.

- A **dedicated and specialized government banking team conveniently located** in Austin, Texas are eager to provide **white-glove customer service** no matter the issue. At Texas Capital Bank, you will never need to rely on a 1-800 number for timely service and prompt resolutions.
- Industry leading online banking platform, **BankNow®**, to access nearly all your banking needs from a single log-in screen.
- **Seamless onboarding experience** equipped with a **dedicated onboarding specialist** assigned exclusively to the Appraisal District providing hands-on training and demonstrations, as needed. We can easily schedule training. He or she will serve as a single point of contact throughout the transition, with an experienced back-up team in place. In addition, your Senior Relationship Manager and coverage team will stay actively engaged throughout the onboarding and day-to-day servicing needs of your Treasury Team.
- **Fraud Prevention/Treasury Management Review** – We will schedule an annual treasury review; however, we strongly encourage at least semi-annual reviews. This will allow for our team to ensure we are aware of your current initiatives and providing consultative solutions.
- **Business Process Reviews (BPR)** is an analysis that consists of assessing the current state of a specific function within the Appraisal District. In turn, providing future state recommendations and supporting financial calculations. These cost benefits, benchmarks, ROI, IRR are goals to any existing thresholds to create improvement opportunities.

Texas Capital Bank promises to provide the right people, products, and processes for our clients. We are publicly traded on the NASDAQ® (TCBI), have an investment grade rating and are consistently recognized by *Forbes* as one of the Best Banks in America. Most recently, Texas Capital Bank was named to Newsweek's list of America's Most Trusted Companies in 2022 and is the number-one "**Most Trusted Bank**" in the U.S.

If you have any questions or desire any clarifications, please contact me or Orlando Saenz. Our contact information is listed below.

Carl Nicchio, Executive Director
Senior Relationship Manager
832.630.2275
carl.w.nicchio@texascapitalbank.com

Orlando Saenz, CTP - Vice President
Treasury Solutions Officer
832.308.7035
orlando.saenz@texascapitalbank.com

We are excited about the opportunity to start a new banking relationship with the Collin Central Appraisal District. Our team's extensive experience in government and local presence in the state of Texas, positions Texas Capital Bank to be a proactive partner to serve the district evolving needs.

Sincerely,



Carl W. Nicchio
Executive Director, Senior Relationship Manager

EXPECTED BANK SERVICES

The following services must be provided as described or in an alternative form that results in essentially the same outcome or capability.

ONLINE BANKING PORTAL

1. ONLINE REPORTING SERVICES – The District uses QuickBooks and expects online reporting that at a minimum includes:

- ledger balance,
- collected balance,
- one day float amount,
- total credits,
- total debits,
- detail debits and credits,
- transaction search capability, and
- export capability to MS-Excel.

☒ Yes, can provide as expected.

☐ No, cannot provide as expected.

Comment:

2. WIRE TRANSFERS – The online banking system must offer wire transfer capability. Wires may be one time or be set up as repetitive of varying amounts. Notification of incoming wire transfers shall be made via the online banking portal.

☒ Yes, can provide as expected.

☐ No, cannot provide as expected.

Comment:

3. ACH – The District currently uses ADP for Payroll processing and does not send ACH Files to the bank. In the future the District may begin to use ACH for making payments to vendors. Does your bank offer this service?

☒ Yes, can provide as expected.

☐ No, cannot provide as expected.

Comment:

4. ONLINE BANKING HISTORICAL INFORMATION RETENTION – How long is continuous historical information retained online and accessible by the users? We understand that the standard retention period for check images is 7 years. Please list your retention period for the items listed below:

- | | |
|--|---------------------------|
| • Account transaction history (standard) | <u>7 years</u> |
| • Account transaction history (for additional fee) | <u>Limited to 7 years</u> |
| • Account Statements | <u>13 months</u> |

Comment:

5. ONLINE BANKING ADMINISTRATION/SELF-ADMINISTRATION – Once the service is in place, users are expected to be managed through self-administration. To confirm, can these services be completed online and without a request to the bank:

- Remote Deposit Capture access/functionality ☒ Yes ☐ No
- Positive Pay User Access ☒ Yes ☐ No
- ACH User functionality ☒ Yes ☐ No
- Are there any other functions that require the bank to make the changes rather than the self-administrators?

Comment: Yes, operational District limits for both ACH and Wires are preset on the bank side for security reasons, but individual, account and user limits can be managed by the District in the Administration module of the BankNow portal.

6. AUTHENTICATION FOR ACCESS – Please confirm the methods that are available with your bank for protecting the District against unauthorized access:

- ☒ Secure Token
- ☒ Secure Token app through cell phone
- ☐ Confirmation code sent via text message or email
- ☐ Biometric authentication
- ☐ None of the above

Comment:

7. ALERT/MESSAGING SYSTEM – The District is interested in alerts sent via email and/or text messaging to alert the District of specific activity such as incoming wires, positive pay exceptions, etc.? If your institution offers this service, how is the District charged for this service?

- ☒ Messaging is provided at no cost
- ☐ Messaging is provided for a flat monthly fee of _____
- ☒ Messaging is provided as a fee per message/per device fee of _____
- ☐ Messaging of this type is not currently offered by our bank

Comment: Wire confirmation emails incur a fee of \$0.25. However, over 50 different alerts can be set up by each BankNow user specific to their needs without additional fees. Alerts can be set up to be sent via email, text or phone.

8. ELECTRONIC DATA INTERCHANGE – The District expects Electronic Data Interchange (“EDI”) service in order to see addenda information included with ACH deposits.

- ☒ Yes, can provide as expected. ☐ No, cannot provide as expected.

Comment: BankNow offers a human readable PDF, NACHA, CSV, EDI, or an XML of the ACH information to download. The default set up option is PDF.

9. PAID CHECK IMAGE OPTIONS – What options does your institution offer for providing copies of paid checks to the District?

- ☒ Image of paid checks printed on statements
- ☒ Image of paid checks printed on the online version of the statements
- ☐ PDF File downloadable to the District each month
- ☒ Online Image Inquiry/Search

Comment:

COLLECTIONS

1. REMOTE DEPOSIT CAPTURE – The District expects remote deposit capture services for electronically preparing and submitting deposits. The District is currently utilizing this service and uses one scanner (Panini Vision X) which was provided by the current depository. If needed, will your institution provide a scanner for the District to use?

☒ Yes, can provide as expected.

☐ No, cannot provide as expected.

Comment: Texas Capital Bank will provide two multi-feed scanners at no cost to the Appraisal District

FRAUD PROTECTION SERVICES

1. POSITIVE PAY AND ACCOUNT RECONCILIATION SERVICE – The District expects positive pay and full/partial account reconciliation service on designated accounts from which checks are issued. The District electronically transmits the issued check files to the institution. Minimum payment verification criteria shall be payee name, date, check number, and amount. The District may approve and make pay/no pay decisions on any exception items.

☒ Yes, can provide as expected.

☐ No, cannot provide as expected.

Comment:

2. AUTOMATIC STALE DATING OF CHECKS – The District prefers the option of checks automatically becoming stale dated after a set period of time, based on the issue date in the Positive Pay system. Does your institution offer this feature, and if so, how does the institution handle items presented after they are stale?

☒ Yes, stale dating is offered.

☐ No, stale dating is not offered as described.

Comment: If the check was issued from an account with positive pay and payee match, the stale date will remain active and will be presented as a positive pay exception when presented.

3. ACH POSITIVE PAY / ACH FRAUD FILTER – The District expects ACH positive pay/filter capabilities on its accounts, with the ability to selectively permit specified ACH debits on certain accounts and restrict all ACH debits from certain accounts.

☒ Yes, can provide as expected.

☐ No, cannot provide as expected.

Comment:

MISCELLANEOUS

1. EMPLOYEE CHECK CASHING – The District expects the institution to cash checks issued to employees (with proper identification) without service charges or fees to the employee or the District, and without requiring the employee to open an account with the institution.

☒ Yes, can provide as expected.

☐ No, cannot provide as expected.

Comment: Our branches offer limited cash deposit and check cashing services but can accommodate check cashing for checks made to individual payees, as in the case of payroll checks up to a maximum amount of \$5,000 with no fee to the District, or the check payee. Our closest branch to the Appraisal District is 14 miles, located at 5800 Granite Parkway Suite 150 Plano, Texas 75024.

2. ACCOUNT STATEMENTS – The District expects that statements be rendered within five (5) working days after the close of the calendar month. Monthly cutoff of statements must occur on the last calendar day of each month. Bank will notify District before inactive accounts are placed in dormant status for inactivity. The statement shall include debits and credits made on the last day of the period and the detail items. Bank statements must be received monthly, even if there is no activity for the account. The District expects to have access to online bank statements with images for at least the previous twelve months of statements.

☒ Yes, can provide as expected.

☐ No, cannot provide as expected.

Comment:

3. ACCOUNT ANALYSIS – The District expects account analysis statements by individual account and at group level, reflecting average ledger balance, average uncollected funds, average collected balance, reserve requirement, average available balance, rate and amount of earnings credit, detail of services provided with quantities and unit fees for each, and total service cost, delivered to the District on a monthly basis. **This requirement applies to “No Fee” or “Fee Waiver” proposals.**

☒ Yes, can provide as expected.

☐ No, cannot provide as expected.

Comment:

4. PAYMENT FOR SERVICES and ACCOUNT SETTLEMENT – The District expects to pay for all services provided by the earnings credit amount generated by account balances, or by direct payment, or a combination of both. The District prefers that settlement of the excess/deficient condition as reflected by the group level account analysis occur on a quarterly basis. The District reserves the right to select Monthly Settlement if the pricing structure of the awarded financial institution favors Monthly Settlement. If deficient, settlement is to be made by direct debit to the District’s designated account.

☒ Yes, can provide as expected.

☐ No, cannot provide as expected.

Comment: Account analysis settlement is available on a quarterly basis.

5. BALANCE ASSESSMENT – State how the institution will treat any Balance Assessment or balance-based fee applicable to the District (i.e., Deposit Supervisory Fee, Premium Assessment Fee, etc.). Please indicate if the assessment will be for all depository balances or non-interest-bearing balances only. **(Also, please reflect treatment on the attached Fee Schedule)**

☒ Fees apply to only non-interest-bearing balances.

☐ Fees to be waived.

☐ Fees to be partially waived.

☒ Fee to be passed in full to the District.

Comment:

6. RESERVE REQUIREMENT – Applicant must indicate whether or not a reserve requirement on balances used in calculating earnings credit is required.

☐ Yes

☒ No

Reserve Requirement % 0.00%

Comment:

7. EARNINGS CREDIT RATE – The institution must state the current ECR, rate formula, and rate floor being proposed:

ECR % 2.00%

Rate Formula (i.e., is there an index or is it a bank determination?): Bank
determined, the Earnings Credit Allowance formula is as follows:

Calculating your Earnings Allowance (EA) requires:

1. A Collected Balance (CB)

2. The Earnings Credit Rate (ECR)

3. Days in the Period (DP)

5. Days in the Year (DY)

Where, $EA = CB * ECR * (DP/DY)$

How often will the ECR adjust if not indexed?

Monthly

Rate Floor: 0.25%

Comment: The ECR is subject to change monthly at the Bank's discretion, with various factors considered including market rates. The proposed floor of 0.25% would help the District plan for and during a declining rate environment.

8. INTEREST RATE OPTION – If balances are sufficient to cover all services and additional balances are available to earn interest, please state the current rate, rate formula, and floor being proposed:

Interest Rate %

Currently at 4.73%

Rate Formula (i.e., is there an index or is it a bank determination?):

Effective Federal Funds Rate minus 10bps

Rate tiers based on balance?

No

Rate Floor:

N/A

Type of Account: (MMA, Interest Bearing Account, ICS, Investment Sweep Account): MMA

Any Fees associated with the recommended investment option:

No

Comments/additional info if desired to clarify determination of interest rate: The proposed Money Market Savings account has no monthly fee, and it carries a limitation of six transactions per month. Alternative offerings including the Insured Cash Sweep (ICS), and Investment Sweep Account can be reviewed with the Appraisal District as needed.

INCENTIVES / ENHANCEMENTS OFFERED

1. ENDORSEMENT STAMPS & DEPOSIT SLIPS – Will the institution provide endorsement stamps and deposit slips at no charge?

☒ Yes, can provide as requested. ☐ No, cannot provide as requested.

Comment: Deposit supplies, including deposit plastic bags, endorsement stamps and deposits slips allowance up to \$1,000 per year, for the duration of the contract.

2. REMOTE DEPOSIT SCANNERS – Is the institution offering a scanner(s) to the District at no additional cost?

☒ Yes, institution is offering the following:

Number of scanner(s)	<u>2</u>
Brand of Scanner	<u>Panini Vision X 75/100</u>
Single feed, or number of documents scanned / minute	<u>75 checks per minute</u>

☐ No, institution is not offering a free scanner with the response.

3. INCENTIVE FEE WAIVER – If your institution is offering a waiver of monthly service fees during a specific timeframe, please provide the following information for clarity of the terms of your offer.

☒ **Zero-pricing waiver** (no fees assessed) during the timeframe of the offer and interest can be earned on balances during this time

Number of months of the fee waiver:	<u>3 months of no fees, for the first</u>
<u>year of the depository contract term only.</u>	
Maximum dollar amount of waiver (if any limitations):	<u> </u>

Comment:

☐ **“Net” fee waiver** (only waives fees not covered by balances and earnings credit)

Number of months of the fee waiver:	<u> </u>
Maximum dollar amount of waiver (if any limitations):	<u> </u>

Comment:

☐ **No waivers** - Institution is not offering a waiver of fees

4. CASH TRANSITION ALLOWANCE / RETENTION BONUS/OFFER – If Institution is offering a cash amount to offset the cost of the transition, please provide that amount.

\$0.00

Comment:

OTHER STIPULATIONS

1. RIGHT TO CANCEL UNDER FEDERAL OR STATE LAW RULINGS – In the event it would be ruled illegal under the provisions of any Federal or State laws or regulations for the successful institution to comply with the requirements of the contract, then the District expressly reserves the right and privilege to cancel the contract and to re-solicit proposals.

☒ Agreed

Comment:

2. RIGHT TO OPEN & MAINTAIN OTHER ACCOUNTS – The District shall have the right, at its sole discretion, to direct, open and maintain accounts at other institutions.

☒ Agreed

Comment:

3. CERTIFICATES OF DEPOSIT – Certificates of Deposit (“CDs”) will be opened in the name of the District and must be fully insured by the FDIC or collateralized in accordance with Chapter 2257 Public Funds Collateral Act and the District’s Investment Policy until the maturity date. Proof of collateral must be supplied to the District prior to CD settlement.

☒ Agreed

Comment:

4. RIGHT TO TERMINATE – The District expressly reserves the right to terminate the contract with or without cause at any time by providing ninety (90) days written notice to the successful institution to close its accounts and terminate services.

☒ Agreed

Comment:

5. TERMS FIXED – All fees, rate formulas (not the rates, just the formulas), and conditions shall be fixed for the entire contract period, including any and all continuations.

☒ Agreed

Comment:

6. SEMI-ANNUAL MEETING – The District expects a review meeting at least once every six months to evaluate the working relationship between the District and the successful institution. The objective shall be to address any problems and to seek solutions as well as keeping abreast of changes, new services, or new requirements.

☒ Agreed

Comment:

7. FORMAL CONTRACT REQUIRED – The final appointment of the successful institution shall be made by the District Board of Directors. The successful institution shall be required to enter into a contract that incorporates all of the requirements of their official response to this RFP, along with the accompanying related schedules and materials as called for in this RFP. The formal agreements should include: a primary depository services contract, a collateral custodial agreement, and a

FIRREA compliant resolution of certification (see reference under the Collateral Requirements).
A sample of the proposed contract is attached.

☒ Agreed

Comment:

8. OVERDRAFT NOTIFICATION – In the event a check or checks shall be presented for payment where there are insufficient funds in District’s collective accounts, the successful institution agrees to promptly notify the District’s Director of Operationd and Finance or other signatory person, by telephone or other means, of the overdraft condition, and to provide the District a period not exceeding one business day to respond and rectify the condition.

☒ Agreed

9. RESEARCH – The District expects that all research requests are responded to within three business days of the request.

☒ Agreed

Comment:

10. BANK ERRORS – Bank errors resulting in lost interest or incorrect service fees to the District must be reimbursed by the bank to the District, utilizing a mutually agreed upon method of reimbursement.

☒ Agreed

Comment:

11. AUDIT CONFIRMATIONS – Successful institution must provide account balance audit confirmations to the District’s audit firm annually at no charge.

☒ Agreed

Comment:

12. ONE RELATIONSHIP OFFICER – The District requests **one** relationship manager to coordinate the successful institution’s efforts and remain directly responsible for facilitating all District/Institution interaction.

Description	Name	Title	Phone
	Carl W. Nicchio	Executive Director, Senior Relationship Manager	832-630-2275
Address		Email Address	
98 San Jacinto Blvd. Suite 200 Austin, Texas 78701		carl.w.nicchio@texascapitalbank.com	

This RFP is being offered by the following person duly authorized to act on behalf of the District:

Toni Bryan
Director of Operations and Finance

COLLATERAL REQUIREMENTS

The institution shall pledge collateral to satisfy the requirements of the Public Funds Collateral Act, Chapter 2257, Government Code, and the District's Investment Policy.

1. **COLLATERAL AMOUNT** – The maximum ledger balances could exceed \$30,000,000 in the aggregate. Historically, the average balances are less than \$20,000,000. Applicant must clearly explain any collateral limitations or fees. The District reserves the right to maximize or minimize bank balances regardless of historical patterns. The institution must monitor the collateral adequacy daily and provide additional collateral to secure balances as required.

☒ Yes, can provide as expected. ☐ No, cannot provide as expected.

Comment:

2. **COLLATERAL CUSTODY** – The pledged securities shall be held at an independent custodian acceptable to both the District and the institution.

Please provide the name of the proposed independent custodian as well as any related fees.

Name of Proposed Custodian:

☐ Yes, can provide as expected. ☒ No, cannot provide as expected.

Comment:

3. **LETTERS OF CREDIT or PLEDGED SECURITIES** – How will your institution collateralize the District's deposits:

☒ Letters of Credit
☐ IntraFi Structure (or similar FDIC spreading program)
☐ Pledged Securities

IF Pledging Securities please respond to the following:

4. **Ledger balance** shall determine the total balance level. The institution shall pledge collateral equal to or in excess of the required level on a **same day basis**.

If **prior day ending ledger balance** is to be used as the basis for calculating the required collateral pledge, in order to minimize any period where the District balances could be under collateralized, the District will require that a fixed pledged amount be maintained as mutually agreed to by the District and the institution.

☐ Yes, can provide as expected. ☐ No, cannot provide as expected.

Comment:

5. **COLLATERAL SUBSTITUTION** – The District prefers that any substitutions of the pledged securities in the total amount pledged shall be made only by and with the proper written authorization of an authorized District signatory. How does your institution handle substitutions?

☐ Substitutions will only be done with prior written authorization from the District

☐ Substitutions will be done without prior written approval, but always for securities of equal or greater quality and with a market value greater than or equal to the securities being replaced. The

District, at its sole discretion, has the right to request a different security if the substituted security is unacceptable.

Comment:

6. COLLATERAL REDUCTIONS – The District strongly prefers that any reduction of the total amount pledged shall be made only by and with the proper written authorization of an authorized District signatory. How does your institution handle collateral reductions?

☐ Reductions will only be done with prior written authorization from the District

☐ Reductions MAY be done without prior written approval.

If the second option is the one your institution uses, will your bank agree to maintain a minimum threshold of collateral that will not be lowered without prior approval from the District?

☒ Yes, can provide as expected.

☐ No, cannot provide as expected.

Comment:

7. COLLATERAL REPORT – The institution **and** the custodian shall provide District a monthly pledged securities report or additional reports at any time requested by District. The report must describe the total pledged securities by:

Name
Type / Description
CUSIP
Par Value
Current Face Value
Maturity Date

☐ Yes, can provide as expected.

☒ No, cannot provide as expected.

Comment:

8. ONLINE REPORTING - Is daily online access to the District's collateral account available through the third-party custodian?

☐ Yes, can provide as requested.

☒ No, cannot provide as requested.

Comment: LETTER OF CREDIT COLLATERAL IS REPORTED BY A PLEDGE RECEIPT, COVERING THE AMOUNT STIUPLATED IN THE LETTER OF CREDIT AGREEMENT.

9. BOARD RESOLUTION – The Board of Directors or designated committee of the institution will be required to provide a FIRREA compliant resolution. The following is an excerpt of the FIRREA requirement from the FDIC Code:

e) AGREEMENTS AGAINST INTERESTS OF CORPORATION.--

(1) IN GENERAL.--No agreement which tends to diminish or defeat the interest of the Corporation in any asset acquired by it under this section or section 11, either as security for a loan or by purchase or as receiver of any insured depository institution, shall be valid against the Corporation unless such agreement--

(A) is in writing,

(B) was executed by the depository institution and any person claiming an adverse

interest thereunder, including the obligor, contemporaneously with the acquisition of the asset by the depository institution,

(C) was approved by the board of directors of the depository institution or its loan committee, which approval shall be reflected in the minutes of said board or committee, and

(D) has been, continuously, from the time of its execution, an official record of the depository institution.

☒ Yes, can provide as expected.

☐ No, cannot provide as expected.

Comment:

SAMPLE DEPOSITORY SERVICES CONTRACT

THIS DEPOSITORY SERVICES CONTRACT, hereinafter called the “Contract”, is made and entered into on the date last herein written by and between the Collin Central Appraisal District, McKinney, Texas, hereinafter called the “District”, and _____ a banking association, organized under the law of the United States and authorized by law to do banking business in the State of Texas, hereinafter called the “Bank”, and provides as follows:

1. **Designation of Depository.** The District, through action of the Board of Directors, on June 22, 2023, hereby designates the Bank as a primary depository bank for the period beginning September 1, 2023, and continuing through August 31, 2025, with the option for one (1) two-year extension under the same terms and conditions.

2. **General.** All services rendered to the District by the Bank under this Contract shall be performed in accordance with commercially reasonable standards for public fund organizations and under the overall direction and instructions of the District pursuant to the Bank’s standard operations, policies, and procedures.

3. **Scope of Services.** The Bank agrees to provide those services as described in the District’s Request for Proposal for Depository Bank Services released on March 20, 2023, hereinafter referred to as the “RFP”. The RFP and the Bank’s response to the RFP, hereinafter referred to as the “Proposal”, are incorporated herein by reference. The Bank acknowledges that all services performed by the Bank are subject to the approval of the District. The Bank agrees to provide additional services as requested from time to time by the District and mutually agreed upon by the Bank.

4. **District Representatives.** During the term of this Contract, the District will, through appropriate action of its District Board of Directors, designate the officer, or officers, who singly or jointly will be authorized to represent and act on behalf of District in any and all matters of every kind arising under this Contract and to (a) appoint and designate, from time to time, a person or persons who may request withdrawals, orders for payment or transfer on behalf of the District in accordance with the electronic funds or funds transfer agreement and addenda, and (b) make withdrawals or transfer by written instrument.

5. **Custodian.** The District and the Bank, by execution of this Contract, hereby designate _____ as custodian, hereinafter called the “Custodian”, to hold in trust, according to the terms and conditions of this Contract, the collateral described and pledged by the Bank in accordance with the provisions of this Contract.

6. **Custodial Fees.** Any and all fees associated with the Custodian’s holding of collateral for the benefit of the District shall be paid by the Bank, and the District will have no liability therefore.

7. **Entire Agreement.** The entire agreement between Bank and District shall consist of this Contract, the District’s RFP (except to the extent Bank took specific exceptions in the Bank’s Proposal), the Bank’s Proposal, the Custodial Agreement with Custodian, and other such bank service agreements, policies and documents as may be required and approved by the parties (together, the “Banking Agreements”), each incorporated by reference as they presently exist and each listed in governing order of precedence in the event of conflict among the documents. This Contract supersedes any and all prior representations, statements, and agreements, whether written or oral. The terms and provisions of this Contract may not be amended, altered, or waived except by mutual agreement evidenced by a written instrument signed by duly authorized representatives of both parties.

8. **Collateralization.** All funds on deposit with the Bank to the credit of the District shall be secured by collateral as provided for in the Public Funds Investment Act (Chapter 2256 of the Texas Government Code as amended), the Public Funds Collateral Act (Chapter 2257 of the Texas Government Code), the District’s Investment Policy, and the Bank’s Proposal.. The District agrees to promptly provide to the Bank

any changes to its Investment Policy. The Depositor agrees that it shall only direct the Bank in writing to make investments authorized pursuant to the foregoing.

If marketable securities are pledged by the Bank as collateral, the total market value of the securities securing such deposits shall be in an amount at least equal to the minimum required amount as per the District's Investment Policy. The market value of any pledged securities (collateral) must be obtained from non-Bank-affiliated sources. The Bank shall monitor and maintain the required collateral margins and levels at all times.

The Bank has heretofore, or will immediately hereafter, deliver to the Custodian collateral of the kind and character above mentioned of sufficient amount and market value to provide adequate collateral for the funds of the District deposited with the Bank. The Custodian shall accept said collateral and hold the same in trust for the purposes herein stated. Said collateral or substitute collateral, as hereinafter provided for, shall be kept and retained by the Custodian in trust so long as deposits of the District remain with the Bank. The Bank hereby grants a security interest in such collateral to District.

If at any time the collateral in the hands of Custodian shall have a market value in excess of the required balances, the District may authorize the withdrawal of a specified amount of collateral, and the Custodian shall deliver this amount of collateral (and no more) to the Bank.

If the Bank shall desire to sell or otherwise dispose of any one or more of said securities so deposited with the Custodian, the Bank may substitute for any one or more of such securities other securities of the same market value and of the character authorized herein. Such right of substitution shall remain in full force and may be exercised by the Bank as often as it may desire; provided, however, that the aggregate market value of all collateral pledged hereunder, shall be at least equal to the amount of collateral required hereunder. If at any time, the aggregate market value of such collateral so deposited with the Custodian be less than the total sum of the District's funds on deposit with the Bank, the Bank shall immediately deposit with the Custodian such additional collateral as may be necessary to cause the market value of such collateral to equal the total amount of required collateral. The Bank shall be entitled to income on securities held by the Custodian, and the Custodian may dispose of such income as directed by the Bank without approval of the District.

If surety bonds or letters of credit are utilized, the District shall agree as to the issuer and form of contract prior to pledge. The amount of surety bonds or letters of credit will be at least equal to the minimum required amount as per the District's Investment Policy.

9. **Pledge Receipts.** The Custodian shall promptly forward to the District copies of pledge receipts covering all such collateral held for the District, including substitute collateral as provided for herein.

10. **Default.** Should the Bank fail at any time to pay and satisfy, when due, any check, draft, or voucher lawfully drawn against any deposits and the interest on such deposits or in any manner breach the Banking Agreements with the District, the District shall give written notice of such failure or breach to the Bank, and the Bank shall have one (1) business day to cure such failure or breach. In the event the Bank shall fail to cure any such failure or breach within one (1) business day or should the Bank be declared insolvent by a Federal banking regulatory agency, it shall be the duty of the Custodian, upon demand of the District, to surrender the above-described collateral to the District, or it shall be the duty of the surety bond or letter of credit provider to perform under the terms of their respective contract.

The District may sell any part of such collateral, or receive all or any part of a surety bond or letter of credit settlement, and out of the proceeds thereof, pay the District all damages and losses sustained by it, together with all reasonable and documented expenses of any and every kind incurred by it on account of such failure or insolvency, or sale, and account to the Bank for the remainder, if any, of said proceeds or collateral remaining unsold.

11. **Sale of Seized Collateral.** Any sale of such seized collateral, or any part thereof, made by the District hereunder may be either at public or private sale, provided however, it shall give both the Custodian and the Bank two (2) hours' prior written notice of the time and place where such sale shall take place, and such sale shall be to the highest bidder therefore for cash. The District and the Bank shall have the right to bid at such sale.

12. **Release of Collateral.** When the relationship of the District and the Bank shall have ceased and when the Bank shall have properly paid out all deposits of the District, it shall be the duty of the District to give the Custodian notice to that effect; whereupon the Custodian shall, with the approval of the District, redeliver to the Bank all collateral then in its possession belonging to Bank. An order in writing to the Custodian by the District and a receipt for such collateral by the Bank shall be a full and final release of the Custodian of all duties and obligations undertaken by it by virtue of these presents.

13. **Successors.** This Contract shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Whenever a reference is made herein to either party, such reference shall include the party's successors and assigns.

14. **Compensation.** The District and the Bank agree that any compensation for the performance of all duties and services and interest rate or earnings credit paid on all deposits is set forth in the Proposal accepted by the District. Except as may otherwise be provided in the Banking Agreements, said compensation shall constitute full payment for all services, liaison, products, materials, and equipment required to provide the professional banking services, including services, materials, training, equipment, travel, overhead, and expenses. Fees shall be fixed for the term of the Banking Agreements, including all extensions.

15. **Consideration.** The Banking Agreements, are executed by the parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

16. **Counterparts.** This Contract and other agreements shall be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. An electronic or other signature shall also be deemed to constitute an original if properly executed.

17. **Authority to Execute.** The individuals executing this Contract and other agreements on behalf of the respective parties below represent to each other and to others that all appropriate and necessary action has been taken to authorize the individual who is executing this Contract and other agreements to do so for and on behalf of the party for which his or her signature appears, that there are no other parties or entities required to execute this Contract and other agreements in order for the same to be an authorized and binding on the party for whom the individual is signing and that each individual affixing his or her signature hereto is authorized to do so.

18. **Governing Law and Venue.** This Contract shall be governed by the laws of the State of Texas. Collin County shall be the venue for any lawsuit arising out of this Contract.

19. **Certification Regarding Boycotting of Israel.** Texas Government Code, Title 10, Subtitle F, Chapter 2271.002 - Provision Required in Contract. (a) This section applies only to a contract that:

- (1) Is between a governmental entity and a company with 10 or more full-time employees; and
- (2) Has a value of \$100,000 or more that is to be paid wholly or partly from public funds of the government entity.

(b) A governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

- (1) Does not boycott Israel; and
- (2) Will not boycott Israel during the term of the contract.

20. Certification Regarding Boycotting of Certain Energy Companies. Texas Government Code, Title 10, Subtitle F, Chapter 2274.002 - Provision Required in Contract. (a) This section applies only to a contract that:

- (1) Is between a governmental entity and a company with 10 or more full-time employees; and
- (2) Has a value of \$100,000 or more that is to be paid wholly or partly from public funds of the government entity.

(b) Except as provided in Subsection (c), a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

- (1) Does not boycott energy companies; and
- (2) Will not boycott energy companies during the term of the contract.

(c) Subsection (b) does not apply to a governmental entity that determines the requirement of Subsection (b) are inconsistent with the governmental entity's constitutional or statutory duties related to the issuance, incurrence, or management of debt obligations or the deposit, custody, management, borrowing, or investment of funds.

21. Certification Regarding Boycotting of Firearms Entity or Firearms Trade Association. Texas Government Code, Title 10, Subtitle F, Chapter 2274.002 - Provision Required in Contract. (a) This section applies only to a contract that:

- (1) Is between a governmental entity and a company with at least 10 full-time employees; and
- (2) Has a value of at least \$100,000 that is paid wholly or partly from public funds of the government entity.

(b) Except as provided by Subsection (c) and Section 2274.003, a governmental entity may not enter into a contract with a company for the purchase of goods or services unless the contract contains a written verification from the company that it:

- (1) Does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and
- (2) Will not discriminate during the term of the contract against a firearm entity or firearm trade association.

(c) Subsection (b) does not apply to a governmental entity that:

- (1) Contracts with a sole-source provider; or
- (2) Does not receive any bids from a company that is able to provide the written verification required by that subsection.

22. Notices. Except as may otherwise be specified in the applicable service-level agreements and/or set-up forms, any demand, notice, request, instruction, designation, or other communication(s) required in writing under this Contract shall be personally delivered or sent certified mail, return receipt requested, to the other party as follows:

District:	Collin Central Appraisal District
	Attn: Toni Bryan
	Director of Operations and Finance
	250 Eldorado Prkwy
	McKinney, Texas 75069

Bank: Texas Capital Bank
Attn: Carl W. Nicchio
98 San Jacinto Blvd.
Suite 200
Austin, Texas 78701

Changes to notice information may be made by either party with written notification to the other party.

23. **Severability**. If any provision of this Contract is held to be illegal, invalid, or unenforceable by a court of competent jurisdiction, the parties, shall, if possible, agree on a legal, valid, and enforceable substitute provision that is as similar in effect to the illegal, invalid, or unenforceable provision as possible. The remaining portion of the Contract not declared illegal, invalid, or unenforceable shall remain valid and in full force and effect for the term remaining.

24. **Binding Commitment**. The Bank hereby acknowledges itself duly and firmly bound for the faithful performance of all the duties and obligations required by applicable law, including the Government Code and Local Government Code, such that all funds deposited with it as depository shall be faithfully kept by it and accounted for according to law.

25. **Continuation**. Unless this contract is terminated sooner, the Bank's designation as the primary District Depository will remain continuously in effect through August 31, 2025, subject to execution of the extension options.

Executed by the undersigned duly authorized officers of the parties hereto:

DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

ATTEST:

By: _____

Name: _____

Title: _____

BANK

By: _____

Name: Carl W. Nicchio

Title: Executive Director, Sr. Relationship Manager

Date: 4/25/2023

ATTEST

By: _____

Name: Gabrielle Smith

Title: AVP, Associate

F.4.

**Discuss and vote on changing the Board of
Directors meeting time.**

May 22, 2025



Collin Central Appraisal District

May 22, 2025

TO: Board of Directors

FROM: Marty Wright, Chief Appraiser

RE: Board of Directors Meeting Start Time

As chief appraiser I would encourage us keeping the start time of 7 a.m. or possibly moving up to 8 a.m. and keeping the day of the week on Thursday to follow the previously adopted Reappraisal Plan for 2025-2026 that shows all Board meetings are on Thursday. The reasoning on the start time is our current board room is used for hearing panel rooms 3 & 4 during protest season, as well as for weekly supplemental hearings held every month. An early morning start time would only be a short interruption if hearings are held that day. For mid-day board meetings, the breaking down of hearing panel rooms to a board room would cause a reduction of ARB panels at a peak time, and also the shuffling of equipment, ARB staff and taxpayers. As for evening board meetings, there could possibly need to be a change of staff due to some staff members having after-work obligations such as child care and other things.

For your reference, listed below are 24 other appraisal districts' Board of Director's meeting times and days of the week.

MORNING			MID-DAY			EVENING		
Ellis	8:00am	THURS	Wichita	11:00am	WED	Grayson	4:00pm	WED
Scurry	8:30am	TUES	Travis	11:30am	THURS	Fort Bend	4:30pm	TUES
McLennan	9:00am	THURS	Dallas	1:00pm	WED	El Paso	5:00pm	THURS
Williamson	9:00am	THURS	Smith	1:30pm	THURS	Cooke	5:00pm	WED
Tarrant	9:00am	WED	Bexar	2:00pm	TUES	Cameron	5:45pm	MON
Fannin	9:00am	MON	Hidalgo	3:00pm	WED	Rockwall	6:00pm	WED
Montgomery	9:30am	THURS	Denton	3:00pm	THURS	Hunt	6:00pm	THURS
Harris	9:30am	WED	Lubbock	3:00pm	WED	Pecos	6:00pm	MON
Median								
Average	9:00 am			2:00pm			5:45pm	
Average								
Day of Week	THURSDAY							

G.1.
Taxpayer Liaison Officer Report

May 22, 2025



Collin Central Appraisal District Taxpayer Liaison Officer

Memo

TO: Board of Directors
FROM: Chris Nickell, Taxpayer Liaison Officer
RE: Monthly Status Report
DATE: May 22, 2025

We have received 4 complaints from taxpayers that are in various stages of the protest phase.

One was without realizing how the % *good adjustment* affected her appraisal.

One Mr Blunt has set up a visit for the Measure & List team to go over the condition of the property.

One disagrees with the procedures used in the appraisal process and has filed multiple open records requests and spoken to many different personal to get is changed.

And the last one came in upset and felt that they were not treated with courtesy by the appraiser and was very angry to the point that the sheriff was called.

- 1) We received 127 comment cards in March. With 635 possible boxes checked 618 were Excellent 11 were Satisfactory, 0 Unsatisfactory and 6 not marked.

G.2.
Taxpayer Liaison Officer TDLR Status Report

May 22, 2025



Collin Central Appraisal District Taxpayer Liaison Officer

Memo

TO: Board of Directors

FROM: Chris Nickell, Taxpayer Liaison Officer

RE: Monthly TDLR Status Report

DATE: May 22, 2025

1. We received no new TDLR complaints in April.
2. TDLR complaint PTP20250008265 for disaster relief filed by the new owner, Surender Kakkireni. Mr. Swanson has replied with evidence on 3/19/2025 and has not had a response yet.

G.3.
**2025 Protest filed and Appraisal Review Board
(ARB) Report**

May 22, 2025



Collin Central Appraisal District

May 16, 2025

TO: Board of Directors



FROM: Stephanie Cave-Bernal, Deputy Chief Appraiser, ARB, Customer Service, & Research

RE: 2025 Protest Report

- The number of protests filed has totaled 123,493 as of May 16, 2025, indicating a 10% increase from 2024. We expect a rise in protest with the consideration of timely postmarked submissions and the upcoming Business Personal Property appeals taken into account.
- Approximately 102,000 protest filed are Residential, 6600 Commercial, 13,000 Land, and 1400 BPP.
- Approximately 105,000 protests filed were by agents, and 18,000 taxpayers.
- The Appraisal Review Board is scheduled to run 12-15 panels concurrently through July 11th.
- The total assessed value of the properties under appeal is approximately \$123 billion or 38% of the appraisal roll.
- As required by Texas Property Tax Code Section 25.22, Mr. Wright is scheduled to turn the Real Property records over to the ARB on May 22, 2025.
- Target date for the ARB to approve the records is July 11, 2025.

COLLIN CENTRAL APPRAISAL DISTRICT

2025 Inquiry and Protest Stats

May 16, 2025	2021	2022	2023	2024	2025	2025 MORE INFO
<u>INQUIRY STATS</u>						<i>Per Day</i>
PHONE	498	389	1,993	735	639	21
CHANGE FROM PRIOR YR	-50.89%	-21.89%	412.34%	-63.12%	-13.06%	
COUNTER (INCLUDES KIOSK)	205	643	6,944	4,896	5,598	187
TOTAL INQUIRIES	703	1,032	8,937	5,631	6,237	 606
CHANGE FROM PRIOR YR	-47.77%	46.80%	765.99%	-36.99%	10.76%	<i>more inquiries</i>
<u>EFILE PROTEST STATS</u>						
ELIGIBLE PROPERTIES	324,032	335,938	347,533	361,193	459,308	
EFILE PROTESTS	20,896	24,430	21,023	14,546	14,699	
CHANGE FROM PRIOR YR	-4.81%	16.91%	-13.95%	-30.81%	1.05%	
% OF EFILE TO ELIGIBLE	6.45%	7.27%	6.05%	4.03%	3.20%	
<u>PROTEST STATS</u>						<i>Yr-over-Yr</i>
TAXPAYER PROTESTS	26,721	32,990	30,574	20,218	18,052	
AGENT PROTESTS	52,712	65,987	84,741	98,410	105,441	
TOTAL PROTESTS	79,433	98,977	115,315	118,628	123,493	 4,865
CHANGE FROM PRIOR YR	-2.81%	24.60%	16.51%	2.87%	4.10%	<i>more protest</i>
<u>ARB HEARING STATS</u>						<i>ARB Hearings</i>
TAXPAYER HEARINGS	4,055	8,057	7,350	3,671	-	
WITHDRAWALS-PFWD	1,521	3,312	2,479	1,233	273	
S&W's	14,818	10,475	11,198	8,795	2,536	
NO-SHOWS	5,520	10,500	8,605	5,794	-	
PHONE HEARINGS (TP and AGT)	7,259	6,703	11,559	11,507	-	
AGENT HEARINGS	23,176	36,632	43,981	56,660	-	
WITHDRAWALS-PFWD	8,884	7,661	10,539	10,150	32	
S&W's	16,678	16,756	23,964	25,141	127	
NO-SHOWS	1,436	2,149	1,380	1,021	-	
TOPLINES	15,663	25,335	26,043	33,611	-	
TOTAL HEARINGS	27,231	44,689	51,331	60,331	-	
CHANGE FROM PRIOR YR	16.75%	64.11%	14.86%	17.53%	-100.00%	
TOTAL NO-SHOW RATE	20.35%	22.06%	16.28%	10.15%	#DIV/0!	

G.4.
**Retirement System Management report, as
required by Policy #1007**

May 22, 2025



Collin Central Appraisal District

May 15, 2025

TO: Board of Directors

FROM: Brian Swanson, Deputy Chief of Business Operations and Compliance 

RE: Policy #1007 Report – Preliminary 2026 Budget Consideration

The following information is provided based on the reporting requirements of Policy 1007.

INVESTMENT YEAR	POLICY 1007 PERFORMANCE GUIDELINES MET	COLA %, IF PERFORMANCE MET	BUDGET YEAR AFFECTED	YEAR SERIES COUNT #1	YEAR SERIES COUNT #2	YEAR SERIES COUNT #3
2010	YES 12.64%	NONE	2012			
2011	NO -1.15%	1.00% FLAT RATE	2013			
2012	YES 12.63%	1.00% FLAT RATE	2014			
2013	YES 16.39%	1.00% FLAT RATE	2015			
2014	NO 6.84%	NONE	2016			
2015	NO -0.66%	NONE	2017			
2016	NO 7.00%	NONE	2018			
2017	YES 14.72%	40% CPI	2019	1		
2018	NO -1.86%	NONE	2020	2		
2019	YES 16.57%	NONE	2021	3		
2020	YES 10.50%	NONE	2022	4		
2021	YES 22.01%	50% CPI	2023	5	1	
2022	NO -7.00%	NONE	2024		2	
2023	YES 10.50%	NONE	2025		3	
2024	YES 9.5%	NONE	2026		4	
2025	FUTURE	POTENTIAL COLA	2027		5	1
2026	FUTURE	NONE	2028			2
2027	FUTURE	NONE	2029			3
2028	FUTURE	NONE	2030			4
2029	FUTURE	POTENTIAL COLA	2031			5

Per the guidelines of Policy 1007, the next potential retiree COLA would begin January 1, 2025.



Collin Central Appraisal District

POLICY NUMBER: 1007

**POLICY NAME: Retirement System Management, Qualified 415
Replacement Benefit Arrangement & Retiree COLA
Implementation**

It is the policy of the Collin Central Appraisal District ("CCAD", "District") to annually review the District's financial ability to provide a COLA to retirees through the Texas County District Retirement System ("TCDRS").

The Board of Directors will review data and receive a recommendation from the Chief Appraiser, during the budget process each year, regarding whether a retiree COLA should be given in the following calendar year.

It must be acknowledged and understood that the funding of a retiree COLA is solely at the expense of the District. Active employees save toward their fixed retirement annuity, but active employees do not contribute to their future retiree COLA. It must be acknowledged and understood that any 415 Replacement Benefit Arrangement must be of no extra cost to the District, when balanced with the contributions made by the District to TCDRS, on behalf of affected retirees.

It must be clearly understood that the Board of Directors, at its sole discretion, even if all of the performance guidelines set forth below are met, may choose to limit or eliminate the COLA for any year(s).

INTENT

This policy is intended to provide instruction and guidance to the District. It establishes the business rules for governing the process of providing a periodic cost-of-living adjustment (COLA) to the District's retirees and for creating a 415 Replacement Benefit Arrangement with TCDRS that is neutral in cost to the District, while providing for payment to retirees for the difference in Unrestricted and Restricted Benefits, as calculated by TCDRS under the adopted Qualified Replacement Benefit Arrangement. Proper management of the retiree COLA and § 415 is of utmost importance to stabilize the ongoing cost to the District and to provide for our retirees.

GOAL

The goal is to provide for our retirees with a periodic COLA to help offset a portion of the effects of inflation on a retiree's future purchasing power, without creating an unsustainable future liability for the District. The baseline goal will be to offset 50% of the effects of inflation by implementing periodic 50% CPI COLAS on a schedule that properly aligns with GASB68. The goal of the 415 Replacement Benefit Arrangement is to provide for retirees by ensuring that the retiree receives 100% of their calculated TCDRS retirement benefit.

UNDERSTANDING COST OF LIVING ADJUSTMENTS

TWO TYPES OF COLAS

➤ CPI-based COLA

- A retiree's benefit payments increase by a percentage based on the increase in the Consumer Price Index for All Urban Consumers (CPI-U). A CPI-based COLA is based on the retiree's original benefit payment amount and how much inflation has occurred since they started receiving the benefit.
 - The District has the option to establish 100% CPI, or a lower percentage, based on budget and policy constraints.
 - This policy of the board of directors establishes a maximum of 50% CPI.

➤ Flat-rate COLA

- Benefit payments increase by a percentage you choose within the limit set by the TCDRS Board of Trustees each year. All your retirees get the same percentage increase. However, a flat-rate COLA may not adequately address a retiree's loss of buying power.
 - The flat rate increase is applied to a retiree's current benefit payment but does not look back at inflation.
 - This policy of the board of directors establishes a maximum flat-rate COLA of 3.00%.

COLAS IMPACT ON EMPLOYER CONTRIBUTION RATES:

- **Unless contributions are made in advance of granting a COLA, the cost of a COLA is spread across the next 15 years.**
 - **This will create a “stairstep” add-on where the next round of COLA starts a new 15 year period.**
- **The District’s Budget and this Policy call for payments in advance of granting a COLA to eliminate or greatly decrease the “stairstep” effect on future employer contribution rates.**

PERFORMANCE GUIDELINES

- 1. One or both of the following investment performance tests must be met before a flat-rate or CPI COLA can be considered for the entire 3 year or longer period.**
 - a. The 7.50% annualized investment return target was met for three of the four years immediately preceeding the COLA year.**

OR

 - b. The average annualized investment return over the four years immediately preceeding the COLA year was $\geq 7.50\%$.**
- 2. If the average annualized investment return over the four years immediately preceeding the COLA year was $< 7.50\%$, the flat-rate or CPI COLA will be factored down to account for missing the investment target. If none of the years in the period meet the investment target, a COLA cannot be given.**
 - a. Refer to Addendums 3 and 4 to see how the factor will be calculated.**
- 3. The CCAD current year budget must have funds to contribute to TCDRS during the current year to help offset the future effects the granting of a retiree COLA will have on UAAL.**
- 4. The District’s current employees, based on the current budget, are eligible to receive performance reviews with wage/salary increases that would begin in the same year the retiree COLA would apply. If current employees’ wages/salaries are frozen across the general employee population, retirees will not be eligible for a COLA.**

5. If for any reason the Board of Directors determines that a retiree COLA is not feasible or is not financially prudent, even if the Performance Guidelines are met, a retiree COLA will not be given for the year(s) under review.

COLA IMPLEMENTATION GUIDELINES

6. A COLA will not be given more than once in a three-year period and cannot be given twice in a four-year period or three times in a six-year period. This schedule will keep the District from receiving the label of “repeating COLA District” under GASB68, which is very important in the calculation of the District’s pension liability under GASB 68.
7. At least once every three years, during the annual budget process, the chief appraiser will request a cost estimate from TCDRS to grant a 50% CPI COLA. The information is to be utilized in projecting the appropriate amount for the “Retirement, Unfunded Liability & Retiree COLA Funding” line item in the Proposed Budget.
8. The Board of Directors, at their sole discretion, will first determine if a COLA should be granted and whether the COLA will be based on CPI or a flat-rate.
 - a. If TCDRS investments during the preceeding 4 year period averages at least 7.50%, and the District meets the requirement of an average of \$275,000 budgeted for COLA and UAAL offset, and the District’s “Funded Ratio” percentage calculation based on the TCDRS Plan Customizer is at least 90%, the Board of Directors will give preference to a 50% CPI COLA versus a flat-rate COLA.
9. The Board of Directors, based on information provided by the chief appraiser, will utilize inflation data from the Urban Consumer Price Index (CPI-U) and/or TCDRS to determine the appropriate level of flat-rate or CPI COLA if a retiree COLA is approved by the Board of Directors.
 - a. In a year where a retiree COLA is possible under the guidelines of this Policy, the chief appraiser will compile a report of annual inflation utilizing the year-over-year change in CPI-U. The report will be in the following format.

TCDRS INVESTMENT PERFORMANCE YEAR	TCDRS INVESTMENT <7.50% is Did not Meet. 7.50% is Met. >7.50% is Exceeded Target	CALCULATED INFLATION RATE	BUDGET YEAR IMPACTED
1ST Investment Year	Investment Return %	% Rate	2 Years after investment year
2nd Investment Year	Investment Return %	% Rate	2 Years after investment year
3rd Investment Year	Investment Return %	% Rate	2 Years after investment year
Additional investment years, as appropriate for period under consideration	Investment Return %	% Rate	2 years after investment year

- 10. The Board of Directors will determine the flat-rate percentage or percentage of CPI to utilize, based on the “sum of inflation %” calculation for the three-year, or longer, period prior to budget year that would be affected by COLA, to offset a portion of the effects of inflation on retirees.**
- 11. The base guideline is 50% CPI COLA or 50% of inflation for the period via a flat-rate with a maximum flat-rate COLA of 3%. Therefore, the range of COLAS will be from 0% to a maximum of 3.00% for a flat-rate adjustment and 0% to a maximum of a 50% CPI COLA. Both will utilize CPI-U inflation determined under this Policy in conjunction with information and reporting from TCDRS.**
- a. If the calculated flat-rate average inflation contains a two digit decimal less than .75, the flat-rate will be rounded down to the next lower whole percentage. If the calculated flat-rate average inflation contains a two digit decimal greater than .75, the flat-rate will be rounded up to the next higher whole percentage. TCDRS only allows whole percentage increments.**
 - b. To grant up to 3.00% flat-rate or up to 50% CPI COLA, the District’s line item for “Retirement, Unfunded Liability & Retiree COLA Funding” must have averaged at least \$275,000 for the three budget years immediately prior to the year the COLA is granted.**
 - c. If the budget average is less than \$275,000, the flat-rate or CPI COLA percentage must be factored to the actual average, divided by \$275,000.**
- 12. During the annual budget process for next year’s budget, typically April – June, the chief appraiser will seek authority to remit a lump-sum payment to TCDRS from the current budget to minimize the effect of future COLAS on the District’s retirement account with TCDRS. The remittance of current funds, while planning for next year’s budget, is considered an integral part of the process to ensure proper management of future TCDRS funding levels and COLA management. The lump-sum payment will be made to**

TCDRS in the 4th quarter of the current year, and will be taken from the current year budget line item titled “Retirement, Unfunded Liability & Retiree COLA Funding” and/or from Designated Fund Reserves for “TCDRS Pension 2.50% of Actuarial Liability”.

- a. Funds in the current budget to offset the effects of a COLA on UAAL that are not contributed to TCDRS will be designated to the District’s Designated Reserves, below the line, specifically for TCDRS Retiree COLA Prepay.**

13. In the 4th quarter of the year immediately preceding the year for which a COLA is effective, the chief appraiser will update the required TCDRS plan revision documents and submit the required documents to the Board of Directors in a public session. Once approved by the Board, the chief appraiser will submit the documents to TCDRS in a timely manner.

QUALIFIED REPLACEMENT BENEFIT ARRANGEMENT

14. Section 113.1 of the Administrative Code for the Texas County and District Retirement System establishes a qualified governmental excess benefit program in accordance with Section 415(m) of the Internal Revenue Code and as authorized under Section 845.504, Government Code. The program, entitled as the “Texas County and District Retirement System Qualified Replacement Benefit Arrangement”, is maintained solely for the purpose of providing for the payment of that portion of the annual retirement benefits that had been accrued by and would otherwise be payable with respect to a member of the Texas County and District Retirement System but for the limitation on the payment of benefits under Section 415(b) of the Internal Revenue Code of 1986, as amended.

15. The establishment of a Replacement Benefit Arrangement for any current or future retirees must be cost neutral to the District regarding a retiree’s benefit payment, by reducing the employer’s annual contribution to TCDRS by the amount paid to the retiree under the 415 Benefit Arrangement.

16. Administrative fees charged by TCDRS to the District, if any, must be necessary to maintain the arrangement and reasonable regarding their cost relative to the services provided.

17. The 415 Benefit Arrangement must fully comply with the appropriate provisions of the Internal Revenue Service and TCDRS.

18. The 415 Benefit Arrangement must be reviewed by the Board of Directors annually, during the 4th quarter, to determine whether to continue or terminate the Arrangement for the next calendar year.

PROHIBITED ACTIONS

19. The granting of a flat-rate or % of CPI COLA unless all “Performance Guidelines” are met.
20. The granting of a flat-rate COLA that exceeds 3.00%.
21. The granting of a CPI COLA that exceeds 50% CPI COLA.
22. The granting of a Flat-rate or % of CPI retiree COLA when current budget funds and/or designated reserve funds are not available to contribute to offset the cost of granting the COLA.
23. Paying for medical coverage, reimbursing medical premiums or medical expenses to retirees.
24. The adoption of a 415 Replacement Benefit Arrangement that is not neutral to the District, when balanced against the reduction of contributions made to TCDRS for the affected retirees.
25. Under no circumstance will the District or Board adopt a policy that grants an “automatic” or “guaranteed repeating” retiree COLA, as defined under GASB 68.
- GASB 68 guidelines for determining if a district is a repeating COLA district.
 - i. More often than once in three years. OR
 - ii. Two of four years. OR
 - iii. Three of six years.

RETIREE ADVISORY PANEL

26. The chief appraiser, during the fourth quarter report required by this policy, will provide a list of 2 to 5 retirees recommended to serve on a “Retiree Advisory Panel”.

- a. If at least two retirees agree to serve, a panel will be formed with members being appointed based on the schedule below. Advisory Panel Members can be appointed to additional terms based on the chief appraiser’s recommendation, with approval given by the Board of Directors.**

i. Initial appointment term schedule for 2023.

If five members initially serve on the panel

2023	Appoint three members to a 2 year term (2023-2024)
2023	Appoint two members for a 1 year term (2023)

ii. Ongoing appointment term schedule, 2024 forward.

2024	After the initial appointments are made creating a staggering of terms for three members or more, all appointments will be for 2 year terms
-------------	--

iii. Vacancies, 2024 forward

2024	Chief appraiser will determine whether to recommend to the board to fill remainder of open term or leave the panel position open for the remainder of the term
-------------	---

- iv. If formed, the panel will meet at least once annually during the budget process, with an optional meeting(s) in the fourth quarter as a part of the review of this Policy.**

- b. The Retiree Advisory Panel will work directly with the chief appraiser and/or administrative staff as determined by the chief appraiser.**
- c. The Retiree Advisory Panel will not report directly to the Board of Directors unless requested by the chief appraiser to assist with specific recommendations or reports.**
- d. Participation by retirees will be on a volunteer, non-paid, basis. Members of the Retiree Advisory Panel are not employees of the District.**
- e. The District will pay Panel members per diem travel expenses using the same guidelines followed for active employees, with a maximum round trip mileage of 100 miles per day.**

- i. The chief appraiser is authorized to purchase meals in conjunction with a work session conducted by the chief appraiser.
- f. If a Panel cannot be seated, the chief appraiser will continue the implementation of this Policy.

ADDENDUM 1

KEY TERMS AND DEFINITIONS

- TCDRS: Texas County District Retirement System.
- District: Collin Central Appraisal District (ID in TCDRS #457).
- Pension Plan: TCDRS is a defined benefits pension plan.
 - Savings based plan, with employee and employer contributing funds annually.
 - Does not receive funds from the State of Texas.
- Target Investment Performance: 5% return + 2.50% inflation = 7.50% annual investment return target.
- Investment Return to employee/retiree: 7%
- Investment Return to employer: 8.50%
- TCDRS management fee: under 0.30%
- COLA: Cost of Living Adjustment for retirees
- CPI COLA: Utilizes CPI-U (urban consumer price index) to establish inflation calculation for a period of time.
- % of CPI COLA: District can opt to cover from 10% to 100% of CPI-U.
 - Looks at each individual retiree based on retiree date, and brings them forward with 10% to 100% of inflation offset.
- Flat-Rate COLA: A percent increase in one percent increments that applies flat-rate percentage, but does not have the “catch-up” mechanism of the CPI COLA.
- GASB: Governmental Accounting Standards Board
 - 68 is the Statement Number dealing with accounting and financial reporting for pensions, effective for us in 2015.

ADDENDUM 2

INVESTMENT AND COLA HISTORY

INVESTMENT YEAR	POLICY 1007 PERFORMANCE GUIDELINES LISTED ABOVE MET	COLA %, IF PERFORMANCE MET	BUDGET YEAR AFFECTED
2001	No 2.91%	3.00% Flat Rate	2003
2002	No 1.29%	None	2004
2003	Yes 20.14%	4% Flat Rate	2005
2004	Yes 12.72%	100% CPI	2006
2005	No 7.24%	100% CPI	2007
2006	Yes 13.93%	100% CPI	2008
2007	No 7.94%	2.00% Flat Rate	2009
2008	No -29.00%	50% CPI	2010
2009	Yes 26.54%	30% CPI	2011
2010	Yes 12.64%	None	2012
2011	No -1.15%	1.00% Flat Rate	2013
2012	Yes 12.63	1.00% Flat Rate	2014
2013	Yes 16.39%	1.00% Flat Rate	2015
2014	No 6.84%	None	2016
2015	No -0.66%	None	2017
2016	No 7.00%	None	2018
2017	Yes 14.72%	40% CPI	2019
2018	No -1.86%	None	2020
2019	Yes 16.57%	None	2021
2020	Yes 9.70%	None	2022

Notes: 2011 was first budget to have UAAL buy down as line item.

Policy 1007 was adopted in October 2013, utilized to determine that a 1.00% flat-rate COLA would be given for budget year 2014.

ADDENDUM 3

EXAMPLE FOR INDIVIDUAL YEAR(S) MEETING INVESTMENT GOAL, BUT NOT OVERALL FOR PERIOD

TCDRS INVESTMENT PERFORMANCE YEAR	TCDRS INVESTMENT <7.5% is "Did not Meet". 7.5% is "Met". >7.5% is "Exceeded Target"	CALCULATED INFLATION RATE for INVESTMENT YR.	BUDGET YEAR AFFECTED	ANNUAL MET? OVERALL MET?
2013	6.84%	1.50%	2015	No
2014	-0.66%	1.6%	2016	No
2015	7.00 %	0.01%	2017	No
2016	14.72%	1.3%	2018	Yes
	3 of the 4 years missed the target and the overall average for the 4 year period was 7.39%	Overall inflation for 4 year period 4.41%.		1 year exceeded, but overall did not meet

Flat-rate: The calculated rate for the 4 year period was 4.41%, which is multiplied times 50% inflation offset baseline, equals 2.20%. 7.39% investment return divided by 7.50% target is 98.5%. The 2.20% inflation offset, times 98.5% investment return compared to investment target, equals 2.17%. Since TCDRS only allows flat-rate adjustments based on whole percentage amounts, the flat-rate would be 2.00%.

Factoring down from the adopted baseline of 50% of inflation for CPI COLA:

CPI-U: 4.41% inflation for the 4 year period. 7.39% investment return divided by 7.50% target is 98.5%. The baseline CPI COLA of 50% times 98.50% = 49.25% CPI COLA calculation. Since TCDRS only allows increments of 10% in their sliding scale of CPI COLAS, the 49.25% would round to equal the baseline of 50% CPI COLA.

ADDENDUM 4

EXAMPLE FOR INVESTMENT GOAL BEING MET FOR OVERALL PERIOD, BUT SOME INDIVIDUAL YEARS DID NOT MEET

TCDRS INVESTMENT PERFORMANCE YEAR	TCDRS INVESTMENT <7.5% is "Did not Meet". 7.5% is "Met". >7.5% is "Exceeded Target"	CALCULATED INFLATION RATE for INVESTMENT YR.	BUDGET YEAR AFFECTED	ANNUAL MET? OVERALL MET?
2014 2017	14.72%	2.1%	2019	Yes
2015 2018	-1.86%	2.4%	2020	No
2016 2019	16.57%	1.8%	2021	Yes
2017 2020	9.70%	1.2%	2022	Yes
	Under this example 1 year missed, but the overall avg. for the 4 year period was 9.78%	Overall inflation for 4 year period was 7.50%.		Overall Meets

Flat-rate: The calculated rate for the 4 year period was 7.5%, which is multiplied times 50% inflation offset baseline, equals 3.75%. The maximum flat-rate under this policy is 3.00%. The 9.78% investment return is greater than the target investment rate, therefore the 3.00% would not be factored down.

CPI-U: 7.50% inflation for the 4 year period. The 9.78% investment return is above the target of 7.50%, therefore the baseline CPI COLA of 50% would not be factored down.

Date Adopted: October 24, 2013

Resolution #: 2013-1034

Date Amended: June 22, 2017

Resolution #: 2017-1060

Date Amended: December 19, 2019

Resolution #: 2019-1079

Date Amended: June 24, 2021

Resolution #: 2021-1098

Date Amended: December 16, 2021

Resolution #: 2021-1104

Date Amended: December 15, 2022

Resolution #: 2022-1118

G.5.
Report on Sick Pay for employees.

May 22, 2025



Collin Central Appraisal District

May 22, 2025

TO: Board of Directors

FROM: Brian Swanson, Deputy Chief of Business Operations and Compliance 

RE: Report on Sick Pay for employees

During the regular board meeting on April 24, 2025, your audit firm Vail & Park P.C. brought the 2024 financial audit for your review. The auditors made mention of the sick pay accrual and how it must now be accounted for to meet GASB standards. We want to bring forward information about the sick pay accrual process, and the sick pay payments to employees for unused time.

After many discussions with the auditors during the audit process, the sick pay garnered quite a bit of attention and required a significant amount of research on the part of Ms. Glass and Ms. Bryan to provide enough information to the auditors so they could better understand our policy.

Below is the excerpt from the Collin Central Appraisal District (CCAD) Employee Handbook page 19:

Sick Leave (Full-time Employees). Full-time employees earn ten (10) days of sick leave per year at the same rate as vacation with one to five years of service. Sick leave may be used after 90 days of employment, and its purpose is to allow the employee to take time away from work to recover from an illness, surgery, or other medical procedure. Sick leave shall not be used for vacation days or personal time off and abuse of the sick leave policy may result in disciplinary action up to and including termination. Sick leave will accrue bi-weekly, at the end of each pay period.

Sick leave may be taken in any increment at or above one-half hour. The District may require medical verification, of its choosing, before making payment for sick leave. Failure to provide acceptable documentation will result in the time being docked from salary. An employee who becomes ill, is injured, or requires a medical procedure while on vacation, may advise their manager to change their time off from vacation to sick leave or a combination of vacation and sick leave. Employees shall not be paid for accumulated sick leave upon separation. At the present time, District employees that are full-time employees on November 30th may receive payment in December for one half of the current year's accumulated but unused sick leave. The "current year" calendar for this calculation is December 1st through November 30th. The one-half calculation is based on the employee's accumulated but unused sick leave as of November 30th. The remaining sick leave not cashed out may be accumulated with no limit.

(The sick leave benefits and payment for unused and accrued may be terminated by the Board of Directors at their discretion.)

A few key points need to be mentioned and further clarified as to sick leave and how it is used by employees:

1. There is no increase in allotted sick leave regardless of years of service. Unlike vacation hours, sick leave does not increase over time. It is the same annual ten (10) days for every employee.
2. Sick leave is accrued bi-weekly the same as vacation hours. It is not awarded at the beginning of the year.
3. Sick leave is not paid out upon any separation of employment.
4. The Board of Directors has the right to modify this benefit at any time.

The most important part of this benefit is what we will turn our focus to, and what the auditors focused on the most during their review. If an employee has been with CCAD for the time period between December 1st of a prior year and November 30th of the current year, they are eligible to be paid for one-half of their accrued sick leave in the form of a "sick leave buy-back". A paper check separate from the normal payroll deposit is issued to the employee during the month of December, typically by the second week. This means that the employee is paid back for half of their accrued sick leave up to a potential five (5) days, or forty (40) hours. If an employee has used part of their sick leave during the year, that time is deducted from the total accrued sick leave, and the check is issued at a lower amount. The remaining sick leave is rolled over into the next calendar year. The process repeats each year, and the roll over is unlimited as noted in the excerpt from the Handbook.

H.1.

2025 Publishing and Printing Requirements

May 22, 2025

KUWAIT

10 more American detainees released

U.S. calls act a gesture of goodwill as it was not part of a swap

THE ASSOCIATED PRESS

WASHINGTON — Kuwait released 10 American detainees, bringing to 23 the total number freed by the country in the last two months, U.S. officials said Wednesday.

The releases have been done as a goodwill gesture and are the largest release of U.S. citizens by a small, oil-rich nation in years.

The prisoners, both men and women, include military contractors and veterans held on drug charges and other offenses by the small, oil-rich nation, including one who was said by supporters to have been coerced into signing a false confession and endured physical violence

and threats against his wife and daughter.

Ten others were released in March, weeks after a visit to Kuwait by Adam Boehler, U.S. envoy for hostage affairs.

The releases were not as part of a swap, and the U.S. was not asked to give anything in return.

Kuwait is considered a major non-NATO ally of the U.S. The U.S. and Kuwait have had a close military partnership since America launched the 1991 Gulf War to expel Iraqi troops after Iraqi leader Saddam Hussein invaded Kuwait.

Their families have alleged their loved ones faced abuse while imprisoned in a country that bans alcohol and has strict laws regarding drugs. Others have criticized Kuwaiti police for bringing trumped-up charges and manufacturing evidence.

U.S. HOLOCAUST MEMORIAL

Trump ousts Emhoff, other Biden nominees for council

THE ASSOCIATED PRESS

WASHINGTON — President Donald Trump dismissed many of former President Joe Biden's nominees to the United States Holocaust Memorial Council, including Doug Emhoff, the husband of former Vice President Kamala Harris.

Emhoff, who is Jewish and who led the Biden administration's efforts to combat antisemitism, criticized Trump's action, saying, "Let me be clear: Holocaust remembrance and education should never be politicized."

The *Washington Post* reported the White House confirmed that Trump plans to appoint new members to the board.

"President Trump looks forward to appointing new individuals who will not only continue to honor the memory of those who perished in the Holocaust, but who are also steadfast supporters of the State of Israel," White House spokeswoman Karoline Leavitt said in a statement to *The Post*.

Among others dismissed was former Biden domestic policy adviser Susan Rice, who was principal author of and the impetus behind the first-ever comprehensive National Strategy to Combat Antisemitism in 2023.

The White House did not immediately respond to a request for comment.

UPDATE Israeli airstrikes kill at least 12 at camp, including 2 young brothers

Predawn Israeli airstrikes hit homes in the urban Nuseirat refugee camp in central Gaza, killing at least 12 people, workers at the Palestinian Al-Aqsa hospital said Wednesday. Among the dead were three children, including two young brothers whose bodies arrived in pieces, according to the hospital's morgue.

Shortages of food, water, medicine increasingly dire

The United Nations humanitarian office describes severe shortages of food, water and medicine as medical services collapse and charity kitchens shut down.

MANY SUPPLIES ARE GONE: The agency, known as OCHA, said Wednesday it will give out its last five dozen emergency shelter kits in the next few days — kits that don't include tents. The U.N. Population Fund says all of its shelter materials, hygiene items and menstrual hygiene kits have been completely depleted.

TOLL ON MOMS, NEWBORNS: OCHA said only seven hospitals and four field hospitals are still providing obstetric and newborn care for families in Gaza, where more than 2 million people live. Meanwhile, hos-

pitals report that cases of malnourished pregnant and breastfeeding women are rising sharply, and most newborns are now born underweight.



Abir Sultan/The Associated Press
Israeli Prime Minister Benjamin Netanyahu (left) spoke with the father of a fallen Israeli soldier during a ceremony on the eve of Israel's Remembrance Day for fallen soldiers.

Israel honors Memorial Day for fallen soldiers, victims

Sirens sounded for 2 minutes across Israel on Wednesday morning as the country came to a stop to mark its Memorial Day

for fallen soldiers and victims of attacks. Jets flew over the cemetery at Mount Herzl in Jerusalem, where Israeli Prime Minister Benjamin Netanyahu commemorated the day in an opening ceremony.

UNWILLING TO HOLD BACK: Speaking about Hamas' Oct. 7, 2023, attack on Israel, Netanyahu said the nation was determined to settle the score with those who committed atrocities. "Our sons and daughters are unwilling to hold back on what the monsters who attacked us a year and a half ago have done," he said.

NEAR FESTIVAL SITE: In southern Israel, friends and relatives gathered near Reim, a dusty field that hosted the music festival just 2 miles from the Gaza border, where more than 10%, or over 360, of the festival's attendees were killed and others were kidnapped on Oct. 7.

'STILL IN A WAR': "We are still in a war, we can't digest or clearly summarize everything," said Tal Zoherman, whose 73-year-old father, Motti, was killed at the festival. "We try to come here and be together, united and to even celebrate him in our way and to hope for a better future."

The Associated Press

2025 Property Tax Protest and Appeal Procedures

Property owners have the right to protest actions concerning their property tax appraisals. You may follow these appeal procedures if you have a concern about:

- your property's appraised (market) value
- the unequal value of your property compared with other properties;
- your property's inclusion on the appraisal records;
- any exemptions that may apply to you;
- qualification for an agricultural or timber appraisal;
- the taxing units taxing your property;
- the property's ownership;
- the change of use of land receiving special appraisal;
- failure of the chief appraiser or appraisal review board (ARB) to send a required notice;
- the denial, modification or cancellation of the circuit breaker limitation on appraised value; or
- any action taken by the appraisal district or ARB that applies to and adversely affects you..

Informal Review

An owner or his authorized agent is requested to contact the CAD to discuss and hopefully resolve any concerns that the owner/agent might have regarding the appraised value, or any other item listed above. The owner/agent and an employee of the CAD will review the available information to determine if a mutual agreement can be reached. In-person informal reviews must be scheduled and information about scheduling a review can be found with the Notice of Appraised Value.

Review by the ARB

If you cannot resolve your problem informally with the appraisal district, you have the right to have your case heard by the ARB.

The ARB is an independent board of citizens that hears and determines protests regarding property appraisals or other concerns listed above. It has the power to order the appraisal district to make the necessary changes based on evidence heard during the ARB hearing.

If you file a written request for an ARB hearing (notice of protest) before the deadline, the ARB will set your case for a hearing and send you written notice of the time, date, place and subject of the hearing. If necessary, you may request a hearing in the evening or on a Saturday. You may use Comptroller Form 50-132, *Property Appraisal - Notice of Protest*, to file your written request for an ARB hearing.

Prior to your hearing, you may request a copy of the evidence the appraisal district plans to introduce at the hearing to establish any matter at issue. Before a hearing on a protest or immediately after the hearing begins, you or your authorized representative and the appraisal district are required to provide each other with a copy of any materials (evidence) intended to be offered or submitted to the ARB at the hearing. Evidence may be submitted for any hearing type either in paper or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) which will be kept by the ARB. Do NOT bring evidence on a smart phone. The ARB's hearing procedures regarding all the requirements to properly submit evidence on a small portable electronic device must be reviewed.

To the greatest extent practicable, the hearing will be informal. You or your authorized representative may appear in person, by telephone conference or videoconference call or by submission of a written affidavit to present your evidence, facts and argument. You must indicate the type of hearing you request on your written notice of protest filed with the ARB not later than the 10th day before the hearing date and provide your evidence and written affidavit before the ARB hearing

Deadline for Filing Protests with the ARB*

Usual Deadline

Not later than May 15 (or within 30 days after a notice of appraised value was mailed to you, whichever is later).

Late protests are allowed for good cause if you miss the usual deadline. The ARB decides whether you have good cause. Late protests are not allowed after the ARB approves the appraisal records for the year.

Special Deadlines

For change of use (the appraisal district informed you that you are losing agricultural appraisal because you changed the use of your land), the deadline is not later than the 30th day after the notice of the determination was delivered to you.

For ARB changes (the ARB has informed you of a change that increases your tax liability and the change did not result from

* The deadline is postponed to the next business day if it falls on a weekend or legal, state or national holiday.

begins. You may use Comptroller Form 50-283, *Property Owner's Affidavit of Evidence to the Appraisal Review Board*, to submit evidence for your telephone or video conference call hearing or for hearing by affidavit.

You and the appraisal district representative have the opportunity to present evidence about your case. In most cases, the appraisal district has the burden of establishing the property's value by a preponderance of the evidence presented.

In certain protests, the chief appraiser has the burden of proving the property's value by clear and convincing evidence. You should review ARB hearing procedures to learn more about evidence and related matters.

You should not try to contact ARB members outside of the hearing. ARB members are required to sign an affidavit saying that they have not talked about your case before the ARB hears it.

If you believe that the ARB or chief appraiser failed to comply with an ARB procedural requirement, you may file a complaint with the local taxpayer liaison officer. If it is not resolved by the ARB or chief appraiser, you can request limited binding arbitration to compel the ARB or the chief appraiser to comply.

Review by the District Court, an Arbitrator or SOAH After it decides your case, the ARB must send you a copy of its order by certified mail. If you are not satisfied with the ARB's decision, you have the right to appeal to district court. As an alternative to district court, you may appeal through regular binding arbitration or the State Office of Administrative Hearings (SOAH) if you meet the qualifying criteria.

If you choose to go to district court, you must start the process by filing a petition with the district court within 60 days of the date you receive the ARB's order. If you choose to appeal through regular binding arbitration, you must file a request for regular binding arbitration not later than the 60th day after you receive notice of the ARB order. Additional information on how to appeal through regular binding arbitration will be included with the ARB's order of determination. If you choose to appeal to SOAH, you must file an appeal with the appraisal district not later than the 30th day after you receive notice of the ARB's order. Appeals to district court, regular binding arbitration or SOAH all require payment of certain fees or deposits.

Tax Payment

You must pay the amount of taxes due on the portion of the taxable value not in dispute, the amount of taxes due on the property under the order from which the appeal is taken or the amount of taxes due in the previous year.

More Information

You can get forms and more information by visiting collincad.org or collinath.org or contacting the Collin Central Appraisal District, 250 Eldorado Pkwy, McKinney, TX 75069; metro 469-742-9200 or toll-free 866-467-1110. You can get Comptroller forms and additional information on ow to prepare a protest from the Comptroller's website at comptroller.texas.gov/taxes/propertytax/.

You can get Comptroller forms and additional information on how to prepare a protest from the Comptroller's website at comptroller.texas.gov/taxes/property-tax/.

a protest you filed), the deadline is not later than the 30th day after the notice of the change was delivered to you.

PROTEST DEADLINE - MAY 15, 2025

If you believe the appraisal district or ARB should have sent you a notice and did not, you may file a protest until the day before taxes become delinquent (usually Feb. 1) or no later than the 125th day after the date you claim you received a tax bill from one or more of the taxing units that tax your property.

The ARB decides whether it will hear your case based on evidence about whether a required notice was mailed to you.

A gift she'll treasure.

Maile Leaf Pendant
with Abalone Inlay and Diamonds
in 14K Yellow Gold
from \$1,199
Chain additional
Matching Earrings available

NA HOKU
Hawaii's Finest Jewelers Since 1924

NorthPark Center
Level 2, Corner across from Nordstrom
214-265-0543
Nahoku.com

The Dallas Morning News

AFFIDAVIT OF PUBLICATION

STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for Dallas County, this day personally appeared David Ferster, Advertising Representative for *THE DALLAS MORNING NEWS* being duly sworn by oath, states the attached advertisement of: **Ad# 11419**

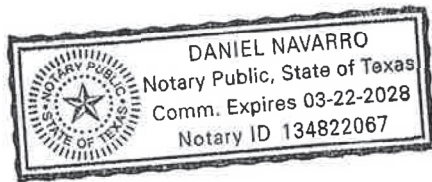
COLLIN CENTRAL APPRAISAL DISTRICT

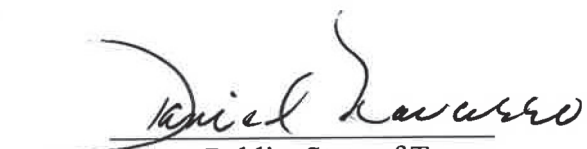
Appeared in *The Dallas Morning News* on May 01, 2025


Dallas Morning News Sales Operations

Sworn to and subscribed before me this

Date: 05.02.2025




Notary Public, State of Texas