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**CITY OF CELINA TIRZ #3 WELLS SOUTH REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 14, 2021
4:50 PM**

AGENDA

I. CALL TO ORDER:

II. MINUTES:

- A. TIRZ #3 Well South - Regular Meeting - Oct 27, 2015 6:00 PM

III. ACTION ITEMS:

- A. Consider and act on a resolution of the City of Celina, Texas, approving certain Tax Increment Reinvestment Zone Number Three project expenditures; providing a severable clause; and providing an effective date. (Stovall)

IV. ADJOURN:

City Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

The Board reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551. "I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at ____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."


Vicki Tarrant, TRMC
City Secretary, City of Celina, TX

Date Notice Removed



**NOTICE OF
CITY OF CELINA TIRZ #3 WELLS SOUTH REGULAR MEETING
CELINA COUNCIL CHAMBERS 302 W. WALNUT ST., CELINA, TX 75009
TUESDAY, OCTOBER 27, 2015 AT 6:00 PM**

MINUTES

I. CALL TO ORDER:

Mayor Terry called the meeting to order at 6:03 PM.

Attendee Name	Organization	Title	Status	Arrived
Sean Terry	City of Celina	Mayor	Present	
Wayne Nabors	City of Celina	Place 2	Present	
Carmen Roberts	City of Celina	Place 4	Present	
Lori Vaden	City of Celina	Place 5	Absent	
Chad Anderson	City of Celina	Place 6	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Erik Geiger	City of Celina	Place 1	Present	

II. ACTION ITEMS:

A. Consider and act to elect board officers.

Sean Terry moved to appoint Wayne Nabors as Chairman, Chad Anderson as Vice-Chairman and Carmen Roberts as Secretary.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sean Terry, Mayor
SECONDER:	Andy Hopkins, Place 3
AYES:	Terry, Nabors, Roberts, Anderson, Hopkins, Geiger
ABSENT:	Vaden

B. Consider and act upon a resolution of the Board of Directors for Reinvestment Zone Number Three, City of Celina, Texas, approving and recommending the Final Project and Reinvestment Zone Financing Plan to the City Council.

Chairman Nabors began to run the meeting at this time. Andy Hopkins moved to approve item B subject to city attorney review.

Minutes Acceptance: Minutes of Oct 27, 2015 6:00 PM (Minutes)

RESULT: ADOPTED [UNANIMOUS]
MOVER: Andy Hopkins, Place 3
SECONDER: Erik Geiger, Place 1
AYES: Terry, Nabors, Roberts, Anderson, Hopkins, Geiger
ABSENT: Vaden

- C. Consider and act upon a resolution of the Board of Directors for Reinvestment Zone Number Three, City of Celina, Texas, approving and recommending the "TIRZ Reimbursement Agreement-Wells South" to the City Council

Sean Terry moved to approve item C subject to final city attorney review.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Sean Terry, Mayor
SECONDER: Carmen Roberts, Place 4
AYES: Terry, Nabors, Roberts, Anderson, Hopkins, Geiger
ABSENT: Vaden

III. ADJOURN:

There being no further comment Chairman Nabors adjourned the meeting at 6:10 PM.

 Wayne Nabors, Chairman

 Vicki Faulkner, TRMC
 City Secretary, City of Celina, Texas

 Date Minutes Approved



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Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: David Amsler, Assistant
CC: Jason Laumer, City Manager
Date: September 14, 2021
Re: TIRZ #3 Project Expenditures

Action Requested:

Consider and act on a resolution of the City of Celina, Texas, approving certain Tax Increment Reinvestment Zone Number Three project expenditures; providing a severable clause; and providing an effective date. (Stovall)

Background Information:

The Tax Reinvestment Zone Board approved the project expenditures. All project expenditures provided within the Resolution are authorized spending under the Act. This agenda item provides for City Council approval of the TIRZ Board's authorization.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Resolution

Staff Recommendation:

Approval

RESOLUTION TIRZ #3

A RESOLUTION OF THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER THREE, WELLS SOUTH, CITY OF CELINA, TEXAS, APPROVING CERTAIN PROJECT EXPENDITURES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas (hereinafter referred to as the “City”), pursuant to Chapter 311 of the Texas Tax Code, as amended (hereinafter referred to as the “Act”), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, on September 10, 2015, pursuant to and as required by the Act, the has prepared a *Preliminary Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number Three, City of Celina, Texas, and Project Plan*, for a tax increment reinvestment zone containing approximately 400.524 acres of property located within the City of Celina, Texas; and

WHEREAS, on September 17, 2015, pursuant to and as required by the Act, the governing body of the City (hereinafter referred to as the “City Council”) approved and adopted by Ordinance 2015-46, providing for the creation of *Tax Increment Reinvestment Zone Number Three, City of Celina, Wells South*. Ordinance 2015-46 designated the contiguous geographic area within the City as a reinvestment zone; describing the boundaries of the zone; created a board of directors for the zone; established a tax increment fund for the zone; contained findings related to the creation of the zone; and provided for a date for the termination of the zone.

WHEREAS, the Board of Directors of Reinvestment Zone Number , City of Celina, Texas, desires to authorize through the passage of Resolution on September 14, 2021 for TIRZ # 3, for certain expenditures (1) TIRZ credit Payment from collections FY2019-2020, payment FY2020-2021 in the amount not to exceed \$330,000 and (2) TIRZ credit Payment from collections FY2020-2021, payment in FY2021-2022 in the amount not to exceed \$764,976; directly related to facilitate development and encourage development within the zone; all of which the Board found were authorized expenditures under the Act; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER THREE OF THE CITY OF CELINA, TEXAS:

SECTION 1. The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. the Board of Directors of Reinvestment Zone Number Three, City of Celina, Texas, in accordance with the Act, hereby authorize certain expenditures (1) TIRZ credit Payment from collections FY2019-2020, payment FY2020-2021 in the amount not to exceed \$330,000 and

Attachment: TIRZ 3 Board Resolution 2021 (TIRZ #3 Approval)

(2) TIRZ credit Payment from collections FY2020-2021, payment in FY2021-2022 in the amount not to exceed \$764,976; related to facilitate development and encourage development within the zone.

SECTION 3. That if any section, article paragraph, sentence, clause, phrase or word in this Resolution, or the application thereto to any persons or circumstances, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution; and the Board of Directors hereby declares it would have passed such remaining portions of this Resolution despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 4. That this Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER THREE, CITY OF CELINA, TEXAS, THIS THE 14th DAY OF SEPTEMBER 2021.

Board Chairman

ATTEST:

Vicki Tarrant, City Secretary

APPROVED AS TO FORM:

Lance Vanzant, Attorney for the City

Attachment: TIRZ 3 Board Resolution 2021 (TIRZ #3 Approval)