



Life Connected.

**TIRZ #11 DOWNTOWN REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 14, 2021
4:50 PM**

AGENDA

I. CALL TO ORDER:

II. EXECUTIVE SESSION:

The TIRZ #11 Board will convene into Executive Session pursuant to Texas Government Code 551.071, Consultation with Attorney, on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter, pending or contemplated litigation.

- A. Discussion regarding an ammendment to the Gateway Celian Development Agreement; generally located on the southwest corner of Oklahoma Drive and future Sunset Bolulevard.

Reconvene Into Open Session

- B. Consider and act upon any items discussed in Executive Session

III. MINUTES APPROVAL:

- A. TIRZ #11 Downtown - Regular Meeting - Feb 9, 2021 4:50 PM

IV. ACTION ITEM:

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

V. ADJOURNMENT:

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



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**TIRZ #11 DOWNTOWN REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, FEBRUARY 9, 2021
4:50 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Sean Terry	City of Celina	Mayor	Absent	
Wayne Nabors	City of Celina	Place 2	Present	
Chad Anderson	City of Celina	Place 6	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Mindy Koehne	City of Celina	Place 5	Present	
Justin Steiner	City of Celina	Place 1	Present	
Susan Fletcher	City of Celina	Board Member	Present	
Wendie Wigginton	City of Celina	Place 4	Present	

Mayor Pro Tem Anderson called the meeting to order at 4:50 p.m.

II. MINUTES APPROVAL:

A. TIRZ #11 Downtown - Regular Meeting - Aug 11, 2020 4:50 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Mindy Koehne, Place 5
AYES:	Nabors, Anderson, Hopkins, Koehne, Steiner, Fletcher, Wigginton
ABSENT:	Terry

III. ACTION ITEM:

- A. Consider and act upon a Resolution of the Board of Directors of Tax Increment Reinvestment Zone Number Eleven, City of Celina, Texas, approving certain project expenditures; providing a severability clause; and providing an effective date. (Stovall)**

(2021-01)

Minutes Acceptance: Minutes of Feb 9, 2021 4:50 PM (Minutes Approval)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Susan Fletcher, Board Member
SECONDER:	Andy Hopkins, Place 3
AYES:	Nabors, Anderson, Hopkins, Koehne, Steiner, Fletcher, Wigginton
ABSENT:	Terry

IV. ADJOURNMENT:

There being no further comment Mayor Pro Tem Anderson ajourned the meeting at 4:53 p.m.

Chairman

Secretary

Date Minutes Approved

Minutes Acceptance: Minutes of Feb 9, 2021 4:50 PM (Minutes Approval)



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Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Anthony Satarino, Strategic Services Manager
CC: Jason Laumer, City Manager
Date: September 14, 2021
Re: TIRZ #11 Project Expenditures

Action Requested:

Consider and act on a resolution of the City of Celina, Texas, approving certain Tax Increment Reinvestment Zone Number Eleven project expenditures; providing a severability 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 #11**A RESOLUTION OF THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER ELEVEN, 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 December 12, 2017, 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 No. 2017-136, a *Final Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number Eleven, City of Celina, Texas*, and a *Final Project Plan*, for a tax increment reinvestment zone containing approximately 687 acres of property located within the City of Celina, Texas; and

WHEREAS, the Board of Directors of Reinvestment Zone Number Eleven, City of Celina, Texas, desires to authorize through the passage of Resolution on September 14, 2021 for TIRZ #11, for certain expenditures (1) for the purchase of property of \$400,000 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 ELEVEN 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 Eleven, City of Celina, Texas, in accordance with the Act, hereby authorize certain expenditures for the purchase of property of \$400,000 directly 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.

Attachment: TIRZ 11 Resolution 2021 (TIRZ #11 Approval)

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 ELEVEN, 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 11 Resolution 2021 (TIRZ #11 Approval)