Life Connected.

TIRZ #2 THE CREEKS OF LEGACY REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
WEDNESDAY, AUGUST 26, 2020
5:05 PM

AGENDA

I. CALL TO ORDER:

II. ACTION ITEMS:

A. TIRZ #2 The Creeks of Legacy - Regular Meeting - Jul 19, 2019 10:00 AM

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

III. 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

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

_____
Date Notice Removed

TIRZ #2 THE CREEKS OF LEGACY REGULAR MEETING
CITY HALL CONFERENCE ROOM
142 N. OHIO DRIVE
FRIDAY, JULY 19, 2019
10:00 AM

MINUTES

Minutes Acceptance: Minutes of Jul 19, 2019 10:00 AM (Action Items)

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Wayne Nabors	City of Celina	Place 2	Present	
Carmen Roberts	City of Celina	Place 4	Absent	
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	

Chairman Wayne Nabors called the meeting to order at 10:00 a.m.

II. ACTION ITEMS:

1. Consider and act upon approval of minutes from the June 18, 2014 meeting. (Faulkner)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Andy Hopkins, Place 3
SECONDER:	Chad Anderson, Place 6
AYES:	Nabors, Anderson, Hopkins, Koehne, Steiner
ABSENT:	Roberts

2. Consider and act to authorize the Chairperson to execute an agreement by and among the City of Celina, Texas, the Board of Directors of Tax Increment Reinvestment Zone Number Two, City of Celina, CTMGT Frontier 80, LLC, CADG Creeks of Legacy West, LLC, and CADG Creeks of Legacy Stonegate, LLC for the purpose of an amendment to an existing development agreement. (Creeks of Legacy Development Agreement Amendment) (Laumer)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Andy Hopkins, Place 3
SECONDER:	Chad Anderson, Place 6
AYES:	Nabors, Anderson, Hopkins, Koehne, Steiner
ABSENT:	Roberts

III. ADJOURN:

There being no further comment Chairman Nabors adjourned the meeting at 10:03 a.m.

_____
Chairman

_____ _____
Secretary Date Minutes Approved

Minutes Acceptance: Minutes of Jul 19, 2019 10:00 AM (Action Items)

Life Connected.

TIRZ #2 The Creeks of Legacy
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Karla Stovall, Assistant City Manager
CC:	Jason Laumer, City Manager
Date:	August 26, 2020
Re:	TIRZ 2 Approving ASP Expenditures

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

Background Information:
On May 22, 2014, 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 2014-21, providing for the creation of *Tax Increment Reinvestment Zone Number Two, City of Celina, Texas*.

The Resolution requests approval of TIRZ payments required within the Annual Service Plan update for Creeks of Legacy. The resolution authorizes expenditures that are directly related to facilitate development and encourage development within the zone.

The expenditures include:
(1) TIRZ credit Payment from collections FY2018-2019, payment FY2019-2020 in the amount not to exceed $324,221.14 and (2) TIRZ credit Payment from collections FY2019-2020, payment FY2020-2021 in the amount not to exceed $464,636.40.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
Completed

Supporting Documents:
Resolution

Staff Recommendation:
Approval

RESOLUTION TIRZ #2

A RESOLUTION OF THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CREEKS AT LEGACY, 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 May 20, 2014, pursuant to and as required by the Act, the has prepared a *Preliminary Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number Two, City of Celina, Texas*, and *Project Plan*, for a tax increment reinvestment zone containing approximately 322 acres of property located within the City of Celina, Texas; and is coterminous with the land within Creeks at Legacy Public Improvement District located within the City of Celina, Texas; and

WHEREAS, on May 22, 2014, 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 2014-21, providing for the creation of *Tax Increment Reinvestment Zone Number Two, City of Celina, Texas.* Ordinance 2014-21 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 Two, City of Celina, Texas, desires to authorize through the passage of Resolution on August 26, 2020 for TIRZ # 2, for certain expenditures (1) TIRZ credit Payment from collections FY2018-2019, payment FY2019-2020 in the amount not to exceed $324,221.14 and (2) TIRZ credit Payment from collections FY2019-2020, payment FY2020-2021 in the amount not to exceed $464,636.40 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 TWO 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 Two, City of Celina, Texas, in accordance with the Act, hereby authorize certain expenditures (1) TIRZ credit Payment

Attachment: TIRZ 2 Resolution 08262020 FY20 (TIRZ 2 Approving ASP Expenditures)

from collections FY2018-2019, payment FY2019-2020 in the amount not to exceed $324,221.14 and (2) TIRZ credit Payment from collections FY2019-2020, payment FY2020-2021 in the amount not to exceed $464,636.40 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.

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 TWO, CITY OF CELINA, TEXAS, THIS THE 26th DAY OF AUGUST 2020.

_____
Board Chairman

ATTEST:

_____
Vicki Tarrant, City Secretary

APPROVED AS TO FORM:

_____
Lance Vanzant, Attorney for the City

Attachment: TIRZ 2 Resolution 08262020 FY20 (TIRZ 2 Approving ASP Expenditures)

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