



**NOTICE OF
TIRZ #6 GLEN CROSSING REGULAR MEETING
CITY COUNCIL CHAMBERS 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, JULY 12, 2016 AT 4:30 PM**

AGENDA

I. CALL TO ORDER:

II. ACTION ITEMS:

- A. Consider and act to elect board officers.
- B. Consider and act on a resolution recommending the Final Project and Financing Plan for Glen Crossing Tax Increment Reinvestment Zone Number Six, City of Celina, Texas to the Celina City Council.
- C. Consider and act to approve a resolution authorizing execution of a Reimbursement Agreement among the Board of Glen Crossing Tax Increment Reinvestment Zone Number Six, City of Celina, Texas and W/J CR55 Limited Partnership.

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 City Council 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 Faulkner, TRMC
City Secretary, City of Celina, TX

Date Notice Removed



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Ben Rodriguez, Planner
CC: Helen-Eve Liebman, Director of Planning and Development Services
Date: July 12, 2016
Re: Consider and act to elect board officers.

Action Requested:

Consider and act to elect board officers.

Background Information:

The following officer positions are up for election:

- Chairperson
- Vice-Chair

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

N/A

Staff Recommendation:

N/A



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Ben Rodriguez, Planner
CC: Helen-Eve Liebman, Director of Planning and Development Services
Date: July 12, 2016
Re: Final Project and Financing Plan for Glenn Crossing

Action Requested:

Consider and act on a resolution recommending the Final Project and Financing Plan for Glen Crossing Tax Increment Reinvestment Zone Number Six, City of Celina, Texas to the Celina City Council.

Background Information:

The proposed ordinance approves the list of projects for the development and the associate finance plan.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

The City's Financial Advisor has approved the proposed ordinance.

Legal Review:

The City's Land Use Attorney has approved the proposed ordinance.

Supporting Documents:

- Proposed ordinance

Staff Recommendation:

Staff recommends approval

**REINVESTMENT ZONE NUMBER SIX
CITY OF CELINA, TEXAS**

RESOLUTION NO.____

**A RESOLUTION OF THE BOARD OF DIRECTORS FOR
REINVESTMENT ZONE NUMBER SIX, CITY OF CELINA, TEXAS
APPROVING AND RECOMMENDING THE FINAL PROJECT AND
REINVESTMENT ZONE FINANCING PLAN TO THE CITY
COUNCIL.**

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, at the public hearing of the City Council on June 14, 2016, interested persons were allowed to speak for or against the creation of Reinvestment Zone Number Six, City of Celina, Texas (the "Zone"), the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; and

WHEREAS, after the public hearing on June 14, 2016, the City Council approved Ordinance No. , establishing the Zone.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS
FOR REINVESTMENT ZONE NUMBER SIX, CITY OF CELINA, THAT:**

SECTION 1. FINDINGS. Each and every one of the recitals, findings, and determinations contained in the preamble to this Resolution is incorporated into the body of this Resolution as if fully set forth herein and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Resolution for all purposes.

SECTION 2. SUFFICIENCY. The Final Project and Financing Plan for the Zone, a copy of which is attached hereto as ***Exhibit A***, has been prepared by the Board and conforms with and satisfies all requirements set forth in Sections 311.011 of the Act. Specifically, the final project plan includes, but is not limited to, (1) a description and map showing existing uses and conditions of real property in the Zone and proposed uses of that property, (2) any proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, (3) a list of estimated non-project costs, and (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan. The final financing plan includes, but is not limited to, (1) a detailed list describing the estimated project costs of the Zone, including administrative expenses, (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the Zone, (3) a finding that the plan is economically feasible and an economic study, (4) the estimated amount of bond indebtedness to be incurred, (5) the estimated time

Glen Crossing TIRZ Final Project and Financing Plan Resolution
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when related costs or monetary obligations are to be incurred, (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the Zone that levies taxes on real property in the Zone, (7) the current total appraised value of taxable real property in the Zone, (8) the estimated captured appraised value of the Zone during each year of its existence, and (9) the duration of the Zone.

SECTION 3. FEASIBILITY. The Board of Directors of the Zone (the “Board”) finds that the Final Project and Finance Plan is feasible.

SECTION 4. RECOMMENDING FINAL PROJECT AND FINANCING PLAN. The Board hereby recommends to the City Council the Final Project and Financing Plan, a copy of which is attached hereto as *Exhibit A* and is incorporated herein for all purposes. The Board has prepared and adopted this Final Project and Financing Plan, and hereby recommends to the City Council that they approve the Final Project and Financing Plan as the project plan and financing plan for the Zone.

SECTION 5. SEVERABILITY. 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 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 6. EFFECTIVE DATE. This Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER SIX, CITY OF CELINA, THIS THE 12th DAY OF JULY 2016.

Board Chair Person

ATTEST:

Vicki Faulkner, City Secretary

EXHIBIT A

*REINVESTMENT ZONE NUMBER SIX,
CITY OF CELINA
FINAL PROJECT AND FINANCING PLAN
(the "Final Plan")*

**REINVESTMENT ZONE NUMBER SIX
CITY OF CELINA, TEXAS**

RESOLUTION NO.____

**A RESOLUTION OF THE BOARD OF DIRECTORS FOR
REINVESTMENT ZONE NUMBER SIX, CITY OF CELINA, TEXAS
APPROVING AND RECOMMENDING THE FINAL PROJECT AND
REINVESTMENT ZONE FINANCING PLAN TO THE CITY
COUNCIL.**

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, at the public hearing of the City Council on June 14, 2016, interested persons were allowed to speak for or against the creation of Reinvestment Zone Number Six, City of Celina, Texas (the "Zone"), the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; and

WHEREAS, after the public hearing on June 14, 2016, the City Council approved Ordinance No. , establishing the Zone.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS
FOR REINVESTMENT ZONE NUMBER SIX, CITY OF CELINA, THAT:**

SECTION 1. FINDINGS. Each and every one of the recitals, findings, and determinations contained in the preamble to this Resolution is incorporated into the body of this Resolution as if fully set forth herein and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Resolution for all purposes.

SECTION 2. SUFFICIENCY. The Final Project and Financing Plan for the Zone, a copy of which is attached hereto as ***Exhibit A***, has been prepared by the Board and conforms with and satisfies all requirements set forth in Sections 311.011 of the Act. Specifically, the final project plan includes, but is not limited to, (1) a description and map showing existing uses and conditions of real property in the Zone and proposed uses of that property, (2) any proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, (3) a list of estimated non-project costs, and (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan. The final financing plan includes, but is not limited to, (1) a detailed list describing the estimated project costs of the Zone, including administrative expenses, (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the Zone, (3) a finding that the plan is economically feasible and an economic study, (4) the estimated amount of bond indebtedness to be incurred, (5) the estimated time

Glen Crossing TIRZ Final Project and Financing Plan Resolution
Page 1 of 3

when related costs or monetary obligations are to be incurred, (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the Zone that levies taxes on real property in the Zone, (7) the current total appraised value of taxable real property in the Zone, (8) the estimated captured appraised value of the Zone during each year of its existence, and (9) the duration of the Zone.

SECTION 3. FEASIBILITY. The Board of Directors of the Zone (the “Board”) finds that the Final Project and Finance Plan is feasible.

SECTION 4. RECOMMENDING FINAL PROJECT AND FINANCING PLAN. The Board hereby recommends to the City Council the Final Project and Financing Plan, a copy of which is attached hereto as *Exhibit A* and is incorporated herein for all purposes. The Board has prepared and adopted this Final Project and Financing Plan, and hereby recommends to the City Council that they approve the Final Project and Financing Plan as the project plan and financing plan for the Zone.

SECTION 5. SEVERABILITY. 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 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 6. EFFECTIVE DATE. This Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER SIX, CITY OF CELINA, THIS THE 12th DAY OF JULY 2016.

Board Chair Person

ATTEST:

Vicki Faulkner, City Secretary

EXHIBIT A

*REINVESTMENT ZONE NUMBER SIX,
CITY OF CELINA
FINAL PROJECT AND FINANCING PLAN
(the "Final Plan")*



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Ben Rodriguez, Planner
CC: Helen-Eve Liebman, Director of Planning and Development Services
Date: July 12, 2016
Re: Glen Crossing Reimbursement Agreement

Action Requested:

Consider and act to approve a resolution authorizing execution of a Reimbursement Agreement among the Board of Glen Crossing Tax Increment Reinvestment Zone Number Six, City of Celina, Texas and W/J CR55 Limited Partnership.

Background Information:

The resolution will allocate a portion of the City's ad valorem to reimburse the developer for costs associated with the development.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

The City's Financial Advisor has recommend approval of the proposal.

Legal Review:

N/A

Supporting Documents:

N/A

Staff Recommendation:

Staff recommends approval

**REINVESTMENT ZONE NUMBER SIX
CITY OF CELINA, TEXAS**

RESOLUTION NO. _____

**A RESOLUTION OF THE BOARD OF DIRECTORS FOR
REINVESTMENT ZONE NUMBER SIX, CITY OF CELINA,
APPROVING AND RECOMMENDING THE “TIRZ REIMBURSEMENT
AGREEMENT--GLEN CROSSING” TO THE CITY COUNCIL.**

WHEREAS, on June 14, 2016 the City of Celina adopted Ordinance No. [REDACTED] creating Tax Increment Reinvestment Zone Number Six, City of Celina, Texas (“Zone”); and

WHEREAS, the Board of Directors for the Zone desires to approve the “TIRZ Reimbursement Agreement--Glen Crossing” between the City of Celina, Texas, the Board of Directors of Tax Increment Reinvestment Zone Number Six, City of Celina, and W/J CR55 LP (“Agreement”); and

WHEREAS, on July 12, 2016, the Board of Directors of the Zone adopted and recommended the Final Project and Financing Plan for Reinvestment Zone Number Six, City of Celina; and

WHEREAS, the “TIRZ Reimbursement Agreement – Glen Crossing” is an appropriate method of implementing the Final Project and Finance Plan for Reinvestment Zone Number Six, City of Celina.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ZONE AS FOLLOWS:

SECTION 1. Each and every one of the recitals, findings, and determinations contained in the preamble to this Resolution is incorporated into the body of this Resolution as if fully set forth herein and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

SECTION 2. The “TIRZ Reimbursement Agreement--Glen Crossing” attached hereto as Exhibit A is hereby approved and the Board Chair is authorized to execute the Agreement and present it to the City Council for approval.

SECTION 3. This Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER SIX, CITY OF CELINA, THIS THE 12th DAY OF JULY, 2016.

Board Chair Person

ATTEST:

Vicki Faulkner, City Secretary

EXHIBIT A**Reimbursement Agreement**
Reinvestment Zone Number Six

Attachment: 2015.001.036b - Resolution for TIRZ Board for TIRZ Reimbursement Agreement... (1668 : Glen Crossing TIRZ Reimbursement