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**TIRZ #3 REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MAY 9, 2023
4:50 PM
AGENDA**

I. CALL TO ORDER:

II. MINUTES APPROVAL:

- A. TIRZ #3 Board – Regular Meeting – September 14, 2021 4:50 PM

III. ACTION ITEM:

- A. Consider and act upon 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. 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: May 4, 2023 at 5:00 p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

Lauren Field, TRMC
City Secretary

Date Notice Removed



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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**

MINUTES

I. CALL TO ORDER:

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

Mayor Sean Terry called the meeting to order at 5:00 p.m. Jay Pierce was also present and voting in the affirmative.

II. MINUTES:

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

Jay Pierce was also present and voting in the affirmative.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Justin Steiner, Place 1
AYES:	Terry, Hopkins, Steiner, Wigginton
ABSENT:	Koehne, Anderson

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)

Jay Pierce was also present and voting in the affirmative.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Wendie Wigginton, Place 4
AYES:	Terry, Hopkins, Steiner, Wigginton
ABSENT:	Koehne, Anderson

IV. **ADJOURN:**

There being no further comment Mayor Terry adjourned the meeting at 5:01 p.m.

Chairman

Secretary

Date Minutes Approved



Administration
City of Celina, Texas

Memorandum

To: **Tax Increment Reinvestment Zone #3 Board**
From: Karla Stovall, Assistant City Manager
CC: Jason Laumer, City Manager
Date: May 9, 2023
Re: TIRZ #3 Project Expenditures

Action Requested:

Consider and act upon 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 Board of Directors of Reinvestment Zone Number Three, Wells South, to consider authorization of TIRZ #3 Resolution dated May 9, 2023 for certain project expenditures of the TIRZ with a payment of final expenditures in the amount of \$695,613.95.

Upon payment of the final expenditures:

- (1) The obligation, if any, to support any indebtedness of the Wells South Public Improvement District has been satisfied.
- (2) All amounts owed pursuant to the TIRZ Reimbursement Agreement entered on October 27, 2015 have been paid.
- (3) That there are no outstanding project costs or outstanding bonds remaining.

Legal Review:

The City Attorney has reviewed and approved the Resolution.

Supporting Documents:

Resolution

Staff Recommendation:

Staff recommends for 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 City 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 Three, City of Celina, Texas, desires to authorize through the passage of Resolution on May 9, 2023 for TIRZ #3, for certain project expenditures of the TIRZ with a payment of final expenditures in the amount of \$695,613.95; and that upon payment of the final expenditures: (1) the obligation, if any, to support any indebtedness of the Wells South Public Improvement District has been satisfied, (2) all amounts owed pursuant to the TIRZ Reimbursement Agreement entered on October 27, 2015 have been paid, and (3) that there are no outstanding project costs or outstanding bonds remaining; 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 project expenditures of the

TIRZ with payment of final expenditures in the amount of \$695,613.95; and that upon payment of the final expenditures: (1) the obligation, if any, to support any indebtedness of the Wells South Public Improvement District has been satisfied, (2) all amounts owed pursuant to the TIRZ Reimbursement Agreement entered on October 27, 2015 have been paid, and (3) that there are no outstanding project costs or outstanding bonds remaining; all of which the Board found were authorized expenditures under the Act.

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.

DULY PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER THREE, CITY OF CELINA, TEXAS, THIS THE 9th DAY OF MAY 2023.

Board Chairman

ATTEST:

Lauren Vaughns, City Secretary