



Life Connected.

**TIRZ REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 12, 2023
4:50 PM
AGENDA**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. CONSENT AGENDA:

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the City Council.

- A. Minutes Approval: TIRZ #5 Old Celina Limited - Regular Meeting - September 13, 2022, 4:45 PM

III. ACTION ITEM:

- A. Consider and act upon a Resolution of the Board of Directors of Tax Increment Reinvestment Zone Number Five, City of Celina, Texas, recommending approval of Tax Increment Reinvestment Zone Number Five project expenditures; providing a severability clause; and providing an effective date. (Behringer)

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.

"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: Thursday, September 7, 2023 at 5:30 p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

Staff Liaison

Date Notice Remove



Life Connected.

**TIRZ #5 OLD CELINA LIMITED REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 13, 2022
4:45 PM
MINUTES**

I. CALL TO ORDER:

Mayor Terry called the Regular Meeting of the TIRZ #5 Board to order at 4:45 p.m. on Tuesday, September 13, 2022.

Attendee Name	Organization	Title	Status	Arrived
Sean Terry	City of Celina	Mayor	Present	
Jay Pierce	City of Celina	Place 2	Present	
Tony Griggs	City of Celina	Place 6	Absent	
Andy Hopkins	City of Celina	Place 3	Present	
Mindy Koehne	City of Celina	Place 5	Absent	
Philip Ferguson	City of Celina	Place 1	Present	
Wendie Wigginton	City of Celina	Place 4	Present	

II. MINUTES:

A. TIRZ #5 Old Celina Limited - Regular Meeting - December 14, 2021, 4:50 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Andy Hopkins, Place 3
SECONDER: Mindy Koehne, Place 5
AYES: Terry, Pierce, Hopkins, Griggs, Wigginton, Ferguson, Koehne

III. ACTION:

- A. Consider and provide a recommendation concerning an agreement by and between the City of Celina and David Pettit Economic Development, LLC for Tax Increment Reinvestment Zone (TIRZ) consulting services for TIRZ #5 in the amount not to exceed \$38,000. (Stovall)

RESULT: **ACCEPTED [5 to 2]**
MOVER: Andy Hopkins, Place 3
SECONDER: Mindy Koehne, Place 5
AYES: Terry, Pierce, Hopkins, Ferguson, Koehne
NAYS: Griggs, Wigginton

- B. Consider and act on a Resolution of the City of Celina, Texas, approving certain Tax Increment Reinvestment Zone (TIRZ) #5 project expenditures; providing a severability clause; and providing an effective date. (Stovall)

RESULT: **ACCEPTED [6 to 1]**
MOVER: Andy Hopkins, Place 3
SECONDER: Mindy Koehne, Place 5
AYES: Terry, Pierce, Hopkins, Wigginton, Ferguson, Koehne
NAYS: Griggs

IV. ADJOURN:

Mayor Terry adjourned the meeting at 4:55 p.m.

Chairman

Secretary

Date Minutes Approved



Life Connected.

Administration
City of Celina, Texas

Memorandum

To: **Honorable Chairman and the Board of Directors**
From: Ty Behringer, Assistant to the City Manager
CC: Karla Stovall, Interim City Manager
Date: September 12, 2023
Re: Consider and act upon a Resolution of the Board of Directors of Tax Increment Reinvestment Zone Number Five, City of Celina, Texas, recommending approval of Tax Increment Reinvestment Zone Number Five project expenditures; providing a severability clause; and providing an effective date. (Behringer)

Action Requested:

Consider and act upon a Resolution of the Board of Directors of Tax Increment Reinvestment Zone Number Five, City of Celina, Texas, recommending approval of Tax Increment Reinvestment Zone Number Five project expenditures; providing a severability clause; and providing an effective date. (Behringer)

Background Information:

All project expenditures provided within the Resolution are authorized spending under Chapter 311 of the Texas Tax Code. This agenda item provides for the TIRZ Board's authorization for City Council approval.

Legal Review:

The Resolution has been reviewed by the City Attorney.

Supporting Documents:

1. TIRZ 5 Board Resolution Approving Expenditures (Board) - TB 8.31

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval.

RESOLUTION 2023-

A RESOLUTION OF THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER FIVE, 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 March 8, 2016, 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. 2016-16, a Creation Ordinance of Reinvestment Zone Number Five, City of Celina, Texas, and

WHEREAS, on December 13, 2016, pursuant to and as required by the Act, the City Council approved and adopted by Ordinance No. 2016-82, a Final Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number Five, City of Celina, Texas, and a Final Project Plan, for a tax increment reinvestment zone containing 1,235.8 acres located within the City; and

WHEREAS, the Board of Directors of Tax Increment Reinvestment Zone Number Five, City of Celina, Texas, desires to authorize through the passage of Resolution on September 12, 2023, for Tax Increment Reinvestment Zone Number Five payment of certain administrative expenditures with a cost not to exceed \$10,000, directly related to facilitating and encouraging 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 FIVE 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, in accordance with the Act, hereby authorizes administrative expenditures with a cost not to exceed of \$10,000, directly related to facilitating and encouraging development within the Zone. The Board finds that such expenditures are authorized 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.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER FIVE, CITY OF CELINA, TEXAS, THIS THE 12th DAY OF SEPTEMBER 2023.

Chairman

ATTEST:

Lauren Vaughns, City Secretary