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**TIRZ #11 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 # 11 Downtown - Regular Meeting - September 13, 2022, 4:50 PM

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, recommending approval of Tax Increment Reinvestment Zone Number Eleven 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 Removed



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**TIRZ #11 DOWNTOWN 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 #11 Board to order at 4:55 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	
Susan Fletcher	City of Celina		Present	

II. MINUTES:

A. TIRZ # 11 Downtown - Regular Meeting - September 14, 2021, 4:50 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Andy Hopkins, Place 3
SECONDER: Wendie Wigginton, Place 4
AYES: Terry, Pierce, Hopkins, Griggs, Wigginton, Ferguson, Koehne, Fletcher

III. ACTION :

A. Consider and make 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 #11 in the amount not to exceed \$23,000. (Stovall)

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

- 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 [UNANIMOUS]**
MOVER: Wendie Wigginton, Place 4
SECONDER: Jay Pierce, Place 2
AYES: Terry, Pierce, Hopkins, Ferguson, Koehne, Griggs, Wigginton, Fletcher

IV. ADJOURN:

Mayor Terry adjourned the meeting at 4:59 p.m.

Chairman

Secretary

Date Minutes Approved



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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 Eleven, City of Celina, Texas, recommending approval of Tax Increment Reinvestment Zone Number Eleven 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 Eleven, City of Celina, Texas, recommending approval of Tax Increment Reinvestment Zone Number Eleven 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 11 Approval of Project Expenditures (Board) TB 9.5

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval.

RESOLUTION 2023-

A RESOLUTION OF THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER ELEVEN 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.

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; and

WHEREAS, the Board of Directors of Reinvestment Zone Number Eleven, City of Celina, Texas (the “Board”), authorized, through the passage of Resolution No. 2021-77R on September 14, 2021, certain expenditures for the first installment to purchase of property in the amount of \$400,000 with 201 Preston Road LLC – Right of Way required for the reconstruction of Elm Street directly related to facilitating and encouraging development within the Reinvestment Zone Number Eleven (the “Zone”), and the Board found such expenditures were authorized expenditures under the Act; and

WHEREAS, the Board of Directors of Reinvestment Zone Number Eleven, City of Celina, Texas, authorized through the passage of Resolution on September 12, 2023, for the third installment of four payments, for certain expenditures for the purchase of property of \$400,000 with 201 Preston Road LLC – Right of Way required for the reconstruction of Elm Street, directly related to facilitating and encouraging development within the Zone; all of which the Board found were authorized expenditures under the Act; and

WHEREAS, the Board of Directors of Reinvestment Zone Number Eleven, City of Celina, Texas, authorized through the passage of Resolution on September 12, 2023, for payment of certain expenditures related to the Patio Project with a cost not to exceed of \$185,434, 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 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. That the Board of Directors of Tax Increment Reinvestment Zone Number Eleven of the City of Celina, Texas, authorizes approval by the City Council of the City of Celina, Texas, (1) certain expenditures for the third installment to purchase property of \$400,000 with 201 Preston Road LLC – Right of Way required for the reconstruction of Elm Street, and (2) expenditures related to the Patio Project with a cost not to exceed of \$185,434, both directly related to facilitating and encouraging 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 City Council 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 ELEVEN OF THE CITY OF CELINA, TEXAS, THIS THE 12th DAY OF SEPTEMBER 2023.

Chairman

ATTEST:

Lauren Vaughns, City Secretary