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**TIRZ #5 REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 9, 2025
4:45 PM
AGENDA**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign one of the “Speaker Cards” and present to the City Secretary prior to the beginning of the City Council meeting. Speakers are limited to three (3) minutes. The Council can take no action. No charges and/or complaints will be heard against any elected official or employee of the city that are prohibited by law.

Please note Anyone wishing to furnish the City Council with copies/handouts regarding their item of interest must provide nine (9) copies and present them to the City Secretary for distribution to the City Council.

III. 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:

1) TIRZ #5 Board Meeting - September 10, 2024, 4:50 p.m.

B. Consider and act upon a Resolution of the Tax Increment Reinvestment Zone Number Five of the City of Celina, Texas Board of Directors approving project expenditures; providing a severability 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.

“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 ____ : _____ and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting.”

Staff Liaison



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**TIRZ #5 REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 10, 2024
4:50 PM
MINUTES**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Chairman Tubbs called the meeting to order at 4:54 PM.

Members Present:

Chairman Ryan Tubbs
Vice Chairman Andy Hopkins
Board Member Mindy Koehne
Board Member Philip Ferguson
Board Member Eddie Cawlfeld
Board Member Wendie Wigginton
Board Member Brandon Grumbles

Members Absent:

None

II. ACTION ITEM:

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

Upon a motion by Vice Chairman Hopkins and a second by Board Member Wigginton, the Council voted seven (7) for and none (0) opposed to approve Resolution 2024-1R. The motion carried 7-0.

III. ADJOURNMENT:

Chairman Tubbs adjourned the meeting at 4:55 p.m.

Approved on the 9th day of September 2025.

Chair

Staff Liaison



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Finance
City of Celina, Texas

Memorandum

To: Honorable Chairman and the Board of Directors
From: Karla Stovall, Assistant City Manager
CC: Robert Ranc, City Manager
Date: September 9, 2025
Re: Consider and act upon a Resolution of the Tax Increment Reinvestment Zone Number Five of the City of Celina, Texas Board of Directors approving project expenditures; providing a severability clause; and providing an effective date. (Stovall)

Action Requested:

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

Background Information:

On March 8, 2016, the City Council of the City of Celina, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2016-16 designating a non-contiguous geographic area within the City as a Reinvestment Zone Number Five, City of Celina. TIRZ #5 is approximately 1,233.2503 acres and is located in the heart of the City of Celina near the intersection of TX-289 (Preston Road) and W FM-455.

On November 14, 2023, City Council approved an ordinance extending the term of the TIRZ by five years, terminating on December 31, 2056 (with the final year's tax increment to be collected by September 1, 2057).

The goal of the TIRZ is to facilitate development and encourage private investment while maintaining the high development standards within the City. The TIRZ will support these developments through the contribution of 50% of the City's real property increment generated within the zone. The project and financing plan outlined the funding of \$247,173,435 in public improvements related to streets, water and sewer improvements, parks and open spaces, and economic development grants.

This agenda requests the annual budget allocation for administrative expenses in the amount of \$39,000 for reimbursement to the City for expenses incurred as outlined in the reimbursement

agreement.

Staff anticipate holding an additional budget and payment authorization meeting with the TIRZ #5 Board this fall. A developer has submitted a reimbursement request for \$35,514,812. City staff are currently evaluating all submitted materials, including the Project and Financing Plan and Reimbursement Agreement, to ensure all requirements are met. Our Finance and Engineering teams are working together to verify the invoices and project status. Please note that TIRZ #5 is only able to make payments for authorized project costs from the available fund balance. If there is not a sufficient balance to cover all costs, the remaining amount will roll forward to be paid as funds become available in future years. The Finance Team believes the available fund balance for FY 2025 will be exhausted by administrative costs, so the requested authorization will be reimbursed over time as funds are earned by TIRZ #5. It is important to note that the City will not use other revenue sources to reimburse TIRZ #5 project expenses.

Additionally, the available funds are disbursed as specified in the TIRZ #5 Reimbursement Agreement Section 6.6 within the following order:

1. Pre-TIRZ administrative costs incurred by the City;
2. Administrative expenses incurred by the City;
3. Pre-development costs incurred by the Developer;
4. Administrative expenses incurred by the Developer;
5. Verified authorized project costs incurred by the Developer, plus developer interest.

Legal Review:

Completed

Supporting Documents:

1. TIRZ 5 Expenditure Authorization Presentation
2. TIRZ 5 Expenditure Authorization Resolution Board

Financial Consideration:

This item authorizes \$39,000.00 in reimbursement of administrative expenses.

Staff Recommendation:

Staff recommends approval.

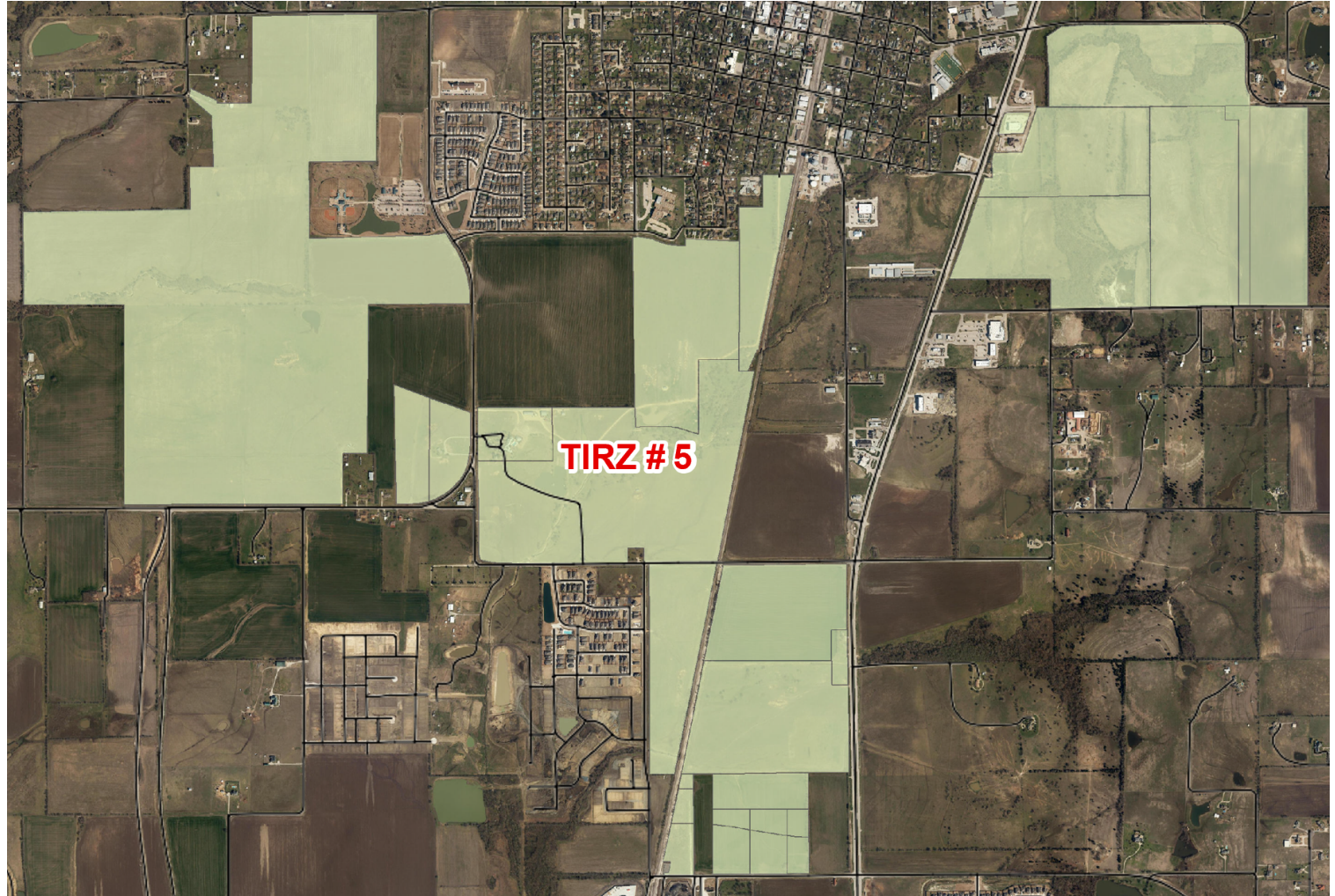
TIRZ #5 EXPENDITURE AUTHORIZATION

September 9, 2025



TIRZ #5

- Established March 8, 2016
- Non-Contiguous
- Potential Commercial Development
- Property Tax TIRZ
- Participation Rate: 50%



ANNUAL EXPENDITURE AUTHORIZATION

- Establishing the FY 2026 expenditure budget
- Proposed Expenditure:
 - \$39,000 – Administrative costs

Tax Year	Total Taxable Value	Base Year Total Taxable Value	Incremental Taxable Value	City Tax Rate	Total Incremental Revenue	Participation Rate	TIRZ Revenue	Collection Rate	Available Funds	Administrative Costs
2025	\$ 21,271,720.00	\$ 4,575,411.00	\$ 16,696,309.00	\$ 0.576401	\$ 96,237.69	50%	\$ 48,118.85	100%	\$ 48,118.85	\$ 39,000.00

QUESTIONS?

RESOLUTION 2025-____

A RESOLUTION OF THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER FIVE OF THE CITY OF CELINA, TEXAS, APPROVING CERTAIN TAX INCREMENT REINVESTMENT ZONE NUMBER FIVE 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 and a Final Project Plan for Tax Increment Reinvestment Zone Number Five, City of Celina, Texas; and

WHEREAS, the Board of Directors of Tax Increment Reinvestment Zone Number Five, City of Celina, Texas must authorize annual expenditures of the TIRZ; and

WHEREAS, all of expenditures authorized below are determined to be authorized expenditures under the Act for the purpose of facilitating and encouraging development within the Zone.

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. That the findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. That the Board hereby approves and authorizes administrative expenditure with a cost not to exceed \$39,000, 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 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 OF THE CITY OF CELINA, TEXAS, THIS THE 9th DAY OF SEPTEMBER 2025.

Ryan Tubbs, Mayor

ATTEST:

Ashley Owens, City Secretary