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**TIRZ #15 REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, NOVEMBER 11, 2025
4:50 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. ACTION ITEM:

- A. Minutes Approval:
 - 1) TIRZ No. 15 - Regular Meeting - October 14, 2025, 4:40 p.m.
- B. Consider, discuss, and take action on a First Amendment to the Tax Increment Reinvestment Zone Agreement with HC Celina 414, LLC, Serenade Property, LLC, and Serenade East, LLC, to allow reimbursements for certain project costs as set forth in the Project and Finance Plans. (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 three (3) business days prior to the scheduled time of said meeting.”

Board Chair



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**TIRZ #15 REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, OCTOBER 14, 2025
4:40 PM
MINUTES**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Chair Tubbs called the meeting to order at 4:45 PM.

Members Present:

Chair Ryan Tubbs
Vice Chair Eddie Cawfield
Board Member Brandon Grumbles
Board Member Philip Ferguson
Board Member Andy Hopkins
Board Member Wendie Wigginton

Members Absent:

Board Member Mindy Koehne

II. EXECUTIVE SESSION:

Closed to public as provided in the Texas Government Code.

The TIRZ #15 Board convened into Executive Session at 4:46 PM.

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding a First Amendment to the Tax Increment Reinvestment Zone Agreement with HC Celina 414, LLC, and Serenade East, LLC.

The TIRZ #15 Board closed Executive Session and reconvened into Open Session at 5:14 PM.

III. OPEN FORUM:

No one wished to speak during Open Forum.

IV. PUBLIC HEARING/ACTION:

- A. Conduct a Public Hearing, discuss and take action on expanding the boundary of Tax Increment Reinvestment Zone No. 15, and amending the Project and Finance

Plans to add additional projects and estimated costs for the expanded territory.
(Stovall)

Chair Tubbs opened the Public Hearing at 5:19 PM.

No one wished to speak.

Chair Tubbs closed the Public Hearing at 5:20 PM.

Upon a motion by Board Member Hopkins and a second by Vice Chair Cawlfild, the Council voted four (4) for and two (2) opposed to approve expanding the boundary of Tax Increment Reinvestment Zone No. 15, and amending the Project and Finance Plans. The motion carried 4-2. Board Member Ferguson, and Board Member Wigginton opposed.

- B. Consider, discuss and take action on a First Amendment to the Tax Increment Reinvestment Zone Agreement with HC Celina 414, LLC, and Serenade East, LLC, to allow reimbursements for certain project costs as set forth in the Project and Finance Plans. (Stovall)

No action was taken.

V. **ADJOURNMENT:**

Chair Tubbs adjourned the meeting at 5:20 PM.

Approved on the 11th day of November 2025.

Chair

Staff Liaison



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City Manager's Office
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: November 11, 2025

Action Requested:

Consider, discuss, and take action on a First Amendment to the Tax Increment Reinvestment Zone Agreement with HC Celina 414, LLC, Serenade Property, LLC, and Serenade East, LLC, to allow reimbursements for certain project costs as set forth in the Project and Finance Plans. (Stovall)

Background Information:

This agenda item presents the First Amendment to the Tax Increment Reinvestment Zone (TIRZ) No. 15 Agreement for consideration by both the TIRZ Board of Directors and the City Council.

Effective July 11, 2023, the original agreement was established between the City, the TIRZ Board, and HC Celina 414, LLC, covering the initial 413.88-acre Serenade development. On October 14, 2025, following a public hearing, the City adopted Ordinance No. 2025-97. This ordinance officially expanded the zone to include the additional 53.828-acre tract of land and updated the Final Project and Finance Plan to account for the new acreage. The total new acreage in TIRZ 15 is 467.708 acres.

Changes Implemented by the First Amendment:

Incorporation of Land: This amendment formally expands the "Property" and "District" definitions within the original agreement to include the newly added 53.828 acres.

Addition of New Developers: The following entities are officially added as parties to the agreement: Serenade East, LLC and Serenade Property, LLC.

Legal Review:

Legal has completed their review.

Supporting Documents:

1. Staff Presentation
2. Celina Serenade TIRZ - First Amendment to TIRZ Agreement

Financial Consideration:

Staff Recommendation:

TAX INCREMENT REINVESTMENT ZONE #15

FIRST AMENDMENT

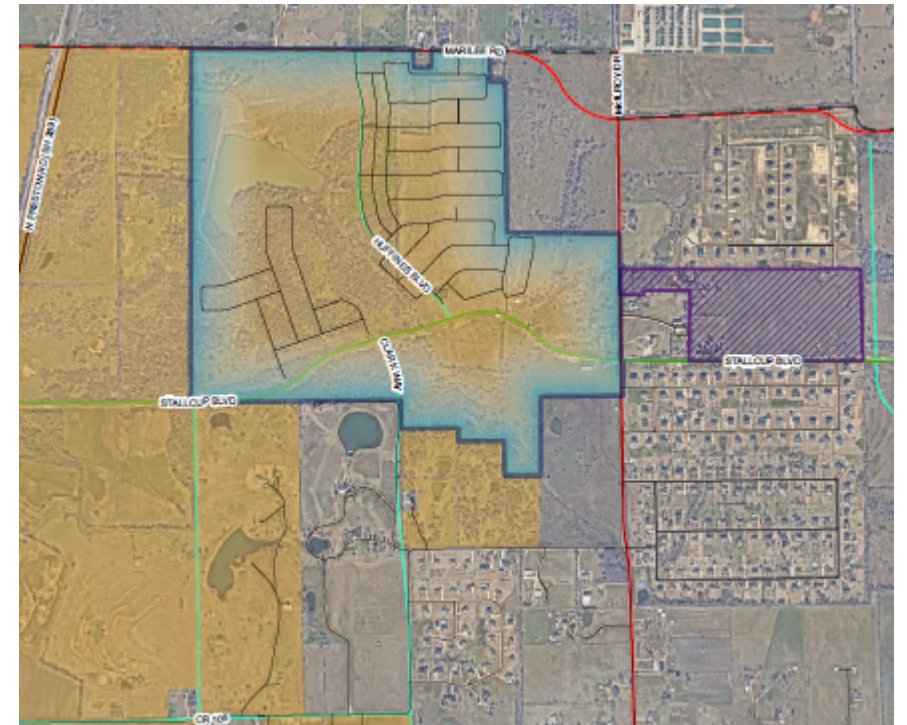
TIRZ #15 BOARD & CITY COUNCIL

NOVEMBER 11, 2025



TIRZ #15

- Serenade Development
 - Located in Northwest Celina, situated west of Preston Road and south of Marilee.
 - Total acreage of 467.708.
- Established June 13, 2023
- Property Tax TIRZ with a City participation Rate: \$0.20 / \$100



AMENDING ORIGINAL TIRZ AGREEMENT

- The First Amendment follows the October 14, 2025, public hearing and approval to expand the TIRZ No. 15 boundary and amend the Project and Finance Plans.
- This amendment formally updates the original agreement to incorporate the additional land that was added to the zone in October 2025.
- The amended agreement adds Serenade East, LLC and Serenade Property, LLC as new parties to the TIRZ Agreement.

QUESTIONS?

FIRST AMENDMENT TO TIRZ AGREEMENT

This First Amendment to Tax Increment Reinvestment Zone Agreement (this "Amendment") is entered into by and between the City of Celina, Texas (the "City"), the Board of Directors (the "Board") of Reinvestment Zone Number Fifteen, City of Celina (the "TIRZ"), and HC Celina 414, LLC, Serenade Property, LLC, and Serenade East, LLC to be effective November 11, 2025. HC Celina 414, LLC, Serenade Property, LLC and Serenade East, LLC are each the "Developer" and a "Party." This Amendment amends that TIRZ Agreement between the City, the Board, and HC Celina 414, LLC effective July 11, 2023 (the "Original Agreement"). Capitalized terms not defined herein shall have the same meaning as in the Original Agreement.

ARTICLE I RECITALS

WHEREAS, on April 25, 2025, HC Celina 414, LLC conveyed to Serenade, LLC ("Serenade") 349.917 acres of the Property (the "349 Acre Tract"); and

WHEREAS, on April 25, 2025, HC Celina 414, LLC and Serenade entered into a Partial Assignment and Assumption of Tax Increment Reinvestment Zone Agreement whereby HC Celina 414, LLC assigned to Serenade its rights, title, interest, duties, obligations and liabilities under the Original Agreement as it relates to the 349 Acre Tract; and

WHEREAS, on April 25, 2025, Serenade and Serenade Property, LLC entered into a Partial Assignment and Assumption of Tax Increment Reinvestment Zone Agreement whereby Serenade assigned to Serenade Property, LLC its rights, title, interest, duties, obligations and liabilities under the Original Agreement as it relates to the 349 Acre Tract; and

WHEREAS, on May 20, 2025, Serenade, LLC conveyed the 349 Acre Tract to Serenade Property, LLC; and

WHEREAS, on October 14, 2025, the Board and the City Council each held a public hearing regarding the expansion of the TIRZ boundaries, and the City adopted Ordinance No. 2025-97 to (1) expand the TIRZ to include the 54-acre tract of land described on Exhibit A (the "Additional Land"); and (2) update the Final Project and Finance Plan to account for the addition of the Additional Land to the TIRZ boundaries; and

WHEREAS, the Additional Land is part of the Property and will be part of the District; and

WHEREAS, the Parties desire to amend the Original Agreement to account for the addition of the Additional Land to the TIRZ.

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the Parties agree as follows:

2.10 Exhibits. The following exhibit is attached to this Amendment and are incorporated herein for all purposes:

Exhibit A Metes and Bounds Description of the Additional Land

IN WITNESS WHEREOF, the undersigned parties have executed this Amendment to be effective November 11, 2025.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned parties have executed this Amendment to be effective as of November 11, 2025.

THE CITY:

CITY OF CELINA, TEXAS

By: _____
Ryan Tubbs, Mayor

ATTEST:

By: _____
Ashley Owens, City Secretary

THE BOARD:

REINVESTMENT ZONE NUMBER FIFTEEN, CITY OF CELINA

_____, Board Chair

ATTEST:

_____, Board Secretary

APPROVED AS TO FORM AND LEGALITY:

_____, Board Attorney

THE DEVELOPER:

HC Celina 414, LLC
a Texas limited liability company

By: _____
Name: _____
Title: Managing Director

Serenade East, LLC
a Texas limited liability company

By: _____
Name: _____
Title: Managing Director

Serenade Property, LLC
a Texas limited liability company

By: _____
Name: _____
Title: Managing Director

EXHIBIT A
METES AND BOUNDS DESCRIPTION OF THE ADDITIONAL LAND

The Property

The Land referred to herein below is situated in the County of Collin, State of Texas, and is described as follows:

Situated in the County of Collin, State of Texas, being out of the Christopher Nolan Survey, Abstract No. 664, being a part of the 63.9 acre tract of land conveyed by Warranty Deed with Vendor's Lien from Theodora M. Haynes and other to Magnum Estates, LLC on May 26, 1017 and recorded in Instrument No. 20170605000723310, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found, stamped "RPLS 3698" in the West line of the Huffines Ranch, LLC 666.163 acre tract of land conveyed in Instrument No. 20201228002323720, said Official Public Records and the East line of said Christopher Nolan Survey, at the Southeast corner of the 83.063 acre tract of land conveyed to Beaten Path Development-Highland Crossing, LLC, recorded in Instrument No. 202001221002288390, said Official Public Records, at the Northeast corner of both said Magnum Estates 63.9 ac. and the herein described tract;

THENCE South 01 deg. 17 min. 04 sec. East, with the East line of both said Magnum Estates 63.9 ac. and the Christopher Nolan Survey and the West line of said Huffines 666.163 ac., a distance of 1,071.07 ft. to a 1/2 inch rebar found at the Northeast corner of Lot 20, Block "E" of Highland Crossing Addition to Collin County, Texas, recorded in Instrument No. 2019-300, Map Records, Collin County, Texas, the Southeast corner of said Magnum Estates 63.9 ac. and the most Eastern Southeast corner of the herein described tract;

THENCE South 89 deg. 55 min. 22 sec. West, along or near the general course of a wire fence, with the North line of said Highland Crossing Addition and the South line of said Magnum 63.9 ac., a distance of 2,002.80 ft. to a 1/2 inch capped rebar found, stamped "KHA" at the Southeast corner of Lot 1, Block "A" of Magnum Estates Addition to Collin County, Texas, recorded in Instrument No. 2019-157, said Map Records (formerly a part of said Magnum Estates 63.9 ac.) at the most Southern Southwest corner of the herein described tract, said rebar bears North 89 deg. 55 min. 22 sec. East, 780.97 ft. from a mag-nail found in or near the center of County Road No. 132, a public road, at the Northwest corner of said Highland Crossing Addition;

THENCE North 00 deg. 44 min. 56 sec. East, with the East line of said Lot 1, Block A, Magnum Estates Addition, a distance of 813.63 ft. to a 1/2 inch capped rebar found, stamped "SPIARS, INC" at the Northeast corner of said Lot 1 and an ell corner of the herein described tract;

THENCE South 89 deg. 54 min. 54 sec. West, with a North line of said Lot 1, Block A, Magnum Estates Addition, a distance of 461.69 ft. to a 5/8 inch capped rebar found, stamped "RPLS 4577" at the Northeast corner of the 1.500 acre tract of land conveyed to Michael Reed, recorded in Instrument No. 20180606000696520, said Official Public Records, (formally a part of said Magnum Estates 63.9 ac.) and the most Northern Northwest corner of said Lot 1, Block A, Magnum Estates Addition;

THENCE North 89 deg. 34 min 54 sec. West, with a North line of said Reed 1.500 ac., a distance of 66.12 ft. to a 5/8 inch capped rebar found, stamped "RPLS 4577" at the most Northern Northwest corner of said Reed 1.500 ac., at an ell corner of the herein described tract;

THENCE South 00 deg. 42 min. 14 sec. East, with a West line of said Reed 1.500 ac., a distance of 45.88 ft. to a 5/8 inch capped rebar found, stamped "RPLS 4577" at an ell corner of said Reed 1.500 ac. and a

Southeast corner of the herein described tract;

THENCE South 89 deg. 56 min. 36 sec. West, with a North line of said Reed 1.500 ac., a distance of 276.10 ft. to a point in or near the center of said County Road No. 132 and a West line of both said Magnum Estates 63.9 ac. Page 15 of 15 T-7 Commitment for Title Insurance (Rev.1-3-14) Texas and Christopher Nolan Survey, at the most Western Northwest corner of said Reed 1.500 ac. and the most Western Southwest corner of the herein described tract, said point bears North 88 deg. 01 min. 17 sec. East, 0.22 ft. from a mag-nail found at the Southwest corner of said Reed 1.500 ac.;

THENCE North 00 deg. 46 min. 15 sec. West, along or near the center of said County Road No. 132, with a West line of both said Magnum Estates 63.9 and Christopher Nolan Survey, a distance of 303.12 ft. to a point at the Southwest corner of the 9.40 acre tract of land conveyed to R. Alan Moore, recorded in Volume 4646, Page 1192, Deed Records, Collin County, Texas and the Northwest corner of both said Magnum Estates 63.9 ac. and the herein described tract, said point bears North 20 deg. 10 min. 58 sec. West, 0.59 ft. from a mag-nail found;

THENCE North 89 deg. 56 min. 03 sec. East, with the South line of said Moore 9.40 ac. and the North line of said Magnum Estates 63.9 ac., passing a 8 inch bois d'arc corner post at 20.11 ft. and continuing now along or near the general course of a wire fence, passing the Southeast corner of said Moore 9.40 ac. and the Southwest corner of said Beaten Path Development-Highland Crossing 83.063 ac., continuing on with the South line of said Beaten Path Development-Highland Crossing 83.063 ac., for a TOTAL distance of 2,775.04 ft. to the PLACE OF BEGINNING and containing 53.828 acres of land.