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**AGENDA
TIRZ REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 14, 2026
4:30 PM**

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 Staff Liaison prior to the beginning of the meeting. **Speakers are limited to three (3) minutes.** No action can be taken. 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 copies/handouts regarding their item of interest must provide nine (9) copies and present them to the Staff Liaison for distribution.

III. EXECUTIVE SESSION:

As authorized by Section 551.071 of the Texas Government Code, the Regular Meeting may be convened into Closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein. (Closed to Public as provided in the Texas Government Code.)

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.087 Deliberation of Economic Development Negotiations:

A. Discussion regarding Project Kingsmen 2.0.

IV. 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 No. 11- Regular Meeting- June 9, 2026, 4:45 p.m.

V. ACTION ITEM:

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

VI. ADJOURNMENT:

"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."

Staff Liaison

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.



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MINUTES
TIRZ REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 9, 2026
4:45 PM

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 Brandon Grumbles
Board Member Andy Hopkins
Board Member Philip Ferguson
Board Member Eddie Cawlfeld
Board Member Shane Lambert

Members Absent:

Board Member Shea Scott
Board Member Susan Fletcher

II. **EXECUTIVE SESSION:**

Closed to Public as provided in the Texas Government Code.

The TIRZ No. 11 Board convened into Executive Session at 4:46 PM.

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.087
Deliberation of Economic Development Negotiations:

A. Discussion regarding Project Kingsmen 2.0.

The TIRZ No. 11 Board closed Executive Session and reconvened into Open Session at 4:59 PM.

III. **OPEN FORUM:**

No one wished to speak during Open Forum.

IV. **CONSENT AGENDA:**

MOTION: Board Member Hopkins motioned to approve the Consent Agenda, seconded by Board Member Ferguson. The motion carried 7-0.

A. Minutes Approval:

1) TIRZ No. 11- Regular Meeting- April 14, 2026, 4:30 p.m.

V. **ADJOURNMENT:**

Chair Tubbs adjourned the meeting at 5:00 PM.

Approved on the 14th day of July 2026.

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: July 14, 2026

Action Requested:

Consider and act upon a Resolution of the Tax Increment Reinvestment Zone Number Eleven 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 December 12, 2017, the Celina City Council approved and adopted the Final Project Plan and Financing Plan for Tax Increment Reinvestment Zone (TIRZ) No. 11. Funding for TIRZ 11 is from an allocation of Property Tax and Sales Tax as depicted in the attached presentation.

The Board of Directors for TIRZ No. 11 on July 14, 2026, will consider authorizing Project Kingsman 2.0 expenditures not to exceed \$1,700,000.00, Design of the Downtown Square expenditures not to exceed \$400,000.00, and administrative services of \$39,000.00. These costs are directly related to encouraging and facilitating development within the zone. All of these expenditures are authorized under Chapter 311 of the Texas Tax Code.

The City Council is scheduled to consider these expenditures at the meeting on July 14, 2026.

Legal Review:

Completed.

Supporting Documents:

1. Staff Presentation
2. Resolution

Financial Consideration:

Establishes the project expenditure budget for FY2027 for the Tax Increment Reinvestment Zone #11.

Staff Recommendation:

Staff recommends approval.



TAX INCREMENT REINVESTMENT ZONE #11

FY2027 Expenditure Authorization

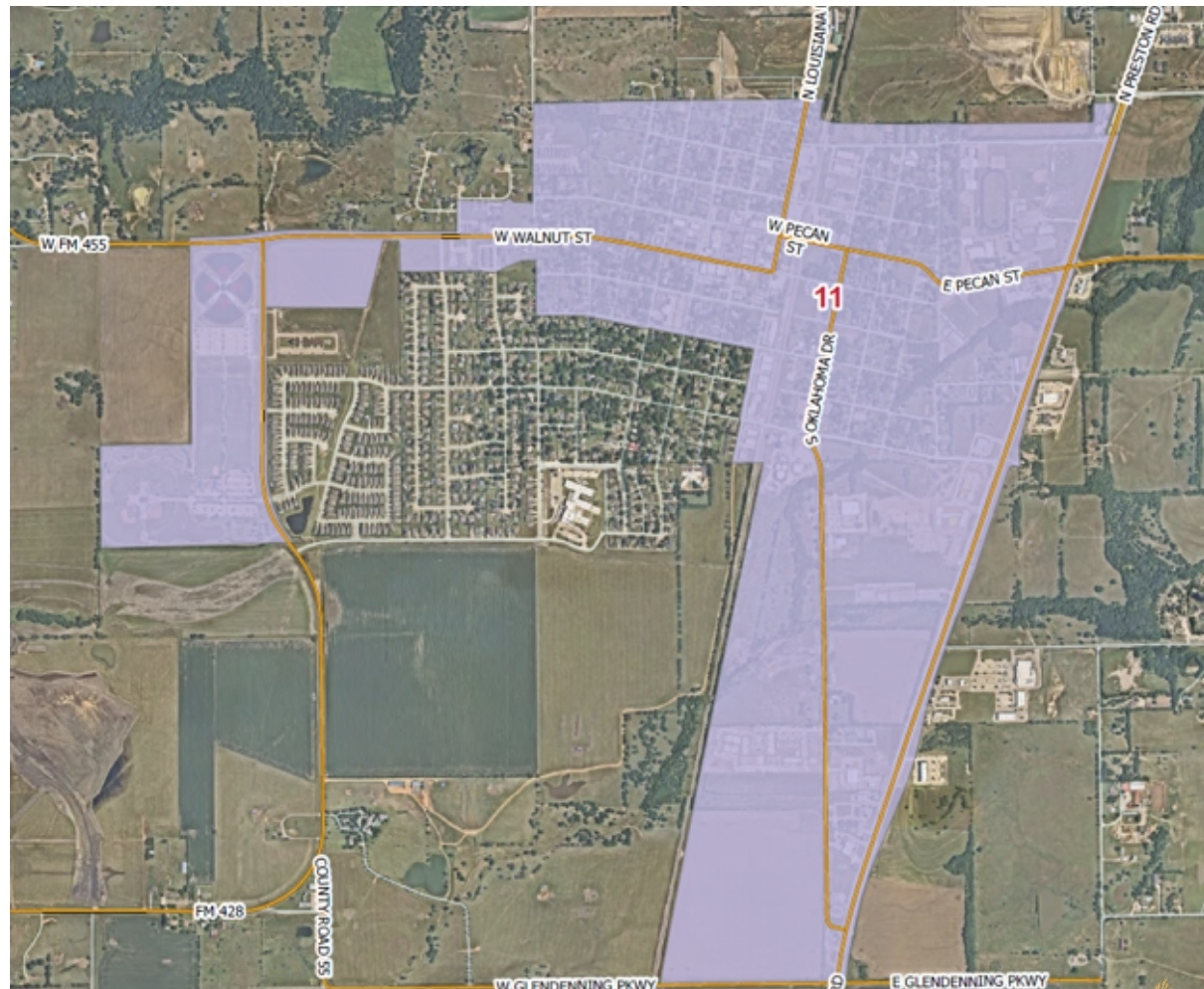
July 14, 2026

Karla Stovall

Assistant City Manager

TIRZ # 11

- Established December 12, 2017
- Property tax and Sales tax TIRZ
- Participants and Rates
 - Property Tax
 - Celina - 100%
 - Collin County - 50%
 - Sales Tax
 - Celina EDC - 1/2 of 0.5% Sales Tax
 - Celina CDC - 1/2 of 0.5% Sales Tax



TIRZ #11 Revenue, Expenditures, and Change in Fund Balance

	2023 - 2024 Actual	2024-2025 Actual	2025 - 2026 Adopted	2025-2026 Amended	2025-2026 Estimated	Proposed 2026-2027
Fund Balance, Beginning of Year	\$ 308,506	\$ 1,009,697	\$ 2,143,448	\$ 2,075,877	\$ 2,075,877	\$ 1,990,745
Revenues						
Intergovernmental Revenue	\$ 1,261,210	\$ 1,598,001	\$ 2,068,620	\$ 2,068,620	\$ 1,956,686	\$ 2,250,189
Interest Income	25,416	53,612	30,000	30,000	22,768	22,768
Total Revenues	\$ 1,286,626	\$ 1,651,613	\$ 2,098,620	\$ 2,098,620	\$ 1,979,454	\$ 2,272,957
Expenditures						
Downtown Improvement Projects	\$ 400,000	\$ 585,434	\$ -	\$ 2,039,000	\$ 2,025,586	\$ -
Kingsman 2.0 Project	-	-	-	-	-	1,700,000
Downtown Square Design	-	-	-	-	-	400,000
Administrative Services	-	-	-	39,000	39,000	39,000
Total Expenditures	\$ 400,000	\$ 585,434	\$ -	\$ 2,078,000	\$ 2,064,586	\$ 2,139,000
Total available resources less expenditures	\$ 1,195,131	\$ 2,075,877	\$ 4,242,068	\$ 2,096,497	\$ 1,990,745	\$ 2,124,702
Other Financing Sources (Uses)						
Transfers In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers Out	(185,434)	-	-	-	-	-
Total other financing sources (uses)	\$ (185,434)	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance, End of Year	\$ 1,009,697	\$ 2,075,877	\$ 4,242,068	\$ 2,096,497	\$ 1,990,745	\$ 2,124,702

Annual Expenditure Authorization

- Proposed Expenditures
 - Project Kingsmen 2.0 \$1,700,000
 - Design of Downtown Square \$400,000
 - Administrative Services \$39,000
- FY 2027 projected ending fund balance of \$2,124,702
- TIRZ No. 11 Board of Directors and City Council will consider this authorization on July 14, 2026



Questions?

RESOLUTION 2026-_____ R

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 and a Final Project Plan for Tax Increment Reinvestment Zone Number Eleven, City of Celina, Texas; and

WHEREAS, the Board of Directors of Tax Increment Reinvestment Zone Number Eleven, 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 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 hereby authorizes and approves certain expenditures for Project Kingsmen 2.0 \$1,700,000.00, for the design of the Downtown Square \$400,000.00, and administrative services for \$39,000.00 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.

DULY PASSED AND APPROVED by the Board of Directors of Tax Increment Reinvestment Zone Number Eleven of the City of Celina, Texas, this the 14th day of July 2026.

Ryan Tubbs, Chair

ATTEST:

Ashley Owens, City Secretary