



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
TUESDAY, JANUARY 9, 2018 AT 5:03 PM**

AGENDA

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Celina Police Association-Gift Presentation on behalf of the Main Street Advisory Board. (Barton)
- B. New employee introductions. (Griggs) (Laumer)
- C. Discussion regarding Splash and Blast event. (Matehuala)
- D. Discussion regarding revisions to Preston Road Overlay. (Jackson)
- E. Discussion regarding Strategic Plan. (Laumer)
- F. Discussion regarding any and/or all agenda items.

III. EXECUTIVE SESSION:

- A. The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.071, Consultation with Attorney, on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter.
- B. Discussion regarding South East Sector project and settlement negotiations. (Johnson)

Reconvene Into Open Session
- C. Consider and act upon any items discussed in executive session.

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

VI. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign the "Speaker List" with the City Secretary. 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.

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

VII. 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. City Council - Regular Meeting - Dec 12, 2017 5:00 PM

- B. Consider and act upon a Construction Plat, being an approximate 18.74 acre tract of land situated in the Collin County Land Survey, Abstract No. 167, generally located west of the BNSF Railroad, east of Dallas Parkway, north and west of CR 53, and south of CR 55. (Burnco Construction Plat) (Rodriguez)
- C. Consider and act upon a Final Plat for the Staley Addition, being an approximately 2 acre tract of land situated in the Collin County School Land Survey, Abstract No. 170, City of Celina, Collin County, Texas. The property is generally located west of the BNSF Railroad, east of North Louisiana Drive, North of Malone Street, and south of CR 95. (Staley Final Plat) (Rodriguez)
- D. Consider and act upon a petition from GBT Celina 10 LLC for the voluntary annexation of an approximately 10.346 acre tract of land situated in the M.L. Ousley, J.C. Floyd, and J.M. Floyd Survey, Abstract No. 1053, Collin County, Texas and set two public hearing dates on February 13, 2018 at 5:00 p.m. and on March 13, 2018 at 5:00 p.m. at 112 N. Colorado St., Celina, TX 75009, The property is generally located north of CR 95, west of Business 289, and south of CR 994. (Celina 10 Annexation) (Rodriguez)
- E. Consider and act upon a petition from Rene Bates for the voluntary annexation of an approximately 61.035 acre tract of land situated in the McKenzie Wilhite Survey, Abstracts 1008 and 1009 and set two public hearing dates on February 13, 2018 at 5:00 p.m. and on March 13, 2018 at 5:00 p.m. at 112 N. Colorado St., Celina, TX 75009, the property is generally located south of Choate Parkway, east of Preston Road, west of FM 2478 and north of Ownsby Parkway. (Overlook at Wilson Creek Annexation) (Rodriguez)
- F. Consider and act upon an agreement by and between the State of Texas and the City of Celina for the furnishing, installation and maintenance of traffic signal preemption equipment. (Johnson)
- G. Consider and act upon a resolution of the City Council of the City of Celina, Texas, authorizing the City Manager, adding the Accounting Manager and removing the Interim City Manager, to sign checks and drafts on city accounts. (Toutouchian)
- H. Consider and act upon approval of an updated Investment Policy for the City of Celina, Texas. (Toutouchian)
- I. Consider and act upon approval for a Debt Management Policy for the City of Celina, Texas. (Toutouchian)
- J. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving the Final Project and Reinvestment Zone Financing Plan for Reinvestment Zone Number Nine, City of Celina, Texas. (The Columns) (DeBuff)

- K. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving the Final Project and Reinvestment Zone Financing Plan for Reinvestment Zone Number Ten, City of Celina, Texas. (Chalk Hill) (DeBuff)
- L. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving the Final Project and Reinvestment Zone Financing Plan for Reinvestment Zone Number Eleven, City of Celina, Texas. (Downtown) (DeBuff)
- M. Consider and act upon a resolution of the City Council of the City of Celina, Texas, ordering and calling a General Election for the purpose of electing a council member for Place 2 and a council member for Place 3 for three (3) year terms each; authorizing a joint election with the Collin County Elections Administrator, Denton County Elections Administrator and the political subdivisions located entirely or partially inside the boundaries of Denton County and Celina Independent School District Board of Trustees to be held on May 5, 2018. (Faulkner)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending ordinance no. 2006-57, as heretofore amended, the same being the comprehensive zoning ordinance, and amending the official zoning map of the city by designating the zoning an approximately 18.74 acre tract of land, situated in the Collin County School land Survey, Abstract No. 167, from AG to a Planned Development with a base zoning designation of HI, Heavy Industrial, that is approximately, the property is generally located west of the BNSF Railroad, south of the future Collin County Outer Loop, north of CR 53, and east of CR 52. (Burnco PD) (Rodriguez)

IX. ACTION ITEM:

- A. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, amending the budget for the fiscal year 2017-2018. (personnel) (Toutounchian)

X. 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.

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551. "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 ____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."



Vicki Faulkner, TRMC
City Secretary, City of Celina, TX

Date Notice Removed



Mainstreet Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Rebecca Barton, Downtown Development Manager
Date: January 9, 2018
Re: Celina Police Association-Gift Presentation on behalf of the Main Street Advisory Board.

Action Requested:

Celina Police Association-Gift Presentation on behalf of the Main Street Advisory Board. (Barton)

Background Information:

The Main Street Advisory Board would like to thank the Celina Police Department and the Celina Police Association for their support and protection of Celina's historic downtown including the businesses, the residents, the public space, and the community during events. The downtown is the heart of the city and without protection it would not flourish. As a token of gratitude from the board, we present a gift of \$1,000.00 to the Celina Police Association and its fundraising efforts in support of the Celina Police Department.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

N/A

Staff Recommendation:



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Ben Rodriguez, Senior Planner
Date: January 9, 2018
Re:

Action Requested:

Discussion regarding revisions to Preston Road Overlay District.

Staff Recommendation:



Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Catherine Oduro, Engineer
CC: Vicki Faulkner, City Secretary
Date: January 9, 2018
Re:

Action Requested:

Discussion regarding South East Sector project and settlement negotiations. (Johnson)

Background Information:

Discussion associated with SE Sector project

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

Supporting Documents:

Staff Recommendation:



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
TUESDAY, DECEMBER 12, 2017 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived	Departed
Mindy Koehne	City of Celina	Place 5	Present		
Andy Hopkins	City of Celina	Place 3	Present		
Bill Webber	City of Celina	Place 1	Present		
Carmen Roberts	City of Celina	Place 4	Present		
Chad Anderson	City of Celina	Place 6	Present		
Wayne Nabors	City of Celina	Place 2	Absent		
Sean Terry	City of Celina	Mayor	Present		6:38 PM

Mayor Terry called the meeting to order at 5:00 PM.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Recognize Volunteer Fireman Jimmy Hollandsworth. (Metdker)

Fire Chief Mark Metdker awarded Jimmy and his wife Helen Hollandsworth with a presentation axe for over 40 years of service to the Celina Volunteer Fire Department.

B. Discussion regarding hands-free devices. (Griggs/DeBuff)

General discussion took place with a noted desire to consider an ordinance regulating driver distractions.

C. Discussion regarding any and/or all agenda items.

No other items were discussed.

III. EXECUTIVE SESSION:

The City Council adjourned into Executive Session at 5:15 p.m with City Manager Jason Laumer and City Attorney Lance Vanzant.

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.071, Consultation with Attorney, on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter to discuss the following:

A. Residential replats in Summerview Country Estates

Minutes Acceptance: Minutes of Dec 12, 2017 5:00 PM (Minutes Approval)

Reconvene Into Open Session:

The City Council reconvened into Open Session at 5:41 p.m.

B. Consider and act upon any items discussed in executive session.

No action was taken out of Executive Session.

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of Allegiance. Paul DeBuff gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:**VI. OPEN FORUM:**

Dale Bainum of 3541 Heritage Trail said he thought Consent Item "I" had too many people with access to sign city checks.

VII. CONSENT AGENDA:

Councilman Hopkins moved to approve the Consent Agenda and table Item I.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Mindy Koehne, Place 5
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

A. Minutes Approval:

1. City Council - Regular Meeting - Nov 14, 2017 5:00 PM
2. City Council - Worksession - Nov 30, 2017 3:00 PM
3. City Council - Special Meetings - Nov 21, 2017 5:00 PM, Nov 30, 2017 2:59 PM

B. Consider an act upon an agreement by and between the City of Celina and Collin County for Dispatch Services. (Metdker)**C. Consider and act upon a Final Plat for The Homestead at Ownsby Farms Phase 1, contingent on staff's comments, being a ±72.55 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, containing 205 residential lots and 11 open space lots, located west of Preston Road, south of Ownsby Parkway, east of the BNSF Railroad, and north of Frontier Parkway. (Ownsby Farms Phase 1 Final Plat) (Rodriguez)****D. Consider and act upon an ordinance of the city of Celina, Texas, adopting the annexation of certain territories contiguous to and adjoining the city of Celina, Texas, to wit being a 63.154 acre tract of land situated in the I.C. Williams survey, Abstract no. 943, Collin County, Texas. The property is generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428. (Glendenning Parkway) (Dickerson Annexation) (Rodriguez)**

(2017-130)

Minutes Acceptance: Minutes of Dec 12, 2017 5:00 PM (Minutes Approval)

- E. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a date, time and place (Tuesday, January 9, 2018 at 5:00 PM & February 13, 2018 at 5:00 PM) for public hearings on the proposed voluntary annexation of a ± 10.936 acre tract of land located in the Hugh C. Roth Survey, Abstract Number 765 and the J.K. Rice Survey, Abstract Number 767. The property is generally located south of CR 94, east of Preston Road, west of CR 97, and north of FM 455. (Rodriguez)

(2017-208R)

- F. Consider and act upon an ordinance of the City of Celina, Texas, repealing Ordinance No. 2017-86 annexing certain territories contiguous to and adjoining the City of Celina, Texas, to wit being a ± 10.684 tract of land generally located east of Smiley road, west of County Road 6, south of FM 428, north of Carey Road; and being more particularly described by metes and bounds in exhibit "A" and graphically depicted in exhibit "B" attached hereto and incorporated herein. (Rodriguez)

(2017-131)

- G. Consider and act upon an agreement by and between the City of Celina and MuniCap, Inc. for administrative services related to Public Improvement Districts. (Toutounchian)

- H. Consider and act upon a resolution declaring an expectation to reimburse expenditures with proceeds of future debt, and all matters incident and related thereto. (Toutounchian)

(2017-209R)

- I. Item Pulled from Consent

- J. Consider and act to authorize the City Manager to execute a contract between the City of Celina and Pipeline Analysis, LLC in the amount of \$184,186.28 for professional services relating to a sanitary sewer evaluation study. (Fourmentin)

- K. Consider and act to authorize the City Manager to negotiate and execute a lease agreement by and between the City of Celina and New Cingular Wireless PCS, LLC located at the Light Farms Elevated Storage Tower. (Laumer)

- L. Consider and act to authorize the City Manager to execute a contract by and between the City of Celina and Felix Construction Company in the amount of \$5,193,349 for the construction of improvements to the Celina Road and Downtown Pump Stations. (Fourmentin)

- M. Consider and act to authorize the city manager to execute an agreement by and between the City of Celina and Centurion to pay the City \$162,075.31 for regional sewer. (Johnson)

- N. Consider and act to authorize the city manager to execute an agreement by and between the City of Celina and Light Farms for the City to pay \$112,809.65 for regional sewer construction. (Johnson)

- O. Consider and act upon a resolution dedicating funds received from Ground and Tower Lease Agreements to a Community Integrity and Landscape Fund. (Laumer)

(2017-210R)

Minutes Acceptance: Minutes of Dec 12, 2017 5:00 PM (Minutes Approval)

- P. Consider and act to authorize the City Manager to negotiate and execute a Professional Services Agreement by and between the City of Celina and LW's Towing for Wrecker Services. (Wrecker Service Agreement) (DeBuff)
- Q. Consider and act to authorize the City Manager to negotiate and execute a Professional Services Agreement by and between the City of Celina and VAI Architects, Inc. for Architectural Services in an amount not to exceed \$33,000. (VAI Architectural) (DeBuff)

ITEMS MOVED FROM CONSENT AGENDA:

- R. Consider and act upon a resolution of the City Council of the City of Celina, Texas, authorizing the Mayor, Council Members, City Manager, City Secretary, Accounting Manager and City Treasurer to sign checks and drafts on city accounts. (Toutounchian)

RESULT:	TABLED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Mindy Koehne, Place 5
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending ordinance no. 2006-57, as heretofore amended, the same being the comprehensive zoning ordinance, and amending the official zoning map of the city by designating the zoning of land that is ±63.15 acre tract of land located in the I.C. Williams survey, Abstract 943, City of Celina, Collin County, Texas; as PD #87 with a base zoning designation of SF-R. both properties are generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428. (Greenway 63 PD) (Jackson)

(2017-132) Mayor Terry opened the hearing at 5:49 p.m. Ryland Yowell of Provident Realty (developer) answered questions about the mews and parking issues. No public comment was received. The hearing was closed at 5:58 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Webber, Place 1
SECONDER:	Andy Hopkins, Place 3
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

- B. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending ordinance no. 2006-57, as heretofore amended, and amending the official zoning map of the city by designating the zoning of land that is ±.32 acre tract of land situated in the Celina Original Donation, lot 17 and 18, block 7, and more specifically defined as 203 W. Pecan and 206 N. Louisiana as PD #88 with a base designation of HD, Historic District. The property is generally located at the northwest corner of North Louisiana Drive and West Pecan St. (Firehouse PD) (Rodriguez)

(2017-133) Mayor Terry opened the hearing at 5:58 p.m. Owner Jim Scano, 203 W. Pecan, spoke a little about his plans for the building. No public comment was received. The hearing was closed at 6:01 p.m.

Minutes Acceptance: Minutes of Dec 12, 2017 5:00 PM (Minutes Approval)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Webber, Place 1
SECONDER:	Andy Hopkins, Place 3
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

- C. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending ordinance no. 2006-57, as heretofore amended, and amending the official zoning map of the city by designating the zoning of land that is $\pm$ 1.178 acre tract of land located in the Celina Original Donation, lot 1, block 51, City of Celina, Collin County, Texas. The property is generally located at the southwest corner of East Pecan Street and New Mexico Dr. (Pecan Street PD) (Rodriguez)

(2017-134) Mayor Terry opened the hearing at 6:01 p.m. No public comment was received. The hearing was closed at 6:08 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Bill Webber, Place 1
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

- D. The Celina City Council will conduct a public hearing to consider testimony and act upon a residential replat in Summerview Country Estates, being a 2.578 acre tract of land situated in the Levin Routh Survey, Abstract No. 779, Collin County, Texas. The property is generally located east of CR 1224, west of Summerview Lane, and north of Choate Parkway. (Summerview West Replat) (Rodriguez)

Mayor Terry opened the hearing at 6:08 p.m. Those speaking in opposition were: Sandy Schmidt, 5277 CR 87, asked the council to table this item as it is a violation of their CCR. Rebecca Cucouatz, 5152 Summerview, said she did not get a letter. Ken Huston, 5159 CR 87, asked the city to deny the request as it is in violation of the CCR. Dianne Baxter, 1414 Choate Parkway, said she doesn't know how this can be changed and stated they are following the rules.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Chad Anderson, Place 6
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

- E. The Celina City Council will conduct a public hearing to consider testimony and act upon a residential replat in Summerview Country Estates, being a 3.247 acre tract of land situated in the Levin Routh Survey, Abstract No. 779, Collin County, Texas. The property is generally located east of Summerview Lane and north of Choate Parkway. (Summerview East Replat) (Rodriguez)

Mayor Terry opened the hearing at 6:22 p.m. Those speaking in opposition were: Joe Williams, Lot 5, Block B, said he is seeking the city's help to table this item so that an attorney can do an injunction. Rebecca Cucouatz, 5152 Summerview. Ken Huston, 5159 CR 87, asked a few questions for clarification and for how much time the city had to approve this. Sandy Schmidt, 5277 CR 87, asked the council again to table so that they can get more information.

RESULT: APPROVED [UNANIMOUS]
MOVER: Bill Webber, Place 1
SECONDER: Andy Hopkins, Place 3
AYES: Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT: Nabors

- F. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending the City's Code of Ordinances Chapter 14: Zoning, Article 14.03: Zoning Districts, Section 14.03.007: RO, Retail and Office District. (RO, Retail Office District Amendments) (Rodriguez)

(2017-135) Mayor Terry left the meeting at this time. Mayor Pro Tem Anderson opened the hearing at 6:36 p.m. No public comment was received. The hearing was closed at 6:40 p.m.

RESULT: APPROVED [UNANIMOUS]
MOVER: Andy Hopkins, Place 3
SECONDER: Carmen Roberts, Place 4
AYES: Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT: Nabors

- G. The Celina City Council will conduct a public hearing to consider testimony on the creation of a Tax Increment Reinvestment Zone consisting of ±687 acres generally located west of Preston Road and north of W. Glendenning Pkwy, and act upon an ordinance of the City Council of the City of Celina, Texas, designating a contiguous geographic area within the city as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Tax Increment Reinvestment Zone Number Eleven, City of Celina, describing the boundaries of the zone; creating a Board of Directors for the Zone; establishing a Tax Increment Fund of the Zone. (Downtown TIRZ #11) (DeBuff)

(2017-136) Mayor Pro Tem Anderson opened the hearing at 6:40 p.m. David Pettit with David Pettiti Economic Development Consultants presented information on the proposed TIRZ. No public comment was received. The hearing was closed at 6:48 p.m.

RESULT: APPROVED [UNANIMOUS]
MOVER: Andy Hopkins, Place 3
SECONDER: Carmen Roberts, Place 4
AYES: Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT: Nabors

- H. The Celina City Council will conduct a public hearing to consider testimony and act upon a resolution dissolving the Chalk Hill Public Improvement District No. 1 in accordance with Chapter 372 of the Texas Local Government Code; a ±97 acre tract of land generally located east of Preston Road, north of County Road 105, and south of County Road 102. (Chalk Hill PID #1) (DeBuff)

(2017-211R) Mayor Pro Tem Anderson opened the hearing at 6:49 p.m. No public comment was received. The hearing was closed at 6:49 p.m.

RESULT: APPROVED [UNANIMOUS]
MOVER: Andy Hopkins, Place 3
SECONDER: Carmen Roberts, Place 4
AYES: Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT: Nabors

- I. The Celina City Council will conduct a public hearing to consider testimony and act upon a resolution authorizing and creating the Chalk Hill Public Improvement District No. 2 in accordance with Chapter 372 of the Texas Local Government Code; a ±95 acre tract of land generally located east of Preston Road, north of County Road 105, and south of County Road 102. (Chalk Hill PID #2) (DeBuff)

(2017-212R) Mayor Pro Tem Anderson opened the hearing at 6:49 p.m. No public hearing was received. The hearing was closed at 6:50 p.m.

RESULT: APPROVED [UNANIMOUS]
MOVER: Andy Hopkins, Place 3
SECONDER: Bill Webber, Place 1
AYES: Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT: Nabors

IX. ACTION ITEM:

- A. Consider and act upon a resolution of the City of Celina, Texas determining the costs of certain authorized improvements to be financed by The Columns Public Improvement District; approving a preliminary service plan and assessment plan, including proposed assessment rolls; calling a regular meeting and noticing a public hearing for February 13, 2018 to consider an ordinance levying assessment rolls with the City Secretary to make available for public inspection; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto. (The Columns PID Project Costs) (DeBuff)

(2017-213R)

RESULT: APPROVED [UNANIMOUS]
MOVER: Andy Hopkins, Place 3
SECONDER: Carmen Roberts, Place 4
AYES: Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT: Nabors

- B. Consider and act upon a resolution of the City of Celina, Texas determining the costs of certain authorized improvements to be financed by the Chalk Hill Public Improvement District No. 2; approving a preliminary service plan and assessment plan, including proposed assessment rolls; calling a regular meeting and noticing a public hearing for February 13, 2018 to consider an ordinance levying assessment rolls with the City Secretary to make available for public inspection; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto. (Chalk Hills PID Project Costs) (DeBuff)

(2017-214R)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Bill Webber, Place 1
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

- C. Consider and act upon an ordinance amending the City's Code of Ordinances, Appendix A, Fee Schedule, to adopt revised fees for building permits and inspections, plan review fees, water and sewer rates, garbage collection and development review fees. (Hernandez)

(2017-137)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Bill Webber, Place 1
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

X. **ADJOURNMENT:**

There being no further comment Mayor Pro Tem Anderson adjourned the meeting at 6:54 p.m.

Sean Terry, Mayor

Vicki Faulkner, TRMC
City Secretary, City of Celina, Texas

Date Minutes Approved

Minutes Acceptance: Minutes of Dec 12, 2017 5:00 PM (Minutes Approval)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Senior Planner
 CC: Jason Laumer, City Manager
 Date: January 9, 2018
 Re: Burnco Construction Plat

Action Requested:

Consider and act upon a Construction Plat, being an approximate 18.74 acre tract of land situated in the Collin County Land Survey, Abstract No. 167, generally located west of the BNSF Railroad, east of Dallas Parkway, north and west of CR 53, and south of CR 55. (Burnco Construction Plat) (Rodriguez)

Background Information:

The Planning & Zoning Commission approved an Extraterritorial Jurisdiction General Development Plan for the Burnco property in February 2017. The property was also recently a part of an involuntary annexation that was approved by City Council on November 21, 2017. Since the planning of this proposed concrete batch plant started prior to annexation proceedings, the use is vested. The owner has also ensured the site meets city standards.

Staff has reviewed the proposed Construction Plat for Burnco and determined that it meets all requirements.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

Plat Exhibit

Staff Recommendation:

Staff recommends approval pending all outstanding comments are addressed prior to City Council.



Packet Pg. 1

[illegible][illegible]

SHEET 4 OF 34 FOR SITE EXPLODED VIEW OF LOT 2	ADDITIONAL SURVEYING INFORMATION CAN BE FOUND SHEETS 2 OF 34, 31 OF 34, F 34, 33 OF 34 AND 34 OF 34	BURNCO CELINA OP TRICYCLE LANE TE 18.74 ACRE
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SHEET 3 OF 34	<i>SITE PLAN BURNCO ADDITION</i> <i>BLOCK A, LOT 1 AND LOT 2</i> <i>COLLIN COUNTY, TX (18.74 ACRES TOTAL)</i> BURNCO TEXAS L.L.C. - CELINA OPERATIONS 11600 BLOCK COUNTY ROAD 53 CELINA, COLLIN COUNTY, TEXAS 75009	ENGINEERS SEAL



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Ben Rodriguez, Senior Planner
CC: Jason Laumer, City Manager
Date: January 9, 2018
Re: Staley Final Plat

Action Requested:

Consider and act upon a Final Plat for the Staley Addition, being an approximately 2 acre tract of land situated in the Collin County School Land Survey, Abstract No. 170, City of Celina, Collin County, Texas. The property is generally located west of the BNSF Railroad, east of North Louisiana Drive, North of Malone Street, and south of CR 95. (Staley Final Plat) (Rodriguez)

Background Information:

Staff has reviewed the proposed Final Plat for the Staley Addition and determined that it meets all requirements.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

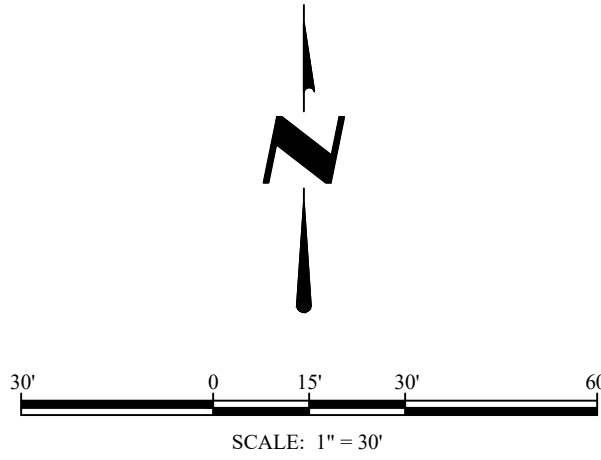
N/A

Supporting Documents:

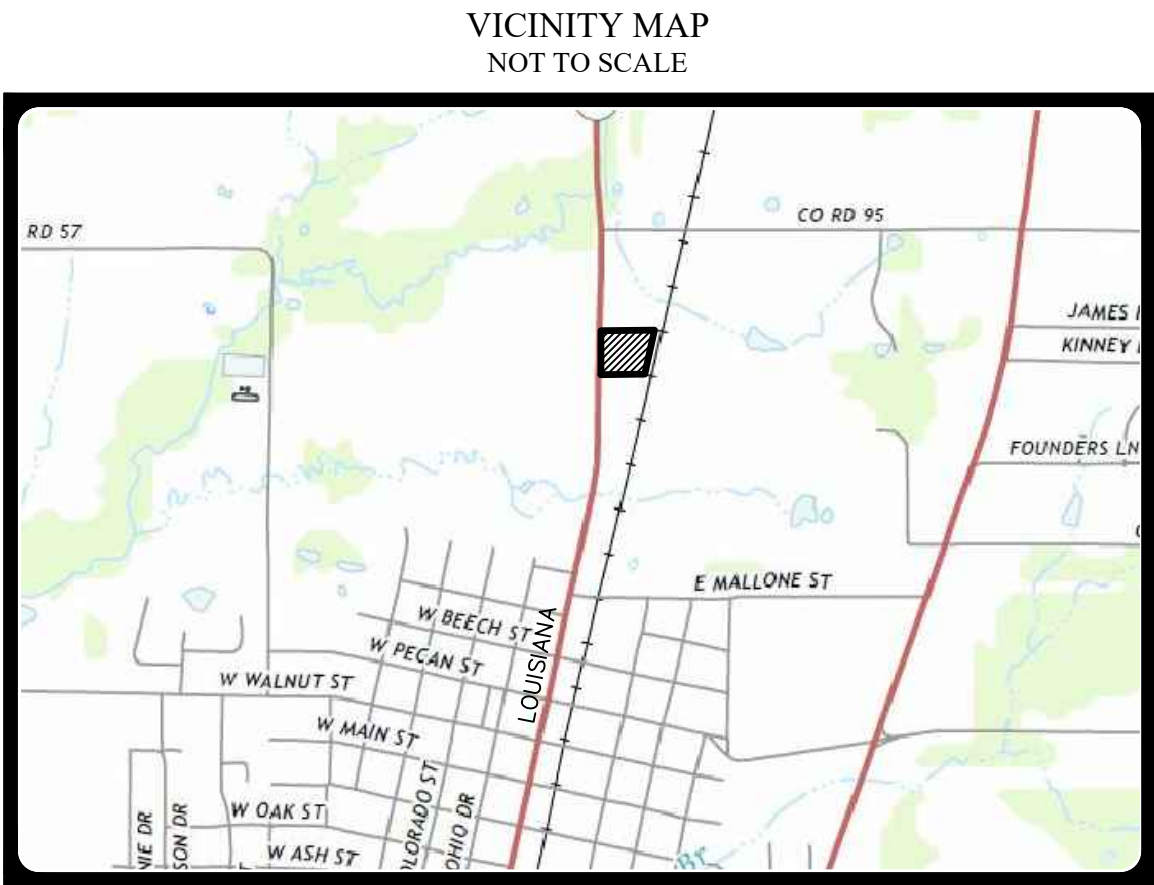
Plat Exhibit

Staff Recommendation:

Staff recommends approval pending all outstanding comments are addressed prior to City Council.



- LEGEND OF ABBREVIATIONS**
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
 - ROW RIGHT OF WAY
 - IRS IRON ROD SET
 - C.M. CONTROLLING MONUMENT



STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peebles, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 12/5/2017

Mark N. Peebles, R.P.L.S.
No. 6443

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peebles, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Staley Enterprises, Inc. is the owner of a 2,000 acre tract of land situated in the Collin County School Land Survey, Abstract No. 170, City of Celina, Collin County, Texas, being that same tract of land described to Staley Enterprises, Inc. by deed recorded in Instrument No. 20151218001578630 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows: (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.00015271):

BEGINNING at a 1/2 inch rebar found for the Southwest corner of a tract of land described to Fini Enterprises, Inc. by deed recorded in Document No. 92-0055408 of the Deed Records of Collin County, Texas, lying on the East right-of-way line of N. Louisiana Drive (variable width right-of-way) (Business Highway 289) same being the Northwest corner of said Staley Enterprises, Inc. tract;

THENCE North 89 Degrees 20 Minutes 24 Seconds East, with the South line of said Fini Enterprises, Inc. tract, a distance of 341.74 feet to a 1/2 inch rebar found for the Southeast corner of said Fini Enterprises, Inc. tract, lying on the East right-of-way line of the St. Louis & S.F. Railroad, same being the Northeast corner of said Staley Enterprises, Inc. tract;

THENCE South 12 Degrees 26 Minutes 03 Seconds West, with the West right-of-way line of said railroad, a distance of 287.89 feet to a 1/2 inch rebar found for the Northeast corner of a tract of land described to Roy Perrin and Sandra Perrin by deed recorded in Document No. 20070430000576310 of the Official Public Records of Collin County, Texas, same being the Southeast corner of said Staley Enterprises, Inc. tract;

THENCE South 89 Degrees 20 Minutes 24 Seconds West, with the North line of said Perrin tract, a distance of 279.52 feet to a 1/2 inch rebar found for the Southwest corner of said Staley Enterprises, Inc. tract and lying on the East right-of-way line of said N. Louisiana Drive;

THENCE North 00 Degrees 02 Minutes 47 Seconds West, departing the North line of said Perrin tract, and with the East right-of-way line of said N. Louisiana Drive, a distance of 280.42 feet to the **POINT OF BEGINNING** and containing 87,102 square feet or 2,000 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Staley Enterprises, Inc., acting herein by and through its duly authorized officer, does hereby certify and adopt this plat designating the herein above described property as **LOT 1, BLOCK 1, STALEY ADDITION**, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the city council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat is made subject to the following Reservation: For grantor and Grantor's Heirs, Successors, and assigns Forever: A Reservation of oil, gas, and other minerals in and under that may be produced from the property.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

For: **Staley Enterprises, Inc.**

By: _____
_____, Authorized Agent

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

PROPERTY LOCATION STATEMENT:

This property is located in the corporate limits of the City of Celina, Collin County, Texas.

Signature of Mayor _____ Date of Approval _____
ATTEST:

City Secretary _____ Date _____

ENGINEER

Kirkman
ENGINEERING

4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

OWNER

STALEY ENTERPRISES, INC.
919 N. LOUISIANA DRIVE
CELINA, TX 75009

WINDROSE
LAND SURVEYING | PLATTING

220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DRAWN BY: E.R. DATE: 07/10/2017 CHECKED BY: M.P. JOB NO.: C1707160-2

FINAL PLAT
LOT 1, BLOCK 1
STALEY ADDITION
CONTAINING 1 COMMERCIAL LOT
TOTALING 2,000 ACRES
OUT OF THE COLLIN COUNTY SCHOOL
LAND SURVEY, ABSTRACT NO. 170
CITY OF CELINA, COLLIN COUNTY,
TEXAS



Planning and Zoning Commission
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Senior Planner
 CC: Jason Laumer, City Manager
 Date: January 9, 2018
 Re: Celina 10 Annexation

Action Requested:

Consider and act upon a petition from GBT Celina 10 LLC for the voluntary annexation of an approximately 10.346 acre tract of land situated in the M.L. Ousley, J.C. Floyd, and J.M. Floyd Survey, Abstract No. 1053, Collin County, Texas and set two public hearing dates on February 13, 2018 at 5:00 p.m. and on March 13, 2018 at 5:00 p.m. at 112 N. Colorado St., Celina, TX 75009, The property is generally located north of CR 95, west of Business 289, and south of CR 994. (Celina 10 Annexation) (Rodriguez)

Background Information:

Below is the anticipated annexation schedule for the property:

Tuesday, January 9, 2017 - City Council acts on a resolution to set the public hearing dates;
 Tuesday, February 13, 2018 - First Public Hearing held
 Tuesday, March 13, 2018 - Second Public Hearing Held
 Tuesday, March 13, 2018 - City Council acts on an ordinance annexing the property.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

- Annexation Petition

Staff Recommendation:

Staff recommends approval as presented



Planning and Zoning Commission
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Senior Planner
 CC: Jason Laumer, City Manager
 Date: January 9, 2018
 Re: Overlook at Wilson Creek Annexation

Action Requested:

Consider and act upon a petition from Rene Bates for the voluntary annexation of an approximately 61.035 acre tract of land situated in the McKenzie Wilhite Survey, Abstracts 1008 and 1009 and set two public hearing dates on February 13, 2018 at 5:00 p.m. and on March 13, 2018 at 5:00 p.m. at 112 N. Colorado St., Celina, TX 75009, the property is generally located south of Choate Parkway, east of Preston Road, west of FM 2478 and north of Ownsby Parkway. (Overlook at Wilson Creek Annexation) (Rodriguez)

Background Information:

Below is the anticipated annexation schedule for the property:

Tuesday, January 9, 2017 - City Council acts on a resolution to set the public hearing dates;
 Tuesday, February 13, 2018 - First Public Hearing held
 Tuesday, March 13, 2018 - Second Public Hearing Held
 Tuesday, March 13, 2018 - City Council acts on an ordinance annexing the property.

Board Review/Citizen Input:

n/a

Alternatives:

n/a

Financial Considerations:

n/a

Legal Review:

n/a

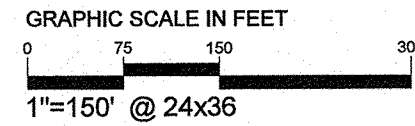
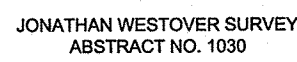
Supporting Documents:

Petition

Staff Recommendation:

Staff recommends approval as presented.

This document together with the concepts and designs presented herein as an instrument of service, is intended only for the specific



_____	PROPERTY LINE
-----	EASEMENT LINE
.....	ABSTRACT LINE

FIELD NOTE DESCRIPTION

BEING a tract of land situated in the McKenzie Wilhite Survey, Abstracts 1008 and 1009, Collin County, Texas, said tract being a remainder of that tract of land conveyed to Rene Bates, according to the document filed of record in Volume 3861, Page 2239, Land Records Collin County, Texas, said tract of land being more particularly described as follows:

BEGINNING at the northwest corner of that tract or land conveyed to Christopher Wesson Bosh and Adrienne Bosh, according to the document filed of record in Document Number 20131001001373380, Official Public Records Collin County, Texas, located in the east line of that tract conveyed to Tambros Land Company, LLC, according to the document filed of record in Document Number 20170106000022700, Official Public Records Collin County, Texas, from which a "PK NAIL" found for witness in Collin County Road 86 bears North 03°49'24" West, 0.50 feet,

THENCE North 00°49'54" West, generally with said road and the west line of the above mentioned Bates tract, a portion of the east line of said Tambros tract and passing at a distance of 210.00 feet to a "PK nail" found for the northeast corner of said Tambros tract, same being common with the southeast corner of that tract of land conveyed to Westgate 115 Investors, L.P., according to the document filed of record in Document Number 20130621000869270, Official Public Records Collin County, Texas and continuing with the east line of said Westgate tract, same being common with the west line of said Bates tract for a total distance of 2049.54 feet to a "PK nail" set in said common line for the most westerly northwest corner of this tract;

THENCE North 89°30'21" East, leaving said road and common line, over and across said Bates tract, a distance of 113.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for an interior "ell" corner of this tract;

THENCE North 00°49'54" West, a distance of 75.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the most easterly northwest corner of this tract and being in the south line of that tract of land conveyed to Celina Coit 49 Partners, LTD., according to the document filed of record in Document Number 20120612000700130, Official Public Records Collin County, Texas;

THENCE North 89°30'21" East, with said south line, a distance of 1140.10 feet to a 1/2" iron rod found in the west line of that tract of land conveyed to Celina Titus, LLC, according to the document filed of record in Instrument Number 20160401000388930, Official Public Records Collin County, Texas and being the southeast corner of said Celina Coit 49 Partners tract;

THENCE South 01°00'46" East, with said west line, a distance of 861.54 feet to a 1/2" iron rod found for the southwest corner of said Celina Titus tract, same being the northwest corner of that tract of land conveyed to Donald L. Vest, according to the document filed of record in Document Number 93-0016270, Deed Records Collin County, Texas;

THENCE South 01°06'13" East, with the west line of said Vest tract, a distance of 1257.62 feet to a 1/2" iron rod with red plastic cap stamped "KHA" set in said west line for the northeast corner of the above mentioned Bosh tract;

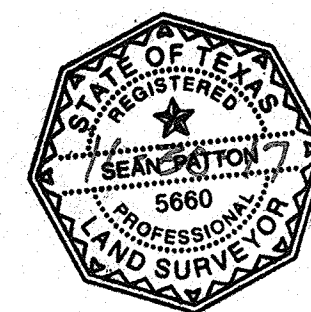
THENCE South 89°15'31" West, leaving said west line and with the north line of said Bosh tract, a distance of 1261.77 feet to the POINT OF BEGINNING and containing 61.035 acres of land, more or less.

Notes :

1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998922216.
2. According to Map No. 4808SC0120J, dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
3. This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
4. The area shown hereon is based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
5. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
6. Visible improvements/utilities were located with this survey, no subsurface probing, excavation or exploration was performed for this survey.



Sean Patton
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Ph. 972-335-3580
sean.patton@kimley-horn.com



BEING 61.035 ACRES
OUT OF THE
MCKENZIE WILHITE SURVEY, ABSTRACT NO. 1008 AND NO. 1009
CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER: Rente Bates 4660 County Road 1006 McKinney, TX 75071			DEVELOPER: Contract Development 106 Decker Dr. - Suite 310 Irving, TX 75062 Tel: (214) 212-6328 Contact: Terry W. Muth			ENGINEER/SURVEYOR:  13455 Noel Road Two Galleria Office Tower Suite 700, Dallas, TX 75240 Tel: (972) 770-1300 Contact: Judith S. Christ, P.E.		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	HP PROJECT NO.			A-1
J.S.C.	G.Q.H.	J.S.C.	AS SHOWN	NOVEMBER 2017	632222201			



Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Gabe Johnson, Director of Engineering
CC: Vicki Faulkner, City Secretary
Date: January 9, 2018
Re: Opticom Maintenance Agreement

Action Requested:

Consider and act upon an agreement by and between the State of Texas and the City of Celina for the furnishing, installation and maintenance of traffic signal preemption equipment. (Johnson)

Background Information:

TxDOT has approved the installation of two new traffic signals at CR 94 and Glendenning Parkway. It is the City's responsibility to furnish and install the traffic signal preemption equipment (opticom). The agreement covers furnishing, installation and maintenance of the opticom systems.

The opticom systems are utilized by both police and fire to trigger the signals to change in order to safely pass through intersections.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

Cost of the opticom systems will be the City's expense.

Legal Review:

The City Attorney will review the agreement for content and form.

Supporting Documents:

See attached

Staff Recommendation:

Approve

STATE OF TEXAS §

COUNTY OF TRAVIS §

**AGREEMENT FOR THE FURNISHING, INSTALLING AND MAINTENANCE OF TRAFFIC
SIGNAL PREEMPTION EQUIPMENT
AMENDMENT #2**

THIS AMENDMENT is made by and between the State of Texas, acting through the Texas Department of Transportation, called the State, and City of Celina, acting by and through its duly authorized officials, called the City.

W I T N E S S E T H

WHEREAS, the State and the City executed a contract on October 12th of 2012 to effectuate their agreement to allow the City or its contractor to install emergency vehicle preemption systems at the locations listed on Exhibit A-1; and,

WHEREAS, the City has requested to install emergency vehicle preemption systems at SH 289 at CR 93/CR 94 and SH 289 at Glendenning Pkwy; and,

WHEREAS, it has become necessary to amend that contract;

NOW THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties, the State and the City do agree as follows:

A G R E E M E N T

1. Description of Amended Items

Exhibit A-1 shall be voided in its entirety and replaced with Exhibit A-2.

All other provisions of the original contract are unchanged and remain in full force and effect.

2. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this agreement on behalf of the entity represented.

THIS AGREEMENT IS EXECUTED by the State and the Local Government in duplicate.

THE LOCAL GOVERNMENT

Signature

Typed or Printed Name

Title

Date

THE STATE OF TEXAS

James K. Selman, P.E.
Dallas District Engineer

Date

Attachment: 2018-01-09 SH 289 Opticom Maintenance Agreement - Amendment 2 (TxDOT Opticom Maintenance Agreement)

EXHIBIT A-2

SH 289 at FM 455
SH 289 at Carter Ranch Rd
SH 289 at Sunset Blvd
SH 289 at CR 88
SH 289 at CR 93/CR 94
SH 289 at Glendenning Pkwy

Attachment: 2018-01-09 SH 289 Opticom Maintenance Agreement - Amendment 2 (TxDOT Opticom Maintenance Agreement)



Finance Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Jay Toutounchian, Finance Director
Date: January 9, 2018
Re: Check Signing Resolution

Action Requested:

Consider and act upon a resolution of the City Council of the City of Celina, Texas, authorizing the City Manager, adding the Accounting Manager and removing the Interim City Manager, to sign checks and drafts on city accounts. (Toutounchian)

Background Information:

Recent changes in management have necessitated additions and deletions to the check signing policy on city accounts.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Staff Recommendation:

RESOLUTION NO. 2018 -R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ADDING AND AUTHORIZING THE CITY MANAGER AND CITY ACCOUNTING MANAGER AND REMOVING THE INTERIM CITY MANAGER, TO SIGN CHECKS AND DRAFTS ON CITY OPERATING ACCOUNT.

WHEREAS, there is a continuing need for the processing of the City's financial business;

WHEREAS, city disbursements/checks/drafts (payroll/accounts payable) are required to have two signatures, and

WHEREAS, it is not necessary for City Council approval to remit disbursements/checks/drafts that have been approved under the FY budget (payroll/accounts payable);

WHEREAS, named staff will sign on the operating account only;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS THAT THE NAMED CITY MANAGER, AND CITY ACCOUNTING MANAGER BE AUTHORIZED TO SIGN CHECKS AND DRAFTS AND THAT ALL OTHER PREVIOUSLY NAMED OFFICIALS BE REMOVED FROM THE AUTHORIZED LIST.

The following officials are authorized to sign checks and drafts on the operating account ending in 0258:

Mayor, Sean Terry

Councilman, Chad Anderson

City Manager, Jason Laumer

The following officials are authorized to sign checks and drafts on all city financial business:

City Treasurer, Jay Toutounchian

City Secretary, Vicki Faulkner

Accounting Manager, Patricia Martinez

PASSED AND APPROVED by the City Council of the City of Celina, Texas, on the 9th day of January, 2018.

Sean Terry, Mayor

Vicki Faulkner, City Secretary

Attachment: BANK SIGNATORY RESOLUTION 1-9-2018 (Check signing)



Finance Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Jay Toutounchian, Finance Director
Date: January 9, 2018
Re: Investment Policy.

Action Requested:

Consider and act upon approval of an updated Investment Policy for the City of Celina, Texas.
(Toutounchian)

Background Information:

The City is required under the Public Funds Investment Act (Chapter 2256 of the Texas Government Code) to adopt a formal written Investment Policy for the investment of public funds. This is an updated Investment Policy.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

Supporting Documents:

Investment Policy

Staff Recommendation:

CITY OF CELINA, TEXAS
INVESTMENT POLICY
January, 2018

CITY OF CELINA, TEXAS INVESTMENT POLICY

PREFACE

It is the policy of the City of Celina (the “City”) that after allowing for the anticipated cash flow requirements of the City and giving due consideration to the safety and risks of investments, all available funds shall be invested in conformance with these legal and administrative guidelines to obtain a market rate of return.

Effective cash management is recognized as essential to good fiscal management. An active cash management and investment policy will be pursued to take advantage of investment interest as a viable and material source of revenue for City funds. The City’s portfolio shall be designed and managed in a manner responsive to the public trust and consistent with state and local law. The City will invest public funds in a manner that will provide the maximum security and a market rate of return while meeting the daily cash flow demands of the City.

The City is required under the Public Funds Investment Act (Chapter 2256 of the Texas Government Code) to adopt a formal written Investment Policy for the investment of public funds. These policies serve to satisfy the statutory requirement (specifically the Public Funds Investment Act, Chapter 2256 of the Texas Government Code [the “Act”]) to define, adopt and review a formal investment strategy and policy.

**CITY OF CELINA
INVESTMENT POLICY
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Certification by Business Organization

1. PURPOSE. The purpose of this investment policy (the “Policy”) is to set forth specific investment policy and strategy guidelines for the City in order to achieve the goals of safety and liquidity, achieve a market rate of return, and maintain public trust in all investment activities. On an annual basis, the City Council shall review the investment strategy and policy and shall approve Policy revisions, if any, by formal resolution.

2. INVESTMENT STRATEGY. The City maintains a comprehensive and proactive cash management program that is designed to monitor and control all City funds to ensure maximum utilization and yield a market rate of return. (For the purpose of this policy, a “market rate of return” refers to the approximate interest rate that could be earned by an investor in a specific maturity range at any given point in time. For example, an investor seeking to earn a market rate of return while maintaining an investment portfolio with an average maturity of 90 days, would hope to earn approximately the same as a three-month agency discount note. If the investor earns a rate much higher than this, it might signal an inappropriate level of risk.) The basic and underlying strategy of this program is that all of the City’s funds are earning interest. It is the responsibility and obligation of the City to maintain a flexible approach and be prepared to modify the investment strategy as market conditions dictate. The investment strategy described is predicated on conditions as now exist and are subject to change. The investment strategy emphasizes low credit risk, diversification, and the management of maturities. The strategy also considers the expertise and time constraints of the investment officers. The allowable investment instruments as defined in Section 6 of this Policy reflect the avoidance of credit risk. Diversification refers to dividing investments among a variety of securities offering independent returns. This strategy uses local government investment pools to achieve diversification. The management of maturities refers to structuring the maturity dates of the direct investments so that, while funds are initially invested for a longer period of time, some investments mature as cash needs require.

2.1 The primary investment strategy and objectives of the City as specified in this Policy (See Section 4.) are listed below, in their order of importance:

- Safety and preservation of principal;
- Maintenance of sufficient liquidity to meet operating needs;
- Achieve a market rate of return on the investment portfolio; and
- Seek at all times to maintain public trust by adhering to the above stated objectives.

2.2 The list of investments authorized by this Policy intentionally excludes some investments allowed by state law. The restrictions limit possible credit risk and provide the maximum measure of safety. Within the investment objectives, the investment strategy is to utilize authorized investments for maximum advantage to the City. To increase the interest earnings for funds identified as being available for investment over longer periods of time based upon a cash requirements projection, the City will consider the following strategies:

2.2.1 Strategy No. 1. Diversifying the City’s investment opportunities through the use of local government investment pools and money market mutual funds as authorized by the City Council. An investment pool is an entity created to invest public funds jointly on behalf of its participants and whose investment objectives in order of priority match those objectives of the City. Funds are usually available from investment pools on a same-day basis, meaning the pools have a high degree of liquidity. Because of the size and expertise of their staff, investment pools are able to prudently invest in a variety of the investment types allowed by state law. In this manner, investment pools achieve diversification. Funds that may be needed on a short-term basis but that are in excess of the amount maintained at the depository bank are available for deposit in investment pools.

2.2.2 **Strategy No. 2.** Building a ladder of Investment Policy authorized securities with staggered maturities for all or part of the longer-term investable funds. The benefits of this ladder approach include the following:

- It is straight-forward and easily understood;
- It represents a prudent diversification method;
- All investments remain within the approved maturity horizon;
- It will normally allow the City to capture a reasonable portion of the yield curve; and
- It provides predictable cash flow with scheduled maturities and reinvestment opportunities.

2.2.3. **Strategy No. 3.** At this time, the City does not use an investment management firm. Should the City determine a need, the following strategy will apply:

Pursuant to the Public Funds Investment Act (Texas Government Code 2256.003), the City may, at its discretion, contract with an investment management firm registered under the Investment Advisors Act of 1940 (15 U.S.C. Section 80b-1 et seq.) and with the State Securities Board to provide for investment and non-discretionary management of its public funds or other funds under its control.

An appointed Investment Advisor shall act solely in an advisory and administrative capacity, within the guidelines of this Investment Policy. At no time shall the advisor take possession of securities or funds or otherwise be granted discretionary authority to transact business on behalf of the City. Any contract awarded by the City Council for investment advisory services may not exceed two years, with an option to extend by mutual consent of both parties.

Duties of the Investment Advisor shall include, but not be limited to, assistance in purchasing securities, securities clearance, producing required reports, pricing the portfolio, performing due diligence on broker/dealers, market monitoring and economic review.

Any Investment Advisor contracted by the City shall abide by the *Prudent Expert Rule*, whereby investment advice shall, at all times, be given with the judgment and care, under circumstances then prevailing, which persons paid for their special prudence, discretion and intelligence in such matters exercise in the management of their client's affairs, not for speculation by the client or production of fee income by the advisor or broker, but for investment by the client with emphasis on the probable safety of the capital while considering the probable income to be derived.

2.2.4. **Strategy No. 4.** The City will maintain portfolio(s) that utilize four specific investment strategy considerations designed to address the unique characteristics of the fund group(s) represented in the portfolio(s):

2.2.4.1 Investment strategies for operating funds and pooled funds containing operating funds have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. The secondary objective is to create a portfolio that will experience minimal volatility during economic cycles through diversification by security type, maturity date and issuer. All security types, as authorized by this policy, are considered suitable investments for the operating and pooled funds.

2.2.4.2 Investment strategies for debt service funds shall have as the primary objective the assurance of investment liquidity adequate to cover the debt service obligation on the required payment date(s). These funds have predictable payment schedules. Therefore investment maturities shall not exceed the anticipated cash flow requirements.

2.2.4.3 Investment strategies for debt service reserve funds shall have as the primary objective the ability to generate a dependable revenue stream to the appropriate debt service fund. Managing the Debt Service Reserve Fund's portfolio maturities to not exceed the call provisions of the bond issue will reduce the investment's market risk if the City's bonds are called and the reserve fund liquidated. No investment maturity shall exceed the final maturity of the bond issue.

2.2.4.4 Investment strategies for special projects or capital projects funds will have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. Market conditions and arbitrage regulations will influence the investment of capital project funds. When market conditions allow, achieving a positive spread to applicable arbitrage yield is the desired objective, although at no time shall the anticipated expenditure schedule be exceeded in an attempt to increase yield.

2.2.5 **Strategy No. 5 - Hold until Maturity.** The strategy of the City is to maintain sufficient liquidity in its portfolio so that it does not need to sell a security prior to maturity. Should it become necessary to sell a security prior to maturity, where the sale proceeds are less than the current book value, the prior written consent of the City Manager must be obtained. Securities may be sold prior to maturity by the Investment Officer at or above their book value at any time. The result of all sales of securities prior to maturity shall be reported to the City Manager within two business days of the sale. The report shall provide the amount of proceeds from the sale, including accrued interest to the date of sale, less the current book value and the dollar amount of gain on the sale.

2.2.6 **Strategy No. 6 - Pooling of Deposits and Investments.** All demand deposits of the City will be concentrated with one central depository. This procedure will maximize the City's ability to pool cash for investment purposes, and provide more manageable banking relationships. In addition, depositories not holding demand deposits of the City may be eligible to bid on City investments, subject to the approval of the City Manager.

2.2.7 **Strategy No. 7 - Depository Bank Relationships.** This Policy shall further seek to maintain good depository bank relationships while minimizing the cost of banking services. The City will seek to maintain a depository contract that will be managed to a level that minimizes the cost of the banking relationship to the City, while allowing the City to earn an appropriate return on idle demand deposits.

2.2.8 **Strategy No. 8 - Single Pooled Fund Group.** A single strategy is specified, in accordance with the single pooled fund group as defined in this Policy. However, earnings from investments will be allocated on a pro-rata cash basis to the individual funds and used in a manner that will best service the interests of the City.

2.2.9 **Strategy No. 9 - Maximizing Investable Cash Balances.** Procedures shall be established and implemented in order to maximize investable cash by decreasing the time between the actual collection and the deposit of receipts, and by the controlling of disbursements.

3. SCOPE. The Investment Policy shall govern the investment of all financial assets considered to be part of the City entity and includes the following funds or fund types: the General Fund, Enterprise Funds, Special Revenue Funds, General Obligation Interest and Sinking Fund, Capital Projects Funds, and any

other funds which have been contractually delegated to the City for management purposes. The City may add or delete funds as may be required by law, or for proper accounting procedures. This policy does not include funds governed by approved trust agreements, or assets administered for the benefit of the City by outside agencies under retirement or deferred compensation programs. Additionally, bond funds (including debt service and reserve funds) are governed by bond ordinances and are subject to the provisions of the Internal Revenue Code and applicable federal regulations governing the investment of bond proceeds.

4. INVESTMENT OBJECTIVES. Funds of the City shall be invested in accordance with all applicable Texas statutes, this Policy and any other approved, written administrative procedures. The four objectives of the City's investment activities shall be as follows (in the order of priority):

4.1 Safety of Principal. Safety of principal invested is the foremost objective in the investment decisions of the City. Each investment transaction shall seek to ensure the preservation of capital in the overall portfolio. The risk of loss shall be controlled by investing only in authorized securities, as defined in this Policy, by qualifying the financial institutions with whom the City will transact business and through portfolio diversification. Safety is defined as the undiminished return of the principal on the City's investments.

4.2 Liquidity. The investment portfolio shall be managed to maintain liquidity to ensure that funds will be available to meet the City's cash flow requirements and by investing in securities with active secondary markets. Investments shall be structured in such a manner as will provide the liquidity necessary to pay obligations as they become due. A security may be liquidated prior to its stated maturity to meet unanticipated cash requirements, or to otherwise favorably adjust the City's portfolio, in accordance with Section 2.5 above.

4.3 Market Rate-of-Return (Yield). The City's investment portfolio shall be designed to optimize a market rate-of-return on investments consistent with risk constraints and cash flow requirements of the portfolio. The investment portfolio shall be managed in a manner that seeks to attain a market rate of return throughout budgetary and economic cycles. The City will not attempt to consistently attain an unrealistic above market rate-of-return, as this objective will subject the overall portfolio to greater risk. Therefore, the City's rate of return objective is secondary to those of safety and liquidity. Rate of return (yield) is defined as the rate of annual income return on an investment, expressed as a percentage.

4.4 Public Trust. All participants in the City's investment program shall seek to act responsibly as custodians of the public trust. Investment officials shall avoid any transaction that might involve a conflict of interest or otherwise impair public confidence in the City's ability to govern effectively. All officials of the City having either a direct or indirect role in the process of investing idle funds shall act responsibly as custodians of the public trust.

5. INVESTMENT RESPONSIBILITY. As provided in this policy, the daily operation and management of the City's investments are the responsibility of the following person.

5.1 Delegation of Authority. The City Manager and the Director of Finance are authorized to deposit, withdraw, invest, transfer or manage in any other manner the funds of the City. Management responsibility for the investment program is hereby delegated to the Director of Finance, who shall establish written procedures for the operation of the investment program, consistent with this Policy. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. All persons involved in investment activities will be referred to in this Policy as "Investment Officers." No persons may engage in an investment transaction except as provided under the terms of this Policy and the procedures established by the Director of Finance. The Director of

Finance shall be responsible for all transactions undertaken, and shall establish a system of controls to regulate the activities of subordinate Investment Officials. The system of controls shall be designed to provide reasonable assurance that the assets of the City are protected from loss, theft or misuse. The concept of reasonable assurance recognizes that:

- (1) the cost of a control should not exceed the benefits likely to be derived; and
- (2) the valuation of costs and benefits requires estimates and judgments by management.

Commitment of financial and staffing resources in order to maximize total return through active portfolio management shall be the responsibility of the City Council.

5.2 Prudence. The standard of prudence to be applied by the Investment Officer shall be the "prudent investor" rule, which states, "investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived." In determining whether the Investment Officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration the following:

5.2.1 the investment of all funds over which the Investment Officer had responsibility rather than a consideration as to the prudence of a single investment; and

5.2.2 whether the investment decision was consistent with the written investment Policy and procedures of the City.

5.3 Due Diligence. The Investment Officer acting in accordance with written policies and procedures and exercising due diligence, shall not be held personally responsible for a specific security's credit risk or market price changes, provided that these deviations are reported in a timely manner and that appropriate action is taken to control adverse developments. All Investment Officers involved in investment transactions will be bonded.

5.4 Ethical Standards and Conflicts of Interest. All City Investment Officers having a direct or indirect role in the investment of City funds shall act as custodians of the public trust avoiding any transaction which might involve a conflict of interest, the appearance of a conflict of interest, or any activity which might otherwise discourage public confidence. Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair the ability to make impartial investment decisions. An Investment Officer who has a personal business relationship with the depository bank or with any entity seeking to sell an investment to the City shall file a statement with the City Secretary disclosing that personal business interest. An Investment Officer who is related within the second degree of affinity or consanguinity to an individual seeking to sell an investment to the City shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the City Council.

5.5 Investment Training. The Investment Officers shall attend at least one training session of at least ten (10) hours relating to the officer's responsibility under the Public Funds Investment Act within twelve (12) months after assuming duties, and attend an investment training session not less than once every two years, receiving an additional ten (10) hours of training. Such training from an independent source shall be approved by the City Manager and endorsed by either the Government Finance Officers Association of Texas, the Government Treasurers Organization of Texas, the Texas Municipal League, the North Central Texas Council of Governments, or the University of North Texas Center for Public Management.

6. AUTHORIZED INVESTMENTS. As stated previously, safety of principal is the primary objective in investing public funds and can be accomplished by limiting two types of risk — credit risk and interest rate risk. Credit risk is the risk associated with the failure of a security issuer or backer to repay principal and interest in full. Interest rate risk is the risk that the value of a portfolio will decline due to an increase in the general level of interest rates. In order to provide for safety of principal as the City's primary objective, only certain investments are authorized as acceptable investments for the City. The following list of authorized investments for the City intentionally excludes some investments authorized by law. These restrictions are placed in order to limit possible risk and provide the maximum measure of safety to City funds.

6.1 Authorized and Acceptable Investments. The authorized list of investment instruments are as follows:

- (1) Obligations of the United States or its agencies and instrumentalities, excluding mortgage-backed securities.
- (2) Direct obligations of the State of Texas, or its agencies and instrumentalities.
- (3) Other obligations, the principal of and interest on which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities, excluding mortgage-backed securities.
- (4) Collateralized Certificates of Deposit. A certificate of deposit issued by a depository institution that has its main office or a branch office in the state and is:
 - guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor;
 - secured by obligations that are described by Section 2256.009(a) of the Public Funds Investment Act, including mortgage backed securities directly issued by a federal agency or instrumentality, but excluding those mortgage backed securities of the nature described in Section 2256.009(b) of the Act; or
 - secured in any other manner and amount provided by law for deposits of the City.

In addition, separate CDs issued by depositories wherever located, bundled together into a single investment with the full amount of principle and interest of each CD federally insured, may be purchased through a selected depository institution with its main office or branch office in Texas.

This depository shall act as the custodian for the various certificates on behalf of the City.

- (5) Eligible Local Government Investment Pools. Public funds investment pools which invest in instruments and follow practices allowed by the current law as defined in Section 2256.016 of the Texas Government Code, provided that:
 - the investment pool has been authorized by the City Council;
 - the pool shall have furnished the Investment Officer an offering circular containing the information required by Section 2256.016(b) of the Texas Government Code;

- the pool shall furnish the Investment Officer investment transaction confirmations with respect to all investments made with it;
 - the pool shall furnish to the Investment Officer monthly reports containing the information required under Section 2256.016(c) of the Texas Government Code;
 - the pool is continuously rated no lower than “AAA” or “AAA-m” or an equivalent rating by at least one nationally recognized rating service;
 - the pool marks its portfolio to market daily;
 - the pool’s investment objectives shall be to maintain a stable net asset value of one dollar (\$1.00); and
 - the pool’s investment philosophy and strategy are consistent with this Policy.
- (6) Regulated No-Load Money Market Mutual Funds. These investments are authorized, under the following conditions:
- the money market mutual fund is registered with and regulated by the Securities and Exchange Commission;
 - the fund provides the City with a prospectus and other information required by the Securities Exchange Act of 1934 or the Investment Company Act of 1940;
 - the fund has a dollar-weighted average portfolio maturity of ninety (90) days or less;
 - the investment objectives include the maintenance of a stable net asset value of one dollar (\$1.00) per share; and
 - the fund is continuously rated no lower than "AAA" or an equivalent rating by at least one nationally recognized rating service.

The City may not invest funds under its control in an amount that exceeds 10% of the total assets of any individual money market mutual fund.

- (7) Repurchase Agreements, Reverse Repurchase Agreements, Bankers’ Acceptances; Commercial Paper. These investments are authorized for the City only to the extent that they are contained in the portfolios of approved public funds investment pools in which the City invests, or as otherwise provided below.
- The direct investment in reverse repurchase agreements, bankers’ acceptances, and commercial paper by the City is not authorized.
 - Fully flexible repurchase agreements are authorized in this Policy, to the extent authorized under the Public Funds Investment Act (Texas Government Code 2256.001). The use of flex repos shall be limited to the investment of bond proceeds and the maturity date of any such agreement shall not exceed the expected proceeds draw schedule.

6.2 Investment Instruments NOT Authorized. The following instruments are eligible for investment by local government according to state law, but they have been intentionally prohibited for the City by this Policy: mortgage-related obligations, guaranteed investment contracts, options,

financial futures contracts and, day trading of long-term securities. In addition to these restricted investments, state law specifically prohibits investment in the following securities:

- (1) Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal.
- (2) Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest.
- (3) Collateralized mortgage obligations that have a stated final maturity date of greater than ten years.
- (4) Collateralized mortgage obligations, the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

7. DIVERSIFICATION. Diversification of investment instruments shall be utilized to avoid incurring unreasonable risks resulting from over-concentration of investments in a specific maturity, a specific issue, or a specific class of securities. Diversification of the portfolio considers diversification by maturity dates and diversification by investment instrument. Diversification strategies shall be determined and revised periodically by the Director of Finance and the City Council.

7.1 Diversification by Maturities. The longer the maturity of investments, the greater their price volatility. Therefore, it is the City's policy to concentrate its investment portfolio in shorter-term securities in order to limit principal risks caused by change in interest rates. The City will attempt to match its investments with anticipated cash flow requirements. Unless matched to a specific cash flow, the City will not directly invest in securities maturing more than three (3) years from the date of purchase. However, the above described obligations, certificates, or agreements may be collateralized using longer date instruments. The City shall diversify the use of investment instruments to avoid incurring unreasonable risks inherent in over-investing in specific instruments, individual financial institutions or maturities. Maturity scheduling shall be managed by the Investment Officer so that maturities of investments shall be timed to coincide with projected cash flow needs.

The entire City portfolio, including funds at the City's depository bank, shall comprise one pooled fund group, and the maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio is two hundred seventy (270) days. Investment maturities for debt service interest and sinking funds and/or other types of reserve funds, whose use is never anticipated, may not exceed three (3) years.

7.2 Diversification by Investment Instrument. Diversification by investment instrument shall not exceed the following guidelines for each type of instrument:

	<u>Percentage of Portfolio (Maximum)</u>
U.S. Treasury Obligations	100%
U.S. Government Agency Securities and Instrumentalities of Government-Sponsored Corporations	80%
Authorized Local Government Investment Pools	100%
Fully Collateralized Certificates of Deposit	50%
SEC-Regulated No-Load Money Market Mutual Funds	10%

7.3 The City shall invest local funds in investments yielding a market rate-of-return while providing necessary protection of the principal consistent with the operating requirements of this section or written policies.

8. AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS. At this time, the City does not use Brokers or Dealers. Should the City determine a need, the following procedures and requirements will apply:

Financial institutions (federally insured banks) with and through whom the City invests shall be state or national banks domiciled in this state. No public deposit shall be made except in a qualified public depository as established by state laws. Brokers/Dealers authorized to provide investment services to the City may include only those authorized by the City Manager. All banking services will be governed by a depository contract awarded by the City Council. In addition, the Director of Finance shall maintain a list of authorized security brokers/dealers, and investment pools that are authorized by the City Manager and/or the City Council.

8.1 All financial institutions with whom the City does business must supply the following as appropriate: (1) audited financial statements; (2) proof of National Association of Securities Dealers (NASD) certification; (3) proof of state registration; completed broker/dealer questionnaire; (4) certification of having read the City's investment policy signed by a qualified representative of the organization, acknowledging that the organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities arising out of investment transactions conducted between the City and the organization.

8.2 An annual review of the financial condition and registration of qualified bidders will be conducted by the Director of Finance. The review may include, but is not limited to, review of rating agency reports, review of call reports, and analyses of management, profitability, capitalization, and asset quality. Financial institutions and brokers/dealers desiring to conduct business with the City shall be required to provide any financial data requested by the City Manager or the Investment Officer. Upon completion of the annual review by the Director of Finance, the financial institutions and brokers/dealers desiring to conduct business with the City shall be approved by the City Manager.

8.3 Selection criteria for federally insured financial institutions shall include the following: (1) the financial institution must be insured by the FDIC; (2) the financial institution must be incorporated under the laws of the State of Texas or of the United States of America; and (3) the financial institution must be located within the corporate boundaries of the City.

8.4 The Investment Officer of the City is responsible for monitoring the investments made by a financial institution and/or broker/dealer to determine that they are in compliance with the provisions of the Investment Policy.

9. DELIVERY VERSUS PAYMENT. It is the policy of the City that all security transactions entered into with the City shall be conducted on a "**DELIVERY VERSUS PAYMENT**" (DVP) basis through the Federal Reserve System. By doing this, City funds are not released until the City has received, through the Federal Reserve wire, the securities purchased. The City shall authorize the release of funds only after receiving notification from the safekeeping bank that a purchased security has been received in the safekeeping account of the City. The notification may be oral, but shall be confirmed in writing.

10. SAFEKEEPING AND COLLATERALIZATION.

10.1 **Safekeeping.** All securities owned by the City shall be held by its safekeeping agent, except the collateral for bank deposits. The collateral for bank deposits will be held in the City's name in the bank's trust department, or alternatively, in a Federal Reserve Bank account in the City's name, or a third-party bank, at the City's discretion. Original safekeeping receipts shall be obtained and held by the City. The City shall contract with a bank or banks for the safekeeping of securities either owned by the City as part of its investment portfolio or held as collateral to secure time deposits.

10.2 **Collateralization.** Consistent with the requirements of the Public Funds Collateral Act, it is the policy of the City to require full collateralization of all city funds on deposit with a depository bank. The market value of the investments securing the deposit of funds shall be at least equal to the amount of the deposits of funds reduced to the extent that the deposits are insured by the Federal Deposit Insurance Corporation (FDIC). Securities pledged as collateral shall be held in the City's name, in a segregated account at the Federal Reserve Bank or by an independent third party with whom the City has a current custodial agreement. The agreement is to specify the acceptable investment securities as collateral, including provisions relating to possession of the collateral, the substitution or release of investment securities, ownership of securities, and the method of valuation of securities. The safekeeping agreement must clearly state that the safekeeping bank is instructed to release purchased and collateral securities to the City in the event the City has determined that the depository bank has failed to pay on any matured investments in certificates of deposit, or has determined that the funds of the City are in jeopardy for whatever reason, including involuntary closure or change of ownership. A clearly marked evidence of ownership, e.g., safekeeping receipt, must be supplied to the City and retained by the City. Any collateral with a maturity over five (5) years must be approved by the Investment Officer before the transaction is initiated. Release of collateral or substitution of securities must be approved in writing by the Investment Officer. Financial institutions serving as City depositories will be required to sign a "Depository Agreement" with the City and the City safekeeping agent. The collateralized deposit portion of the agreement shall define the City's rights to collateral in the event of default, bankruptcy, or closing and shall establish a perfected security interest in compliance with Federal and State regulations, including:

- the Agreement must be in writing;
- the Agreement has to be executed by the Depository and the City contemporaneously with the acquisition of the asset;
- the Agreement must be approved by the Board of Directors of the Loan Committee of the Depository and a copy of the meeting minutes must be delivered to the City; and
- the Agreement must be part of the Depository's "official record" continuously since its execution.

10.2.1 The City may accept the following securities as collateral for bank deposits (V.T.C.A., Government Code, Section 2256.001, et. seq, formerly Article 842a-2, Section 2, V.T.C.S., as amended);

- FDIC coverage;
- U.S. Government securities;
- State of Texas bonds; or
- Bonds issued by other Texas governmental entities (City, County, school district, or special districts) with a remaining maturity of twenty (20) years or less. Bonds must be (and must remain) investment quality: that is, with a rating of at least "A" or its equivalent.

10.2.2 For certificates of deposit and other evidences of deposit, collateral shall be at 102% of market or par, whichever is lower. The market value of collateral will always equal or exceed the principal plus accrued interest of deposits at financial institutions.

10.2.3 Financial institutions, with which the City invests or maintains other deposits, shall provide monthly, and as requested by the Investment Officer, a listing of the collateral pledged to the City, marked to current market prices. The listing shall include total pledged securities itemized by name, type, description, par value, current market value, maturity date, and Moody's or Standard & Poor's rating, if applicable. The City and the financial institution shall jointly assume the responsibility for ensuring that the collateral is sufficient.

11. INTERNAL CONTROL. The Director of Finance shall establish a system of written internal controls, which shall be reviewed annually by independent auditors. The controls shall be designed to prevent loss of public funds due to fraud, error, misrepresentation, unanticipated market changes, or imprudent actions. The internal controls are to be reviewed annually in conjunction with an external independent audit. This review will provide assurance of compliance with policies and procedures as specified by this Policy. The City, in conjunction with its annual financial audit, shall perform a compliance audit of management controls and adherence to the City's established investment policy.

12. PERFORMANCE. The City's investment portfolio shall be designed to obtain a market rate of return on investments consistent with risk constraints and expected cash flow of the City. The benchmark for performance that is appropriate for the City's cash flow cycle will be TexPool (a local government investment pool).

13. REPORTING. The Director of Finance shall submit a signed quarterly investment report that summarizes current market conditions, economic developments and anticipated investment conditions. The report shall summarize investment strategies employed in the most recent quarter, and describe the portfolio in terms of investment securities, maturities, risk characteristics, and shall explain the total investment return for the quarter.

13.1 Annual Report. Within 60 days of the end of the fiscal year, the Director of Finance shall present an annual report on the investment program and investment activity. This report may be presented as a component of the fourth quarter report to the City Manager and City Council. The reports prepared by the Director of Finance shall be formally reviewed at least annually by an independent auditor, and the result of the review shall be reported to the City Council by that auditor.

13.2 Methods. The quarterly investment report shall include a succinct management summary that provides a clear picture of the status of the current investment portfolio and transactions made over the past quarter. This management summary will be prepared in a manner that will allow the City to ascertain whether investment activities during the reporting period have conformed to the investment policy. The report will be prepared in compliance with generally accepted accounting principles. The report will be provided to the City Manager and City Council. The report will include the following:

13.2.1 A listing of individual securities held at the end of the reporting period. This list will include the name of the fund or pooled group fund for which each individual investment was acquired;

13.2.2. Unrealized gains or losses resulting from appreciation or depreciation by listing the beginning and ending book and market value of securities for the period. Market values shall be obtained from financial institutions or portfolio reporting services independent from the broker/dealer from which the security was purchased;

13.3.3 Additions and changes to the market value during the period;

13.3.4 Fully accrued interest for the reporting period;

13.3.5 Average weighted yield to maturity of portfolio on entity investments as compared to applicable benchmarks;

13.3.6 Listing of investments by maturity date;

13.3.7 The percentage of the total portfolio which each type of investment represents; and

13.3.8 Statement of compliance of the City's investment portfolio with State Law and the investment strategy and policy approved by the City Council.

14. INVESTMENT POLICY ADOPTION AND AMENDMENT. The City's Investment Policy shall be adopted and amended by resolution of the City Council only. The City's written policies and procedures for investments are subject to review not less than annually to stay current with changing laws, regulations and needs of the City. Any changes or modifications to this Investment Policy, if any, shall be approved, and adopted by a formal resolution of the City Council.

GLOSSARY OF TERMS

The Investment Policy contains specialized and technical terminology that is unique to cash management and investment activities. The following glossary of terms is provided to assist in understanding these terms.

Affinity. Related through marriage.

Agencies. See U.S. Agency securities.

Bankers' Acceptances. A draft or bill of exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer. When discounted and sold in the secondary market, bankers' acceptances become a short-term investment alternative.

Book Value. The cost of a security as recorded in the City's accounting records. For purposes of evaluating a sale of a security, it is a function of the original cost, the amortization of premium or discount, and the accrued interest. Specifically, it is the face value of the security plus the accrued interest plus any unamortized premium or minus any unamortized discount. Book value is often compared to market value, which is defined below.

Broker. A person or company that, for a fee or commission, brings buyers and sellers of securities together.

Certificate of Deposit. A time deposit with a specific maturity evidenced by a certificate.

Collateral. In general, assets which one party pledges as a guarantee of performance. Specifically, securities pledged by a bank to secure deposits of public monies. In the event of bank failure, the securities become the property of the public entity.

Collateralized Mortgage Obligations (CMO's). Securities based on a pool of home mortgages.

Commercial Paper. An unsecured promissory note issued primarily by corporations for a specific amount and maturing on a specific day. The maximum maturity for commercial paper is 270 days, but most frequently maturities do not

exceed 30 days. Almost all commercial paper is rated by a rating service.

Consanguinity. Related by blood.

Coupon. The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value. Also, a certificate attached to a bond indicating interest due on a payment date.

Credit Risk. The uncertainty that the principal amount of an investment will be returned without loss of value to the default of the borrower.

CUSIP. A unique security identification number assigned to securities maintained and transferred on the Federal Reserve book-entry system.

Dealer. A person or company that endeavors to profit from buying and selling investments for its own account.

Delivery Versus Payment (DVP). A method of delivering securities that requires the simultaneous exchange of the security and the payment. It provides a safeguard against paying for securities before they are received.

Demand Deposits. Deposits at a financial institution that are available to the depositor upon the depositor's demand.

Depository Bank. The primary bank of the City. The relationship between the depository bank and the City is governed by state law and by a depository contract that is approved by the City Council.

Discount. The difference between the cost price of a security and its value at maturity when quoted a lower than face value. A security selling below original offering price shortly after sale is also considered to be at a discount.

Discount Securities. Non-interest bearing money market instruments that are issued at a discount and redeemed at maturity for full face value, e.g., U.S. Treasury Bills.

Diversification. The strategy of dividing investments among a variety of securities offering independent risks and yields. Diversification lessens the likelihood of losing the entire portfolio of investments and averages yields among the investment alternatives.

Discount. The difference between the cost of a security and its value at maturity, in cases where the cost is less than the value at maturity.

Federal Deposit Insurance Corporation (FDIC). A federal agency that insures bank deposits.

Federal Funds Rate. The rate of interest at which Federal funds are traded. This rate is currently set by the Federal Reserve through open-market operations.

Federal Home Loan Banks (FHLB). Created in 1932, this system consists of 12 regional banks, which are owned by private member institutions and regulated by the Federal Housing Finance Board. Functioning as a credit reserve system, it facilitates extension of credit through its owner members. Federal Home Loan Bank issues are joint and several obligations of the 12 Federal Home Loan Banks.

Federal Home Loan Mortgage Corporation (FHLMC or Freddie Mac). A stockholder-owned corporation that provides a continuous flow of funds to mortgage lenders, primarily through developing and maintaining an active nationwide market in conventional mortgages.

Federal National Mortgage Association (FNMA or Fannie Mae). FNMA, a federal corporation, is the largest single provider of residential mortgage funds in the United States. It is a private stockholder-owned corporation. The corporation's purchases include a variety of adjustable mortgages and second loans in addition to fixed-rate mortgages. FNMA's securities are also highly liquid and are widely accepted.

Fully Flexible Repurchase Agreement ("flex repo"). A specialized contract designed for the short-term investment of proceeds available from the sale of municipal bonds, notes and certificates. Flex repos allow for incremental repurchases, with the buyer/issuer (the City) retaining the right to force the seller to repurchase all, or a portion of, the sold securities held under repurchase agreement, at any time before the maturity date of the agreement, at a fixed rate for the life of the agreement.

Hold Until Maturity. This investment strategy is intended to avoid interest rate risk by maintaining ownership of an investment until it matures. At maturity, the face value of the security is received, but in some cases where a security is sold before maturity, less than the face value and the book value is received. Please see interest rate risk defined below.

Interest Rate Risk. The uncertainty of the return of principal on fixed rate securities that are sold prior to maturity. When interest rates rise, the market value of fixed rate securities decreases.

Internal Control. Policies and procedures that are established to provide reasonable assurance that specific government objectives are achieved and that assets are safeguarded.

Investment. The purchase of securities which, upon analysis, promise safety of principal and a satisfactory return. These factors distinguish investment from speculation.

Investment Objective. The aim, goal or desired end of action of the investment activity.

Investment Pool. An entity created to invest public funds jointly on behalf of the entities that participate in the pool and whose investment objectives in order of priority are safety, liquidity, and yield. (Sometimes called Local Government Investment Pool.)

Investment Strategy. The overall plan or method proscribed to achieve the investment objectives of the City.

Laddered Maturity. An investment strategy whereby investments are purchased to mature at regular intervals.

Liquidity. The measure of an investment's ability to be converted quickly and easily into cash without a substantial loss of value.

Local Government Investment Pool. See **Investment Pool**.

Market Rate of Return. A general term referring to the approximate interest rate that could be earned by an investor in a specific maturity range at any given point in time. For example, an investor seeking to earn a "market rate of return" while maintaining an investment portfolio with an average maturity of 90 days, would hope to earn approximately the same as a three-month agency discount note. If the investor earns a rate much higher than this, it might signal an inappropriate level of risk.

Market Risk. The uncertainty of the value of the City's portfolio arising from changes in the market conditions of investment securities.

Market Value. The price, including accrued interest, at which a security is trading for which it can be readily sold or purchased.

Maturity. The date upon which the principal or stated value of an investment becomes due and payable.

Money Market Mutual Fund. A mutual fund that purchases short-term debt instruments, such as Treasury Bills, commercial paper, and bankers' acceptances, and which strives to maintain a stable net asset value of \$1.00.

Mutual Fund. Investment companies that sell shares to investors, offering investors diversification and professional portfolio management. Prices generally fluctuate with the performance of the fund.

Net Asset Value. The ratio of the market value of the portfolio divided by the book value of the portfolio.

Par. The value of a security as expressed on its face (face value) without consideration of a discount or premium.

Pledge. The grant of a collateral interest in investment securities by the depository bank as assurance of the safety of City deposits.

Pooled Fund Group. The combination of various accounts and funds of the City in a single, internally-created investing entity.

Portfolio. The collection of securities held by an investor.

Principal. The capital sum of an investment, as distinguished from interest.

Premium. The difference between the cost price and the face value at maturity in cases where the cost price is higher than the face value.

Rate-of-Return. See **Yield**.

Repurchase Agreement (REPO). An investment arrangement in which the holder of a security sells that security to an investor (the City) with an agreement to repurchase the security at a fixed price and on a fixed date.

Reverse Repurchase Agreement. An investment arrangement by which the City sells a security to a third party, such as a bank or broker/dealer, in return for cash and agrees to repurchase the instrument from the third party at a fixed price and on a fixed date. The City would then use the cash to purchase additional investments. This type of investment is prohibited in the City's portfolio, except to the extent used by local government investment pools with which the City invests.

Safekeeping. An arrangement whereby a bank holds securities and other valuables for protection in exchange for a fee.

Safety. The assurance of the undiminished return of the principal of the City's investments and deposits.

Secondary Market. A market for the purchase and sales of outstanding securities following their initial distribution.

SEC Rule 15C3-1 (Uniform Net Capital Rule). Security and Exchange Commission requirement that member firms and nonmember broker/dealers in securities maintain a maximum ratio of indebtedness to liquid capital of 15 to 1.

Security. A financial instrument that signifies an ownership interest, the right to an ownership interest, or creditor status.

Security Risks. The uncertainty of the value of a security dependent on its particular qualities.

Time Deposits. Deposits at the depository bank that are not due and payable until a specific date.

United States Agency Securities. Debt instruments issued by an executive department, an independent federal establishment, or a corporation or other entity established by

Congress which is owned in whole or in part by the United States of America.

United States Treasury Securities. Debt instruments issued by the Treasury of the United States. **Treasury Bills** are issued for short-term borrowings (less than one year); **Treasury Notes** are issued for mid-term borrowings (Two - ten years); **Treasury Bonds** are issued for long-term borrowings (over ten years).

Yield. The rate of annual income return on an investment, expressed as a percentage.

**TEXAS PUBLIC FUNDS INVESTMENT ACT
CERTIFICATION BY BUSINESS ORGANIZATION**

CITY OF CELINA, TEXAS

This certification is executed on behalf of the City of Celina, Texas (the "City"), and _____ (the "Business Organization"), pursuant to the Public Funds Investment Act, Chapter 2256, Texas Government Code (the "Act") in connection with investment transactions conducted between the City and the Business Organization.

The undersigned Qualified Representative of the Business Organization hereby certifies on behalf of the Business Organization that:

1. The undersigned is a Qualified Representative of the Business Organization offering to enter an investment transaction with the Investor as such terms are used in the Public Funds Investment Act, Chapter 2256, Texas Government Code; and
2. The Qualified Representative of the Business Organization has received and reviewed the Investment Policy furnished by the City; and
3. The Qualified Representative of the Business Organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the Business Organization and the City that are not authorized by the City's Investment Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio or requires an interpretation of subjective investment standards.

Qualified Representative of Business Organization

Firm: _____

Signature

Printed Name: _____

Title: _____

Date: _____

Attachment: Investment Policy-1-2-18 (Investment Policy)



Finance Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Jay Toutounchian, Finance Director
Date: January 9, 2018
Re: Debt Management Policy for the City of Celina, Texas

Action Requested:

Consider and act upon approval for a Debt Management Policy for the City of Celina, Texas.
(Toutounchian)

Background Information:

The City of Celina in conformity with Best Practices, has drafted a Debt Management Policy. This policy is a tool which sets rules and provisions for the management of existing debt, issuance of additional debt and payment of debt service.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

Reviewed and approved by City Attorney

Supporting Documents:

Debt Management Policy

Staff Recommendation:

Approve

CITY OF CELINA, TEXAS
DEBT POLICY
December, 2017

CITY OF CELINA DEBT POLICY

The City of Celina (“the City”) recognizes that the foundation of any well-managed debt program is a comprehensive debt management and post issuance policy outlining the parameters for issuing new debt and managing the existing debt portfolio, identifying the types and amounts of permissible debt, providing guidance to decision makers regarding the purposes for which debt may be issued, and verifying that the IRS regulations regarding post issuance compliance are met to preserve the tax-exempt status of the City’s bonds.

I. DEBT MANAGEMENT POLICY

1.0 POLICY

Adherence to a debt management policy helps ensure that the City maintains the current or an improved bond rating in order to minimize borrowing costs and preserve access to credit.

The City’s Debt Management Policy (“the Debt Policy”) provides guidance for staff to:

- a. Ensure high quality debt management decisions;
- b. Ensure support for debt issuances both internally and externally;
- c. Impose order and discipline in the debt issuance process;
- d. Promote consistency and continuity in the decision making process;
- e. Ensure that the debt management decisions are viewed positively by rating agencies, investment community and taxpayers; and
- f. Demonstrate a commitment to long-term financial planning objectives.

2.0 SCOPE

This Policy applies to all debt instruments issued by the City regardless of the funding source. Funding sources can be derived from, and debt secured by, ad valorem taxes, general City revenues, enterprise fund revenues or any other identifiable source of revenue that may be identified for appropriate pledging for bonded indebtedness.

3.0 OBJECTIVES

The primary objective of this Policy is to ensure that the City establishes and maintains a solid position with respect to its debt service and bond proceed funds, and that proceeds from long-term debt will not be used for current operations but rather for capital improvements, and related expenses, and other long-term assets in accordance with State law and City ordinances.

The City will seek all possible federal and state reimbursement for mandated projects and /or programs. The City will pursue a balanced relationship between issuing debt and pay -as- you-go financing as dictated by prevailing economic factors and as directed by the City Council.

Other objectives include:

- a. Bonds shall be paid back within a period not to exceed, and preferably sooner than, the expected useful life of the capital project;

- b. Decisions shall be made based on a number of factors and will be evaluated against long-term goals rather than a short-term fix; and
- c. Debt service and bond proceed funds shall be managed and invested in accordance with all federal, state and local laws and in conjunction with the Tax Compliance Certificate of each bond issue to assure availability to cover project costs and debt service payments when due.

4.0 IMPLEMENTATION

The Policy requires:

- a. Payment of principal and interest on all outstanding debt in full and timely manner;
- b. Incurrence of debt for those purposes permissible under State law and the home-rule charter of the City;
- c. Development, approval and financing of capital improvements in accordance with City Code and the capital improvement budgeting process;
- d. Structuring of principal and interest retirement schedules to: (1) achieve a low borrowing cost for the City, (2) accommodate the debt service payments of existing debt, and (3) respond to perceptions of market demand. Shorter maturities shall always be encouraged to demonstrate to rating agencies that debt is being retired at a sufficiently rapid pace;
- e. Selection of a method of sale that shall maximize the financial benefit to the City;
- f. Effective communication with bond rating agencies to ensure complete and clear understanding of the credit worthiness of the City; and
- g. Full, complete, and accurate disclosure of financial conditions and operating results in every financial report, bond prospectus and Annual Information Statement ("AIS"). All reports shall conform to guidelines issued by the Government Finance Officers Association ("GFOA"), Securities and Exchange Commission ("SEC"), and the Internal Revenue Service (IRS) to meet the disclosure needs of rating agencies, underwriters, investors, and taxpayers.

5.0 STRUCTURE OF DEBT

Debt service shall be structured to the greatest extent possible to:

- a. Match projected cash flows and pledged revenues;
- b. Minimize the impact of future tax levies;
- c. Maintain a consistent and as rapid as feasible payment of principal;
- d. Maintain a level overall annual debt service payment structure; and
- e. Equal the lesser of the useful life of the asset being financed or the maximum legal maturity for the obligations issued to finance the acquisition and construction of the asset.

5.1 Fixed Interest versus Variable Interest

The City generally issues fixed rate bonds primarily to protect the City against interest rate risk. The City has the option to issue variable rate bonds if market conditions warrant and Council approves it.

5.2 Other Considerations

Bonds are generally issued such that:

- a. The average life is 20 years or less for general obligation bonds and revenue bonds, the City may choose a longer term for revenue bonds for projects whose lives are greater than 20 years.
- b. Debt service interest is paid in the first fiscal year after a bond sale, and principal is paid no later than the second fiscal year after the debt is issued.
- c. Call provisions for bond issues shall be made as short as possible consistent with the lowest interest cost to the City. The targeted maximum length to call is 10 years. However, the City may opt for a call date longer than 10 years in order to achieve the necessary goals of the particular issue.

6.0 FINANCING ALTERNATIVES

The City shall develop a level of cash and debt funded capital improvement projects that provide the citizens with the desired amount of City services at the lowest cost. City staff shall assess all financial alternatives for funding capital improvements prior to issuing debt.

Long -term general obligation debt, including certificates of obligation, or revenue bonds shall be issued to finance significant and desirable capital improvements. Proceeds of general obligation debt will be used only for the purposes approved by voters in bond elections or set forth in the notices of intent for certificates of obligation or to refund previously issued general obligation bonds, certificates of obligation or revenue bonds. All bonds shall be sold in accordance with applicable law.

6.1 Pay-As-You-Go Financing

Pay-as-you-go financing should be considered before issuing any debt. Pay-as-you go financing may include: intergovernmental grants from federal, state and other sources, current revenues or fund balances, private sector contributions, and public/private partnerships. Once the City has determined that pay-as-you-go is not a feasible or sufficient financing option, the City may use bonds, loans, or other debt financing sources as deemed appropriate by City staff and approved by Council.

6.2 General Obligation Bonds

General obligation bonds may be used if the following criteria are met:

- a. The size of the issuance is \$2 million or above;
- b. The G.O. bond funds are used for new and expanded facilities, major repair or renovations to existing facilities, or quality-of-life projects;
- c. The useful life of the capital asset acquired/constructed/improved will be ten (10) years or more, or the funds will extend the useful life of an asset for more than ten (10) years; and
- d. Voter authorization is given through approval in a bond election in accordance with State law.

6.2.1 The total dollar amount of G.O. bond election propositions recommended to the voters shall not exceed the City's estimated ability to issue said bonds within a normal four (4) year period.

6.2.2 Reimbursement resolutions, if required for funds to be advanced prior to issuance of General Obligation bonds, may be used for projects funded through General Obligation bonds.

6.2.3 G.O. bonds may be used to fund quality-of-life projects that include, but are not limited to, the City's parks, libraries, non-public safety facilities, internet and entertainment, sports and amusement-type facilities.

6.3 Certificates of Obligation

It is the City's priority to fund the majority of capital projects with voter-approved debt. However, on occasion, it becomes necessary to seek additional financing in order to fund a particular non-quality of life project(s). COs will be issued for the following projects/acquisitions:

- Finance permanent improvements and land acquisition;
- Finance costs associated with capital project overruns;
- Acquire equipment/vehicles;
- Leverage grant funding;
- Renovate, acquire, construct facilities and facility improvements;
- Construct street improvements;
- Provide funding for master plans /studies;
- Address necessary life safety needs; and
- Finance revenue supported projects /assets if determined to be more economical than revenue bonds.

To the extent required by state law, a resolution authorizing publication of notice of intent to issue certificates of obligation shall be presented for the consideration of the City Council. The notice of intent shall be published in a newspaper of general circulation in the City once a week for two consecutive weeks with the first publication to be at least thirty (30) days prior to the sale date.

Certificates of obligation may be backed by a tax pledge under certain circumstances as permitted by law. They may also be backed by a combination tax and revenue pledge as permitted under state law. Some revenues are restricted as to the uses for which they may be pledged. Electric, Water, and Wastewater revenues may be pledged without limit for Electric, Water, and Wastewater purposes but may only be pledged to a limit of \$1, 000 for any one series of bonds issued for non - utility system purposes.

Notwithstanding the policy set forth herein and in section 5.1, certificates of obligation or other long-term debt may be considered if the following criteria are met:

- The need for the project is urgent and immediate;
- The project(s) is necessary to prevent an economic loss to the City;
- Source of revenue is specific and can be expected to cover the additional debt;
- The expected debt is the most cost effective financing option available.

In addition, the average maturity of non-voter approved debt shall not exceed the average life of the project financed. Capital items shall have a value of at least \$5,000 and a life of at least four years.

Reimbursement resolutions may be used for projects funded through certificates of obligations.

6.3.1 Certificates of Obligations - Enterprise Fund

Certificates of obligation for an enterprise system will be limited to only those projects, which can demonstrate the capability to support the certificate debt either through its own revenues, or another pledged source other than ad valorem taxes and meet the same criteria as outlined in 6.2 above.

6.4 Revenue Bonds

Revenue bonds will be issued for projects that generate revenues that are sufficient to repay the debt. Except where otherwise required by State Statutes, revenue bonds may be issued without voter approval and only in accordance with the laws of Texas.

6.5 Other debt obligations

The use of other 'debt obligations, permitted by law, including but not limited to public property finance act contractual obligations, pension obligation bonds; tax notes, and lease purchase obligations, will be reviewed on a case-by-case basis. The findings in 6.2 above will be considered for the use of these obligations.

7.0 METHODS OF SALE

The City's debt obligations may be sold by competitive or negotiated sale methods. The selected method of sale depends upon the option which is expected to result in the lowest cost and most favorable terms to the City given the financial structure used, market conditions, and prior experience. When considering the method of sale, the City may consider the following issues:

- a. Financial conditions;
- b. Market conditions;
- c. Transaction-specific conditions;
- d. City-related conditions;
- e. Risks associated with each method;
- f. Complexity of the Issue – Municipal securities with complex security features require greater marketing and buyer education efforts on the part of the underwriter, to improve the investors' willingness to purchase;
- g. Volatility of Bond Yields – If municipal markets are subject to abrupt changes in interest rates, there may be a need to have some flexibility in the timing of the sale to take advantage of positive market changes or to delay a sale in the face of negative market changes;

- h. Familiarity of Underwriters with the City's Credit Quality – If underwriters are familiar with the City's credit quality, a lower True Interest Cost (TIC) may be achieved. Awareness of the credit quality of the City has a direct impact on the TIC an underwriter will bid on an issue. Therefore, where additional information in the form of presale marketing benefits the interest rate, a negotiated sale may be recommended. The City strives to maintain an excellent bond rating. As a result, the Municipal Bond Market is generally familiar with the City's credit quality; and
- i. Size of the Issue - The City may choose to offer sizable issues as negotiated sales so that pre-marketing and buyer education efforts may be done to more effectively promote the bond sale.

7.1 Competitive Sale

In a competitive sale, bonds are awarded in a sealed bid sale to an underwriter or syndicate of underwriters that provides the lowest TIC bid. TIC is defined as the rate, which will discount the aggregate amount of debt service payable over the life of the bond issue to its present value on the date of delivery. It is customary for bids to be submitted electronically through a secure website.

7.2 Negotiated Sale

In a negotiated sale, the City chooses an underwriter or underwriting syndicate that is interested in reoffering a particular series of bonds to investors. The terms of the sale, including the size of the underwriter's discount, date of sale, and other factors, are negotiated between the two parties. Although the method of sale is termed negotiated, individual components of the sale may be competitively bid. The components are subject to a market analysis and reviewed prior to recommendation by staff. Negotiated sales are more advantageous when flexibility in the sale date is needed or when less conventional bond structures are being sold. Negotiated sales are also often used when the issue is particularly large or if the sale of the debt issuance would be perceived to be more successful with pre-marketing efforts.

7.3 Private Placement

A private placement is a negotiated sale of debt securities to a limited number of selected investors including financial institutions or government agencies or authorities. The City may engage a placement agent to identify likely investors if deemed necessary. A private placement may be beneficial when the issue size is small, when the security of the bonds is somewhat weaker, or when a governmental lending agency or authority can provide beneficial interest rates or terms compared to financing in the public market.

8.0 REFUNDING OF DEBT

All forms of refunding debt shall be approved by Council in accordance with City ordinances and the Department of Finance and Administration in accordance with State law.

8.1 Advance Refunding

Advanced refunding and forward delivery refunding transactions for savings may be considered when the net present value savings as a percentage of the par amount of refunded bonds is approximately three percent.

8.2 Current Refunding

Current refunding transactions issued for savings maybe considered when the net present value savings as a percentage of the par amount of refunded bonds is approximately three percent.

8.3 Refunding for Debt Restructuring

From time to time, the City may also issue refunding debt for other purposes, rather than net present value savings, such as restructuring debt, changing covenants, or changing the repayment source of the bonds.

9.0 DEBT LIMITS

9.1 The total principal amount of general obligation bonds together with the principal amount of all other outstanding tax indebtedness of the City shall not exceed ten percent of the total assessed valuation of the City's tax rolls.

9.2 Since debt service payments represent a fixed expense of the City's total annual operating budget, debt service as a percent of total expenditures should not exceed 15%.

10.0 MATURITY LEVELS

10.1 Revenue Debt

The term of revenue debt shall not exceed the expected useful life of the capital asset being financed and in no case shall it exceed thirty years.

10.2 General Obligation Debt

The term of general obligation debt shall not exceed the State maximum of twenty years.

11.0 MANAGEMENT OF DEBT SERVICE FUND

11.1 Interest Earnings

Interest earnings on bond and loan proceeds shall be used solely to fund direct or related capital expenditures, or to service current and future debt payments.

11.2 Debt Service Reserves – General Obligation Bonds

Debt service reserves for general obligation bonds shall not be required.

11.3 Debt Service Reserves – Revenue Bonds

Debt service reserves for capital improvement or revenue bonds shall be maintained at levels required by controlling bond ordinances.

11.4 IRS Rules and Regulations

The City shall comply with all IRS rules and regulations including, but not limited to, arbitrage.

12.0 RATINGS

Adherence to a debt management policy helps insure that the City maintains the current or an improved bond rating in order to minimize borrowing costs and preserve access to credit. Toward that end, the City will take the following steps.

12.1 Strive to maintain good relationships with bond rating agencies as well as disclose financial reports and information to these agencies and to the public.

12.2 Obtain a rating from at least one nationally recognized bond-rating agency on all issues being sold in the public market.

12.3 Make timely disclosure of annual financial information or other requested information to the rating agencies.

13.0 CONTINUING DISCLOSURE

The City will take all appropriate steps to comply with federal securities laws, including, but not limited to, Securities and Exchange Commission ("SEC") Rule 15c2 -12 the ("Rule"). The City will make annual and event disclosure filings to the MSRB via EMMA as required by the Rule and its continuing disclosure undertakings.

14.0 SELECTION OF FINANCIAL ADVISOR

The City shall retain an independent financial advisor for advice on the structuring of new debt, financial analysis of various options, including refunding opportunities, the rating review process, the marketing and marketability of City debt obligations, issuance and post- issuance services, the preparation of offering documents (" Official Statement ") and other services, as necessary. The City will seek the advice of the financial advisor on an ongoing basis. The financial advisor will perform other services as defined by the agreement approved by the City Council. The financial advisor will not bid on nor underwrite any City debt issues in accordance with MSRB rules.

15.0 SELECTION OF BOND COUNSEL

The City shall retain bond counsel for legal and procedural advice on all debt issues. Bond counsel shall advise the City Council in all matters pertaining to its bond ordinance(s) and /or resolution(s). No action shall be taken with respect to any obligation until a written instrument (e. g., Certificate for Ordinance or other legal instrument) has been prepared by the bond attorneys certifying the legality of the proposal. The bond attorneys shall prepare all ordinances and other legal instruments required for the execution and sale of any bonds issued which shall then be reviewed by the City Attorney and the Director of Finance. The City will also seek the advice of bond counsel on all other types of debt and on any other questions involving federal tax or arbitrage law. Special counsel may be retained to protect the City's interest in complex negotiations.

II. POST ISSUANCE POLICY

To be provided separately by an independent financial advisor to the City

III. DEBT MANAGEMENT AND POST ISSUANCE POLICY REVIEW

This Debt Management and Post Issuance Policy shall be reviewed at least once every two years by the City Council. Any modifications to this Policy, at any time, shall be approved by City Council.



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Paul DeBuff, Assistant to the City Manager
CC: Jason Laumer, City Manager
Date: January 9, 2018
Re: Ordinance approving Final Project and Finance Plan for TIRZ #9

Action Requested:

Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving the Final Project and Reinvestment Zone Financing Plan for Reinvestment Zone Number Nine, City of Celina, Texas. (The Columns) (DeBuff)

Background Information:

The proposed ordinance approves the list of projects for the development and the associated finance plan.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

The City's Financial Advisor has approved the proposed ordinance.

Legal Review:

The City's Land Use Attorney has approved the proposed ordinance.

Supporting Documents:

- Proposed Ordinance
- TIRZ #9 Board resolution approving Final Project and Finance Plan
- Final Project and Finance Plan

Staff Recommendation:

Staff recommends approval.

Staff Recommendation:

Staff recommends approval.

City of Celina TIRZ Number Nine

City of Celina Tax Increment Reinvestment Zone #9



1 Introduction.....1

2 Legal Boundary 2

3 Current Conditions 3

4 Project Plan 6

5 Anticipated Development 7

6 Financial Feasibility Analysis..... 8

7 Terms and Conditions 17

8 Exhibit A.....18

DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

Creating a Reinvestment Zone

Pursuant to Section 311.011 of the Texas Tax Code, a project and finance plan for an area to be designated a reinvestment zone must:

Sec. 311.011. PROJECT AND FINANCING PLANS.

(b) The project plan must include:

- (1) a description and map showing existing uses and conditions of real property in the zone and proposed uses of that property;
- (2) proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;
- (3) a list of estimated nonproject costs; and
- (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

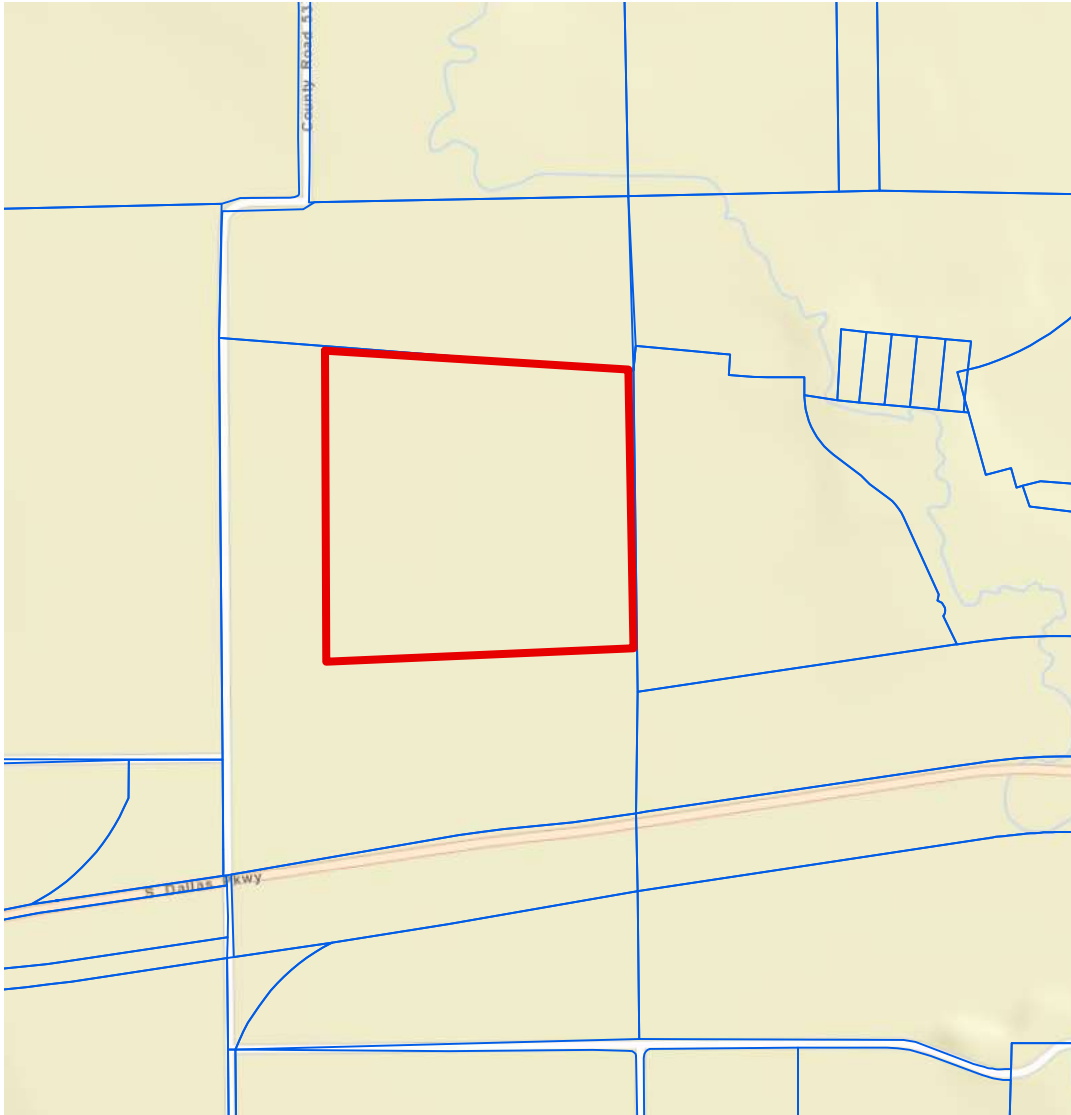
(c) The reinvestment zone financing plan must include:

- (1) a detailed list describing the estimated project costs of the zone, including administrative expenses;
- (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone;
- (3) a finding that the plan is economically feasible and an economic feasibility study;
- (4) the estimated amount of bonded indebtedness to be incurred;
- (5) the estimated time when related costs or monetary obligations are to be incurred;
- (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone;
- (7) the current total appraised value of taxable real property in the zone;
- (8) the estimated captured appraised value of the zone during each year of its existence; and
- (9) the duration of the zone.



Every year hundreds of families are discovering the wholesome, country lifestyle; the excellent school system, and the warm, friendly community of Celina. Many retail and commercial businesses are considering Celina for their next location and development is moving fast. With a trade population of approximately 69,000 and an ideal location just north of Frisco, Texas, in the coveted 'Golden Corridor', Celina is Open for Business!



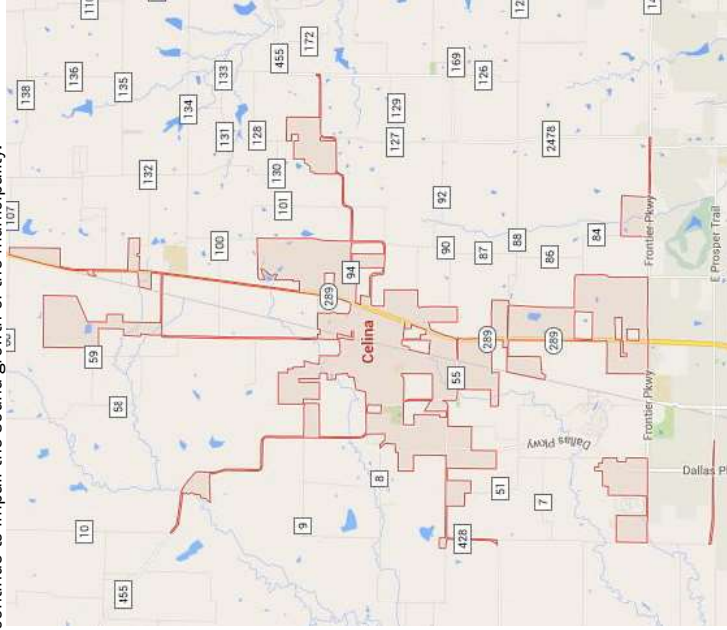


Tax Incremental Reinvestment Zone Number Nine, City of Celina

The City of Celina Tax Incremental Reinvestment Zone Number Nine (TIRZ #9) is approximately 48.784 acres and is located near the intersection of South Dallas Parkway and County Road 53.

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 34.20% of the City's real property increment generated within the zone up to a maximum contribution amount of \$6,460,479. The source of the City's contribution shall come first from the City's Debt Service Interest and Sinking (I&S) tax rate and if necessary then from the City's Maintenance and Operations (M&O) tax rate.

Without the implementation of the TIRZ, the delineated property would continue to impair the sound growth of the municipality.





Land Use

The land within the TIRZ is currently vacant.

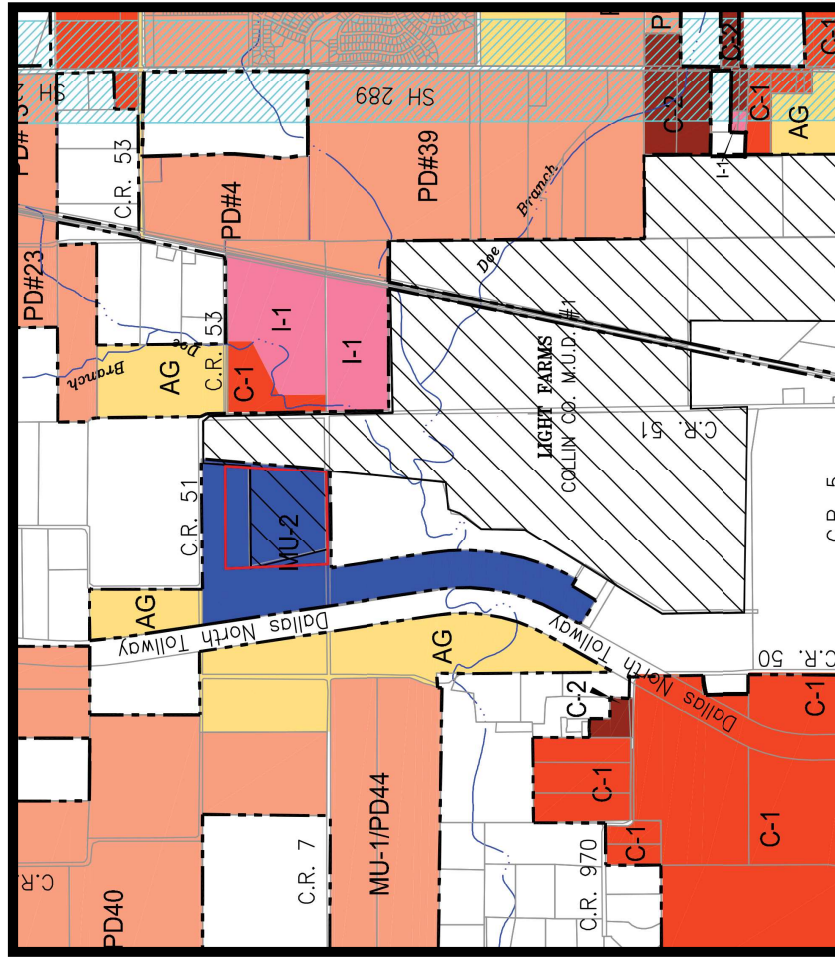
Method of Relocating Persons to be Displaced

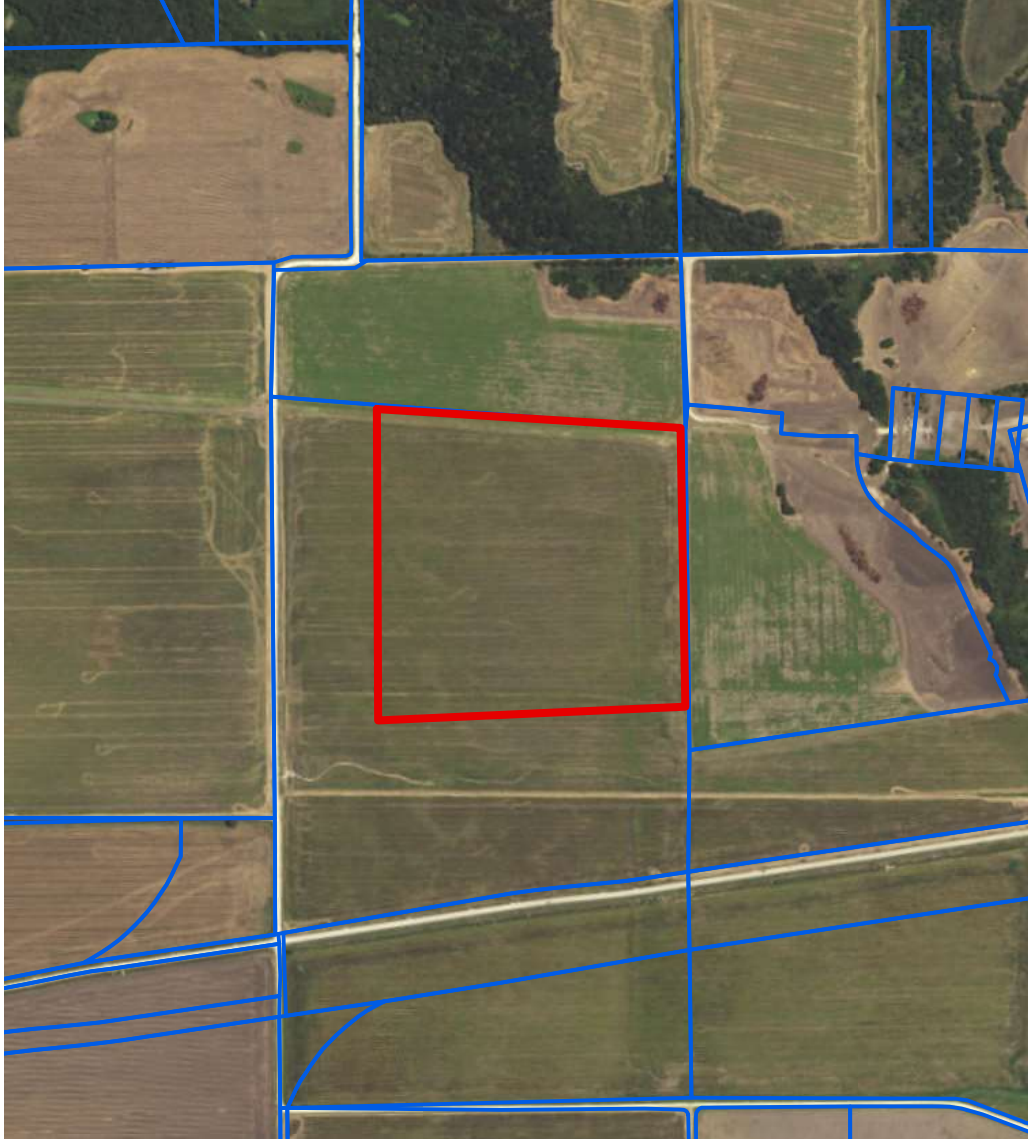
It is not anticipated that any persons will be displaced or need to be relocated as result of implementing the TIRZ.

Zoning

The proposed TIRZ is zoned PD No. 84 (Ordinance No. 2017-33 adopted on July 11, 2017) partially overlaid by a Special District/Development Agreement. It is not anticipated that there will be any changes to the zoning ordinance, the master plan of the municipality, building codes, subdivision regulations, or other municipal ordinances as a result of the implementation of the TIRZ.

Zoning District Legend	
	AG - Agriculture District
	SF-E - Single-Family Estate Residential District
	SF-15 - Single-Family Residential District
	SF-10 - Single-Family Residential District
	SF-9 - Single-Family Residential District
	SF-7.5 - Single-Family Residential District
	OT-R - Old Town Residential District
	PH - Patio Home Residential District
	TH - Townhouse Residential District
	2F - Two-Family Residential District
	MF-1 - Multiple-Family Residential Medium Density District
	MF-2 - Multiple-Family Residential High Density District
	MH - Manufactured Home Park District
	HD - Historic Downtown District
	ONS - Office and Neighborhood Services District
	MU-1 - Mixed Use Suburban District
	MU-2 - Mixed Use Regional District
	RO - Retail and Office District
	C-1 - Retail District
	C-2 - General Commercial District
	B-1 - Rail Center Business District
	B-2 - Employment Center Business District
	B-3 - Technology Center Business District
	B-4 - Business Center District
	I-1 - Light Industrial District
	I-2 - Heavy Industrial District
	PD - Planned Development
	Preston Road Overlay District (PRO)
	Special District / Development Agreement
	Chapter 43 - Pre-Annexation Agreement





Current Ownership Information

TIRZ #9 is approximately 48.784 acres and encompasses a portion of one parcel. For more information on ownership of property within TIRZ #9, see Exhibit A. The TIRZ has an estimated 2017 taxable base value of \$18,356.

Project Plan

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #9 that will be financed by in part by incremental real property tax generated within the TIRZ. Administrative costs are built into the project costs below.

Project Costs	
Water	\$ 333,557
Sewer	\$ 280,909
Storm	\$ 912,712
Paving	\$ 1,099,618
Contingency	\$ 180,627
Interest Cost	\$ 3,653,056
	\$ 6,460,479

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

Non TIRZ Projects

Water	\$ 461,578
Sewer	\$ 414,047
Storm	\$ 1,536,527
Paving	\$ 2,146,050
Clearing and Excavation	\$ 1,426,854
Erosion Control	\$ 209,641
Miscellaneous	\$ 477,922
District Formation Costs	\$ 450,516
Retaining Walls	\$ 157,905
Amenities Landscape Screening	\$ 1,148,980
Franchise	\$ 694,782
	\$ 9,124,802

Anticipated Development

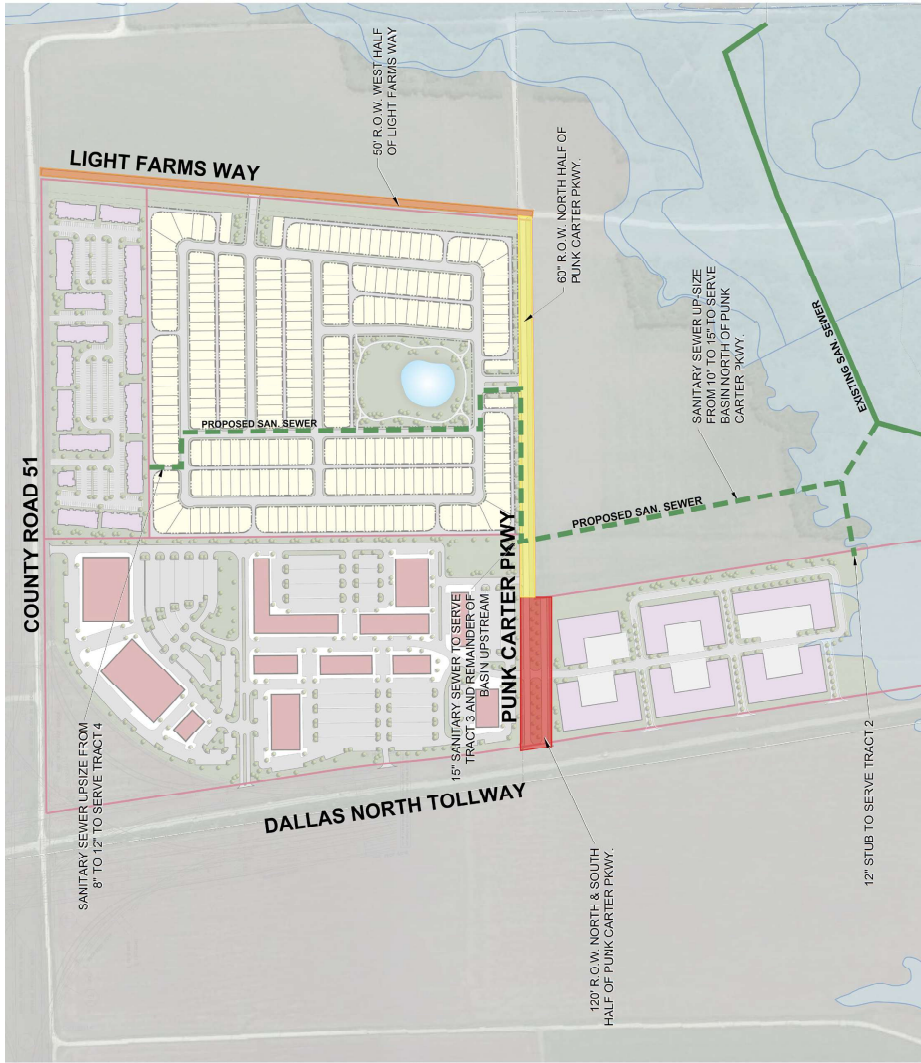
Tract Name	Type	Acres	Lots	Delivery Year	Stabilization Year	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
COLUMNS									
1 40' Lots	SFR		261	2019	2021	\$300,000	\$78,300,000		
Total			261				\$78,300,000		

Anticipated Development

Anticipated development within TIRZ #9 consists of 261 single family residential lots. The table above provides an overview of potential developments that we believe will occur during the life of the TIRZ along with estimated project completion dates and anticipated stabilization years.

Anticipated Revenue Summary

Based upon the assumptions below, the anticipated gross revenue of TIRZ #9 over its 31 year life is \$6,460,479.



Financial Feasibility Analysis

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Celina will contribute 34.20% of its real property increment up to a max of \$6,460,479 or 31 years.

Debt Service

It is anticipated that the TIRZ funds will be pledged to offset any public improvement district assessments.

Monetary Obligations Timeline

It is anticipated that final agreements for pledge of revenues will occur within the next twelve to twenty-four months.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated unit size and the anticipated taxable value per unit can be found on the previous page.

The taxable value analysis shows the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions. Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City with economic benefits that would not occur without its implementation.

City of Celina TIRZ #9 Participation Overview

Global Tax, Inflation, and Discount Rate Assumptions

INFLATION RATE	2.00%
----------------	-------

DISCOUNT RATE	6.00%
---------------	-------

REAL PROPERTY TAX		PARTICIPATION
CITY OF CELINA	0.64500000	34.20%
COLLIN COUNTY	0.19224600	0%
COLLIN COLLEGE	0.07981000	0%
CELINA ISD	1.64000000	0%
	2.55705600	0.22059000

PERSONAL PROPERTY TAX		PARTICIPATION
CITY OF CELINA	0.64500000	0%
COLLIN COUNTY	0.19224600	0%
COLLIN COLLEGE	0.07981000	0%
CELINA ISD	1.64000000	0%
	2.55705600	0.00000000

Sales Tax Rate	0.02000000	0.00%	0.00000000
----------------	------------	-------	------------

31 YEAR - COLUMNS: INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
----------------	-------

DISCOUNT RATE	6.00%
---------------	-------

REAL PROPERTY TAX		
	PARTICIPATION	
CITY OF CELINA	34.20%	0.2205900
COLLIN COUNTY	0%	0.0000000
COLLIN COLLEGE	0%	0.0000000
CELINA ISD	0%	0.0000000
		0.2205900

PERSONAL PROPERTY TAX		
	PARTICIPATION	
CITY OF CELINA	0%	0.0000000
COLLIN COUNTY	0%	0.0000000
COLLIN COLLEGE	0%	0.0000000
CELINA ISD	0%	0.0000000
		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
----------------	-----------	-------	-----------

Tract	40' Lots	TYPE	COMPLETION YEAR	STABILIZED YEAR	# UNITS	REAL PROPERTY PER UNIT	TAX VALUE
1		SFR	2019	2021	261	\$ 300,000.00	\$ 78,300,000

TOTAL

261

78,300,000

► OUTPUT

TOTAL TAX REVENUE		
	TOTAL	REAL PROPERTY
CITY OF CELINA	26.4%	\$ 18,888,859
COLLIN COUNTY	3.3%	\$ 2,337,240
COLLIN COLLEGE	3.3%	\$ 2,337,240
CELINA ISD	67.1%	\$ 48,027,487
	100.0%	\$ 71,590,826

100.0%

TOTAL PARTICIPATION		
	TOTAL	REAL PROPERTY
CITY OF CELINA	100.0%	\$ 6,459,990
COLLIN COUNTY	0.0%	\$ -
COLLIN COLLEGE	0.0%	\$ -
CELINA ISD	0.0%	\$ -
	100.0%	\$ 6,459,990

100.0%

NET BENEFIT		
	TOTAL	REAL PROPERTY
CITY OF CELINA	19.1%	\$ 12,428,869
COLLIN COUNTY	3.6%	\$ 2,337,240
COLLIN COLLEGE	3.6%	\$ 2,337,240
CELINA ISD	73.7%	\$ 48,027,487
	100.0%	\$ 65,130,836

100.0%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUE		Calendar Year																	
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
		Total																	
		261																	
Home Sale Schedule																			
40' Lots																			
Taxable Value - Real Property																			
40' Lots		0	0	0	22,500,000	48,900,000	6,900,000	0	0	0	0	0	0	0	0	0	0	0	
N/A		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cumulative Taxable Value		0	0	0	22,500,000	71,850,000	80,187,000	81,790,740	83,426,555	86,095,086	86,796,988	88,532,927	90,303,586	92,109,658	93,951,851	95,830,888	97,747,506	98,702,456	
REAL PROPERTY		-	-	-	22,500,000	71,850,000	80,187,000	81,790,740	83,426,555	86,095,086	86,796,988	88,532,927	90,303,586	92,109,658	93,951,851	95,830,888	97,747,506	98,702,456	
CITY OF CELINA		-	-	-	145,125	463,433	517,206	527,550	538,101	548,863	559,841	571,037	582,458	594,107	605,989	618,109	630,471	643,081	
COLLIN COUNTY		-	-	-	43,255	138,129	154,156	157,239	160,384	163,592	166,864	170,201	173,605	177,077	180,619	184,231	187,916	191,674	
COLLIN COLLEGE		-	-	-	17,957	57,343	63,997	65,277	66,583	67,914	69,273	70,658	72,071	73,513	74,983	76,483	78,012	79,573	
CELINA ISD		-	-	-	369,000	1,178,340	1,315,067	1,341,368	1,368,195	1,395,559	1,423,471	1,451,940	1,480,979	1,510,598	1,540,810	1,571,627	1,603,059	1,635,120	
Total		-	-	-	575,338	1,837,245	2,050,426	2,091,435	2,133,264	2,175,929	2,219,448	2,263,837	2,309,113	2,355,296	2,402,401	2,450,449	2,499,458	2,549,448	
SUMMARY																			
CITY OF CELINA		-	-	-	145,125	463,433	517,206	527,550	538,101	548,863	559,841	571,037	582,458	594,107	605,989	618,109	630,471	643,081	
COLLIN COUNTY		-	-	-	43,255	138,129	154,156	157,239	160,384	163,592	166,864	170,201	173,605	177,077	180,619	184,231	187,916	191,674	
COLLIN COLLEGE		-	-	-	17,957	57,343	63,997	65,277	66,583	67,914	69,273	70,658	72,071	73,513	74,983	76,483	78,012	79,573	
CELINA ISD		-	-	-	369,000	1,178,340	1,315,067	1,341,368	1,368,195	1,395,559	1,423,471	1,451,940	1,480,979	1,510,598	1,540,810	1,571,627	1,603,059	1,635,120	
Total		-	-	-	575,338	1,837,245	2,050,426	2,091,435	2,133,264	2,175,929	2,219,448	2,263,837	2,309,113	2,355,296	2,402,401	2,450,449	2,499,458	2,549,448	
PARTICIPATION																			
REAL PROPERTY		-	-	-	22,500,000	71,850,000	80,187,000	81,790,740	83,426,555	86,095,086	86,796,988	88,532,927	90,303,586	92,109,658	93,951,851	95,830,888	97,747,506	98,702,456	
CITY OF CELINA		-	-	-	49,633	158,494	176,885	180,422	184,031	187,711	191,465	195,295	199,201	203,185	207,248	211,393	215,621	219,934	
COLLIN COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
COLLIN COLLEGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CELINA ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	49,633	158,494	176,885	180,422	184,031	187,711	191,465	195,295	199,201	203,185	207,248	211,393	215,621	219,934	
SUMMARY																			
CITY OF CELINA		-	-	-	49,633	158,494	176,885	180,422	184,031	187,711	191,465	195,295	199,201	203,185	207,248	211,393	215,621	219,934	
COLLIN COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
COLLIN COLLEGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CELINA ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	49,633	158,494	176,885	180,422	184,031	187,711	191,465	195,295	199,201	203,185	207,248	211,393	215,621	219,934	
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																			
SUMMARY																			
CITY OF CELINA		-	-	-	95,492	304,939	340,322	347,128	354,071	361,152	368,375	375,743	383,257	390,923	398,741	406,716	414,850	423,147	
COLLIN COUNTY		-	-	-	43,255	138,129	154,156	157,239	160,384	163,592	166,864	170,201	173,605	177,077	180,619	184,231	187,916	191,674	
COLLIN COLLEGE		-	-	-	17,957	57,343	63,997	65,277	66,583	67,914	69,273	70,658	72,071	73,513	74,983	76,483	78,012	79,573	
CELINA ISD		-	-	-	369,000	1,178,340	1,315,067	1,341,368	1,368,195	1,395,559	1,423,471	1,451,940	1,480,979	1,510,598	1,540,810	1,571,627	1,603,059	1,635,120	
Total		-	-	-	525,705	1,678,751	1,873,542	1,911,013	1,949,233	1,988,218	2,027,982	2,068,542	2,109,913	2,155,111	2,195,153	2,239,056	2,283,837	2,329,514	

Financial Feasibility Analysis

TOTAL TAX REVENUE																	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31		
Home Sale Schedule 40' Lots																																	
Taxable Value - Real Property																																	
40' Lots																	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
N/A																	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cumulative Taxable Value																	101,696,505	103,730,435	105,805,044	107,921,144	110,079,567	112,281,159	114,526,782	116,817,317	119,153,664	121,536,737	123,967,472	126,446,821	128,975,758	131,555,273	134,186,378		
REAL PROPERTY																	101,696,505	103,730,435	105,805,044	107,921,144	110,079,567	112,281,159	114,526,782	116,817,317	119,153,664	121,536,737	123,967,472	126,446,821	128,975,758	131,555,273	134,186,378		
CITY OF CELINA																	655,942	669,061	682,443	696,091	710,013	724,213	738,698	753,472	768,541	783,912	799,590	815,582	831,894	848,532	865,502	GROSS	
COLLIN COUNTY																	195,507	199,418	203,406	207,474	211,624	215,856	220,173	224,577	229,068	233,650	238,323	243,089	247,951	252,910	257,968	18,888,859	
COLLIN COLLEGE																	81,164	82,787	84,443	86,132	87,855	89,612	91,404	93,232	95,097	96,998	98,938	100,917	102,936	104,994	107,094	5,629,934	
CELINA ISD																	1,667,823	1,701,179	1,735,203	1,769,907	1,805,305	1,841,411	1,878,239	1,915,804	1,954,120	1,993,202	2,033,067	2,073,728	2,115,202	2,157,506	2,200,657	2,337,240	
Total																	2,600,437	2,652,445	2,705,494	2,759,604	2,814,796	2,871,092	2,928,514	2,987,084	3,046,826	3,107,762	3,169,918	3,233,316	3,297,982	3,363,942	3,431,221	74,883,520	
SUMMARY																																	
CITY OF CELINA																	655,942	669,061	682,443	696,091	710,013	724,213	738,698	753,472	768,541	783,912	799,590	815,582	831,894	848,532	865,502	GROSS	
COLLIN COUNTY																	195,507	199,418	203,406	207,474	211,624	215,856	220,173	224,577	229,068	233,650	238,323	243,089	247,951	252,910	257,968	18,888,859	
COLLIN COLLEGE																	81,164	82,787	84,443	86,132	87,855	89,612	91,404	93,232	95,097	96,998	98,938	100,917	102,936	104,994	107,094	5,629,934	
CELINA ISD																	1,667,823	1,701,179	1,735,203	1,769,907	1,805,305	1,841,411	1,878,239	1,915,804	1,954,120	1,993,202	2,033,067	2,073,728	2,115,202	2,157,506	2,200,657	2,337,240	
Total																	2,600,437	2,652,445	2,705,494	2,759,604	2,814,796	2,871,092	2,928,514	2,987,084	3,046,826	3,107,762	3,169,918	3,233,316	3,297,982	3,363,942	3,431,221	74,883,520	
PARTICIPATION																																	
REAL PROPERTY																	101,696,505	103,730,435	105,805,044	107,921,144	110,079,567	112,281,159	114,526,782	116,817,317	119,153,664	121,536,737	123,967,472	126,446,821	128,975,758	131,555,273	134,186,378		
CITY OF CELINA																	224,332	228,819	233,395	238,063	242,825	247,681	252,635	257,687	262,841	268,098	273,460	278,929	284,508	290,198	296,002	GROSS	
COLLIN COUNTY																	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,459,990
COLLIN COLLEGE																	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD																	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total																	224,332	228,819	233,395	238,063	242,825	247,681	252,635	257,687	262,841	268,098	273,460	278,929	284,508	290,198	296,002	6,459,990	
SUMMARY																																	
CITY OF CELINA																	224,332	228,819	233,395	238,063	242,825	247,681	252,635	257,687	262,841	268,098	273,460	278,929	284,508	290,198	296,002	GROSS	
COLLIN COUNTY																	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,459,990
COLLIN COLLEGE																	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD																	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total																	224,332	228,819	233,395	238,063	242,825	247,681	252,635	257,687	262,841	268,098	273,460	278,929	284,508	290,198	296,002	6,459,990	
TOTAL TAX REVENUE - PA																																	
SUMMARY																																	
CITY OF CELINA																	431,610	440,242	449,047	458,028	467,189	476,532	486,063	495,784	505,700	515,814	526,130	536,653	547,386	558,334	569,500	GROSS	
COLLIN COUNTY																	195,507	199,418	203,406	207,474	211,624	215,856	220,173	224,577	229,068	233,650	238,323	243,089	247,951	252,910	257,968	12,428,869	
COLLIN COLLEGE																	81,164	82,787	84,443	86,132	87,855	89,612	91,404	93,232	95,097	96,998	98,938	100,917	102,936	104,994	107,094	5,629,934	
CELINA ISD																	1,667,823	1,701,179	1,735,203	1,769,907	1,805,305	1,841,411	1,878,239	1,915,804	1,954,120	1,993,202	2,033,067	2,073,728	2,115,202	2,157,506	2,200,657	2,337,240	
Total																	2,376,104	2,423,626	2,472,099	2,521,541	2,571,972	2,623,411	2,675,879	2,729,397	2,783,985	2,839,665	2,896,458	2,954,387	3,013,477	3,073,744	3,135,219	48,027,487	

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH DISCOUNT RATE																			
2.00%										6.00%									
REAL PROPERTY TAX										BUSINESS PROPERTY TAX									
CITY OF CELINA COLLIN COUNTY COLLIN COLLEGE CELINA ISD										CITY OF CELINA COLLIN COUNTY COLLIN COLLEGE CELINA ISD									
0.0450000 0.1922460 0.0798100 0.0000000 2.5570560										0.6450000 0.1922460 0.0798100 0.0000000 2.5570560									
34.20% 0% 0% 0% 0.2205900										0% 0% 0% 0% 0.0000000									
BASE YEAR	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
REVENUE YEAR	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
BASE YEAR	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	
REVENUE YEAR	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	
BASE YEAR	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	
REVENUE YEAR	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	
BASE YEAR	18,140	18,503	18,873	19,250	19,635	20,028	20,429	20,837	21,254	21,679	22,113	22,555	23,006	23,468	23,935	24,414	24,902	25,400	
REVENUE YEAR	18,140	18,503	18,873	19,250	19,635	20,028	20,429	20,837	21,254	21,679	22,113	22,555	23,006	23,468	23,935	24,414	24,902	25,400	
BASE YEAR	18,140	18,503	18,873	19,250	19,635	20,028	20,429	20,837	21,254	21,679	22,113	22,555	23,006	23,468	23,935	24,414	24,902	25,400	
REVENUE YEAR	18,140	18,503	18,873	19,250	19,635	20,028	20,429	20,837	21,254	21,679	22,113	22,555	23,006	23,468	23,935	24,414	24,902	25,400	
BASE YEAR	0	363	733	1,110	1,495	1,888	2,289	2,697	3,114	3,539	3,973	4,415	4,866	5,326	5,795	6,274	6,762	7,260	
REVENUE YEAR	0	363	733	1,110	1,495	1,888	2,289	2,697	3,114	3,539	3,973	4,415	4,866	5,326	5,795	6,274	6,762	7,260	
BASE YEAR	0	363	733	1,110	1,495	1,888	2,289	2,697	3,114	3,539	3,973	4,415	4,866	5,326	5,795	6,274	6,762	7,260	
REVENUE YEAR	0	363	733	1,110	1,495	1,888	2,289	2,697	3,114	3,539	3,973	4,415	4,866	5,326	5,795	6,274	6,762	7,260	
BASE YEAR	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
REVENUE YEAR	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
BASE YEAR	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
REVENUE YEAR	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
BASE YEAR	0	0	22,500,000	71,850,000	80,187,000	81,790,740	83,426,555	85,095,086	86,796,988	88,532,927	90,303,586	92,109,658	93,951,851	95,830,688	97,747,506	99,702,456	101,696,505	103,728,755	
REVENUE YEAR	0	0	22,500,000	71,850,000	80,187,000	81,790,740	83,426,555	85,095,086	86,796,988	88,532,927	90,303,586	92,109,658	93,951,851	95,830,688	97,747,506	99,702,456	101,696,505	103,728,755	
BASE YEAR	0	0	0	49,633	158,494	176,885	180,422	184,031	187,711	191,465	195,295	199,201	203,185	207,248	211,393	215,621	219,934	224,332	
REVENUE YEAR	0	0	0	49,633	158,494	176,885	180,422	184,031	187,711	191,465	195,295	199,201	203,185	207,248	211,393	215,621	219,934	224,332	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE YEAR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BASE YEAR	0																		

Financial Feasibility Analysis

REVENUE YEAR	18 2035	19 2036	20 2037	21 2038	22 2039	23 2040	24 2041	25 2042	26 2043	27 2044	28 2045	29 2046	30 2047	31 2048	TOTALS
BASE YEAR															
CITY OF CELINA	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
COLLIN COUNTY	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
COLLIN COLLEGE	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
CELINA ISD	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
TAXABLE VALUE															
CITY OF CELINA	25,908	26,427	26,955	27,494	28,044	28,605	29,177	29,761	30,356	30,963	31,582	32,214	32,858	33,515	33,515
COLLIN COUNTY	25,908	26,427	26,955	27,494	28,044	28,605	29,177	29,761	30,356	30,963	31,582	32,214	32,858	33,515	33,515
COLLIN COLLEGE	25,908	26,427	26,955	27,494	28,044	28,605	29,177	29,761	30,356	30,963	31,582	32,214	32,858	33,515	33,515
CELINA ISD	25,908	26,427	26,955	27,494	28,044	28,605	29,177	29,761	30,356	30,963	31,582	32,214	32,858	33,515	33,515
TAXABLE VALUE INCREMENT															
CITY OF CELINA	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375	15,375
COLLIN COUNTY	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375	15,375
COLLIN COLLEGE	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375	15,375
CELINA ISD	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375	15,375
REVENUE A															
TAXABLE VALUE GROWTH	17	18	19	21	22	23	24	26	27	28	30	31	32	34	489
CITY OF CELINA															
COLLIN COUNTY															
COLLIN COLLEGE															
CELINA ISD															
THE COLUMNS															
REAL PROPERTY TAX	103,730,435	105,805,044	107,921,144	110,079,867	112,281,159	114,526,782	116,817,317	119,153,664	121,536,737	123,967,472	126,446,821	128,975,758	131,555,273	134,186,378	
CITY OF CELINA	228,819	233,395	238,063	242,825	247,681	252,635	257,687	262,841	268,098	273,460	278,929	284,508	290,198	296,002	6,459,990
COLLIN COUNTY															
COLLIN COLLEGE															
CELINA ISD															
REVENUE A, 1															
Running Total	3,033,822	3,267,236	3,505,319	3,748,164	3,995,867	4,248,525	4,506,236	4,769,103	5,037,228	5,310,716	5,589,675	5,874,213	6,154,443	6,450,479	
GROSS															
CITY OF CELINA	228,836	233,414	238,083	242,845	247,703	252,658	257,712	262,867	268,125	273,488	278,959	284,539	290,230	296,036	6,480,479
COLLIN COUNTY															
COLLIN COLLEGE															
CELINA ISD															
TOTALS															

Financial Feasibility Analysis

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

[illegible]

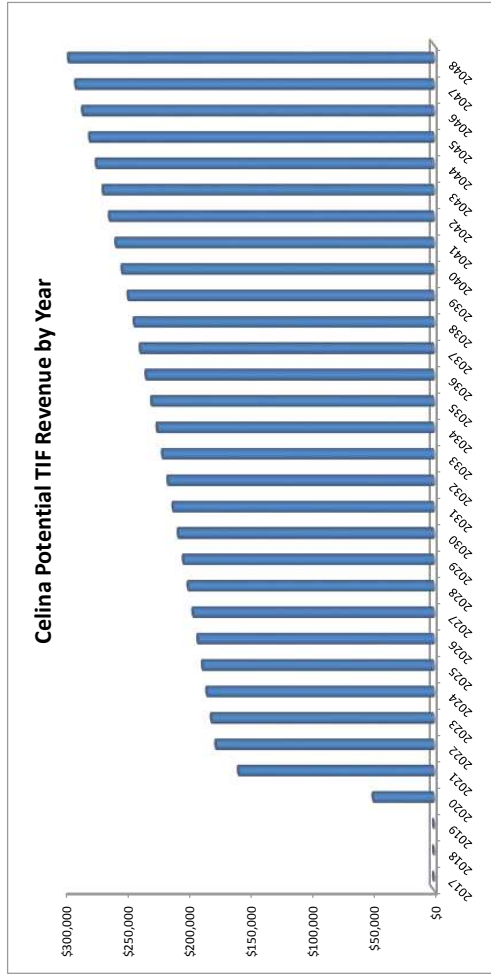
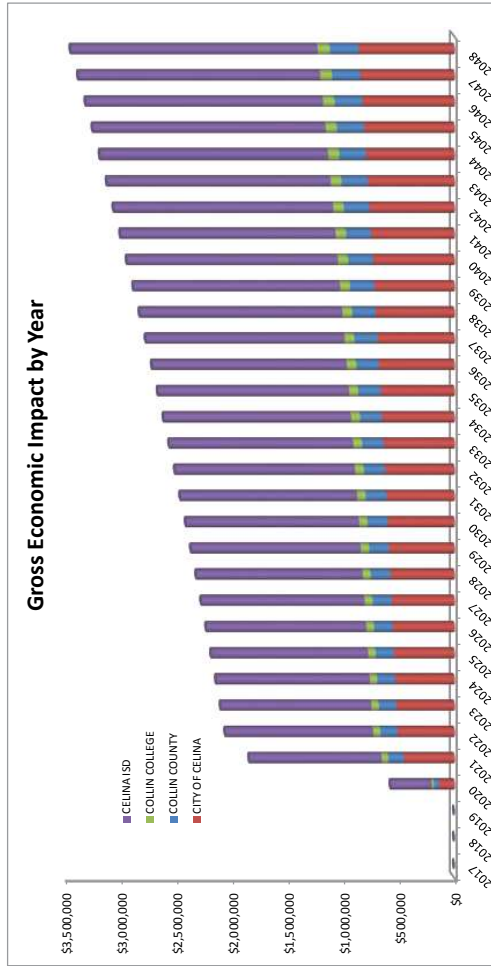
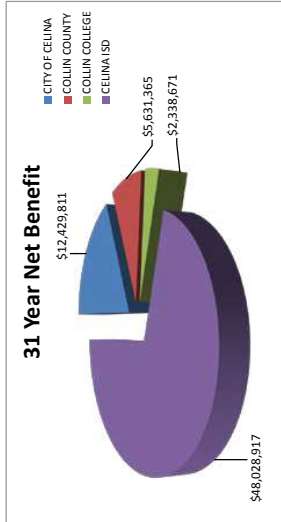
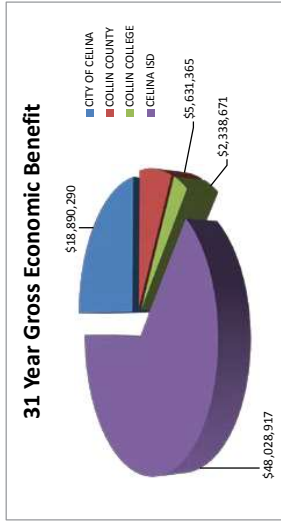
Attachment: TIRZ #9 Final PFP reduced (CC approving TIRZ #9 (The Columns) PFP)

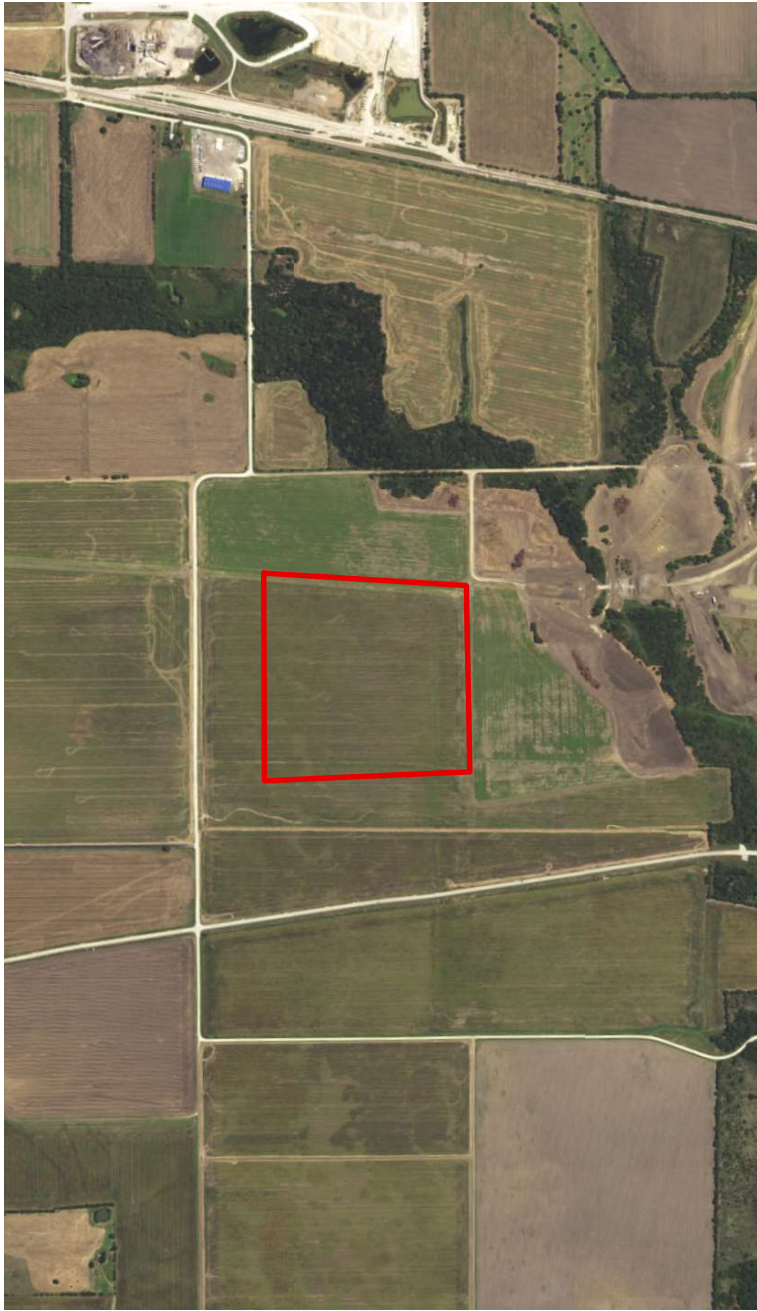
Financial Feasibility Analysis

REVENUE YEAR	18 2035	19 2036	20 2037	21 2038	22 2039	23 2040	24 2041	25 2042	26 2043	27 2044	28 2045	29 2046	30 2047	31 2048	TOTALS
BASE YEAR															
CITY OF CELINA	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
COLLIN COUNTY	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
COLLIN COLLEGE	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
CELINA ISD	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
TAXABLE VALUE															
CITY OF CELINA	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427
COLLIN COUNTY	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427
COLLIN COLLEGE	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427
CELINA ISD	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427	28,427
TAXABLE VALUE INCREMENT															
CITY OF CELINA	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375	15,375
COLLIN COUNTY	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375	15,375
COLLIN COLLEGE	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375	15,375
CELINA ISD	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375	15,375
REVENUE A															
TAXABLE VALUE GROWTH															
CITY OF CELINA	50	53	57	60	64	67	71	75	79	83	87	91	95	99	1,431
COLLIN COUNTY	50	53	57	60	64	67	71	75	79	83	87	91	95	99	1,431
COLLIN COLLEGE	50	53	57	60	64	67	71	75	79	83	87	91	95	99	1,431
CELINA ISD	50	53	57	60	64	67	71	75	79	83	87	91	95	99	1,431
200	214	227	241	256	270	285	300	315	331	347	363	380	397	5,722	5,722
THE COLUMNS															
REAL PROPERTY TAX	103,730,435	105,805,044	107,921,144	110,079,567	112,281,159	114,526,782	116,817,317	119,153,664	121,536,737	123,967,472	126,446,821	128,975,758	131,555,273	134,186,378	
CITY OF CELINA	669,081	682,443	696,091	710,013	724,213	738,698	753,472	768,541	783,912	799,590	815,582	831,894	848,532	865,502	18,888,859
COLLIN COUNTY	199,418	203,406	207,474	211,624	215,856	220,173	224,577	229,068	233,650	238,323	243,089	247,951	252,910	257,968	5,629,934
COLLIN COLLEGE	82,787	84,443	86,132	87,855	89,612	91,404	93,232	95,097	96,998	98,938	100,917	102,936	104,994	107,094	2,337,240
CELINA ISD	1,701,179	1,735,203	1,769,907	1,805,305	1,841,411	1,878,239	1,915,804	1,954,120	1,993,202	2,033,067	2,073,728	2,115,202	2,157,506	2,200,657	48,027,487
2,652,445	2,705,494	2,759,804	2,814,796	2,871,092	2,928,514	2,987,084	3,046,826	3,107,762	3,169,918	3,233,316	3,297,982	3,363,942	3,431,221	74,883,520	74,883,520
REVENUE A, 1	2,652,646	2,705,708	2,759,832	2,815,038	2,871,348	2,928,784	2,987,369	3,047,126	3,108,078	3,170,249	3,233,663	3,298,345	3,364,322	3,431,618	74,883,243
Running Total	35,167,766	37,873,474	40,633,305	43,448,343	46,319,890	49,248,474	52,235,843	55,282,989	58,391,047	61,561,295	64,794,958	68,093,304	71,457,625	74,889,243	
GROSS															
CITY OF CELINA	669,111	682,496	696,148	710,074	724,277	738,765	753,543	768,616	783,991	799,673	815,669	831,894	848,626	865,601	18,890,290
COLLIN COUNTY	199,468	203,459	207,531	211,684	215,920	220,241	224,648	229,143	233,728	238,405	243,176	248,042	252,905	257,967	5,631,365
COLLIN COLLEGE	82,837	84,496	86,189	87,915	89,675	91,471	93,303	95,171	97,077	99,021	101,004	103,026	105,089	107,193	2,338,671
CELINA ISD	1,701,229	1,735,256	1,769,964	1,805,365	1,841,475	1,878,307	1,915,875	1,954,195	1,993,281	2,033,149	2,073,815	2,115,283	2,157,601	2,200,756	48,028,917
2,652,646	2,705,708	2,759,832	2,815,038	2,871,348	2,928,784	2,987,369	3,047,126	3,108,078	3,169,918	3,233,316	3,297,982	3,363,942	3,431,221	74,883,243	74,883,243

TIF Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF CELINA	\$18,890,290	\$6,460,479	\$12,429,811
COLLIN COUNTY	\$5,631,365	\$0	\$5,631,365
COLLIN COLLEGE	\$2,338,671	\$0	\$2,338,671
CELINA ISD	\$48,028,917	\$0	\$48,028,917
Total	\$74,889,243	\$6,460,479	\$68,428,764





Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #9 in Years:

The TIRZ has a 31-year term (or up to \$6,460,479) and is scheduled to end on December 31, 2048.

EXHIBIT A - Ownersh

ID	OWNER	LEGAL DESCRIPTION	EX.	ACRES	SQFT	AG MARKET	MARKET	AG LOSS	TAXABLE VALUE
2756892	CADG CELINA OUTER LOOP LLC	ABS A0734 JOHN RAGSDALE SURVEY, SHEET 1, TRACT 3, 112.6132 ACRES		112.61	4,905,431	\$ -	\$ -	\$ -	\$ -

NOTE: Parcel 2756892 was merged this year, but previously consisted of two parcels: 2622124 and 2633713 which totaled \$18,356 in assessed value in 2017

CITY OF CELINA, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING THE FINAL REINVESTMENT ZONE PROJECT PLAN AND FINANCING PLAN FOR REINVESTMENT ZONE NUMBER NINE, CITY OF CELINA, TEXAS INCLUDING A PERCENT OF PARTICIPATION; 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, pursuant to and as required by Section 311.003(b) of the Act, the governing body of the City (hereinafter referred to as the “City Council”) prepared a *Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number Nine, City of Celina, Texas*, dated November 14, 2017, approved by Ordinance No. 2017-70 adopted November 14, 2017, for a proposed tax increment reinvestment zone containing approximately 48.784 acres of real property located within the City limits of the City; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in the official newspaper of the City on October 13, 2017, which date is not later than the seventh (7th) day before the public hearing held on November 14, 2017; and

WHEREAS, at the public hearing on November 14, 2017, interested persons were allowed to speak for or against the creation of the zone, the boundaries of the zone, and the concept of tax increment financing, and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the zone; and

WHEREAS, after the public hearing on November 14, 2017, the City Council approved Ordinance No. 2017-70, establishing Reinvestment Zone Number Nine, City of Celina (herein after referred to as the “Zone”); and

WHEREAS, in compliance with the Act, the Board of Directors for the Zone has prepared, adopted, and recommends the City Council approve the Final Reinvestment Zone Project Plan and Financing Plan, a copy of which is attached hereto as **Exhibit A** (hereinafter referred to as the “Final Project and Financing Plan”); and

WHEREAS, pursuant to Section 311.011(b) of the Act, the recommended final reinvestment zone project plan includes, (1) a description and map showing existing uses and conditions of real property in the Zone and proposed uses of that property, (2) any proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, (3) a list of estimated

Ordinance Approving Plan for TIRZ No. Nine (The Columns)

nonproject costs, and (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan; and

WHEREAS, pursuant to Section 311.011(c) of the Act, the recommended final financing plan includes: (1) a detailed list describing the estimated project costs of the Zone, including administrative expenses, (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the Zone, (3) a finding that the plan is economically feasible and an economic study, (4) the estimated amount of bond indebtedness to be incurred, (5) the estimated time when related costs or monetary obligations are to be incurred, (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the Zone that levies taxes on real property in the Zone, (7) the current total appraised value of taxable real property in the Zone, (8) the estimated captured appraised valued of the Zone during each year of its existence, and (9) the duration of the Zone; and

WHEREAS, the City Council hereby finds and determines that the adoption of this Ordinance, approving the Final Project and Financing Plan, a copy of which is attached hereto as **Exhibit A**, is in the best interests of the citizens of the City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1. FINDINGS. Each and every one of the recitals, findings, and determinations contained in the preamble to this Ordinance is incorporated into the body of this Ordinance as if fully set forth herein and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

SECTION 2. SUFFICIENCY. The Final Project and Financing Plan conforms with and satisfies all requirements set forth in Sections 311.011 of the Act. Specifically, the final reinvestment zone project plan includes, but is not limited to, (1) a description and map showing existing uses and conditions of real property in the Zone and proposed uses of that property, (2) any proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, (3) a list of estimated nonproject costs, and (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan. The final financing plan includes, but is not limited to, (1) a detailed list describing the estimated project costs of the Zone, including administrative expenses, (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the Zone, (3) a finding that the plan is economically feasible and an economic study, (4) the estimated amount of bond indebtedness to be incurred, (5) the estimated time when related costs or monetary obligations are to be incurred, (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the Zone, (7) the current total appraised value of taxable real property in the Zone, (8) the

estimated captured appraised valued of the Zone during each year of its existence, and (9) the duration of the Zone.

SECTION 3. FEASIBILITY. The City Council, pursuant to Section 311,011 of the Act, finds that the Final Project and Financing Plan is feasible.

SECTION 4. APPROVING FINAL PROJECT AND FINANCING PLAN. The Board of Directors for the Zone have prepared and recommended adoption of this Final Project and Financing Plan, and have submitted it to this City Council for approval. The City Council hereby approves the Final Project and Financing Plan, a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes.

SECTION 5. SEVERABILITY. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, 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 Ordinance; and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THIS THE 9TH DAY OF JANUARY, 2018.

Chad Anderson, Mayor Pro-Tem

ATTEST:

Vicki Faulkner, City Secretary

APPROVED AS TO FORM:

Attorney for the City

Exhibit A
Final Reinvestment Zone Plan and Financing Plan

Attachment: 2017.004.019b - Ord Approving Final Project and Financing Plan_TIRZ No 9 v2 (CC approving TIRZ #9 (The Columns) PFP)

Ordinance Approving Plan for TIRZ No. Nine (The Columns)

CITY OF CELINA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER NINE, CITY OF CELINA, TEXAS RECOMMENDING APPROVAL OF THE FINAL REINVESTMENT ZONE PROJECT PLAN AND FINANCING PLAN TO THE CITY COUNCIL.

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, at the public hearing on November 14, 2017, interested persons were allowed to speak for or against the creation of the zone, the boundaries of the zone, and the concept of tax increment financing, and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the zone; and

WHEREAS, after the public hearing on November 14, 2017, the City Council approved Ordinance No. 2017-70, establishing Reinvestment Zone Number Nine, City of Celina, Texas (the “Zone”); and

WHEREAS, on January 9, 2018, the Board of Directors for Reinvestment Zone Number Nine, City of Celina, Texas (the “Board”), met to consider and recommend to the City Council of the City the *Final Reinvestment Zone Project Plan and Financing Plan for the Zone*, a copy of which is attached hereto as **Exhibit A** (herein after referred to as the “Final Project and Finance Plan”), should be adopted by City Council ordinance as the reinvestment zone project plan and financing plan for the Zone in accordance with Section 311.011 of the Act.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER NINE, CITY OF CELINA, THAT:

SECTION 1. FINDINGS. Each and every one of the recitals, findings, and determinations contained in the preamble to this Resolution is incorporated into the body of this Resolution as if fully set forth herein and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Resolution for all purposes.

SECTION 2. SUFFICIENCY. The Final Project and Financing Plan has been prepared by the Board and conforms with and satisfies all requirements set forth in Sections 311.011 of the Act. Specifically, the final reinvestment zone project plan includes, but is not limited to, (1) a description and map showing existing uses and conditions of real property in the Zone and proposed uses of that property, (2) any proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, (3) a list of estimated nonproject costs, and (4) a statement of a method of relocating

persons to be displaced, if any, as a result of implementing the plan. The final financing plan includes, but is not limited to, (1) a detailed list describing the estimated project costs of the Zone, including administrative expenses, (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the Zone, (3) a finding that the plan is economically feasible and an economic study, (4) the estimated amount of bond indebtedness to be incurred, (5) the estimated time when related costs or monetary obligations are to be incurred, (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the Zone that levies taxes on real property in the Zone, (7) the current total appraised value of taxable real property in the Zone, (8) the estimated captured appraised valued of the Zone during each year of its existence, and (9) the duration of the Zone.

SECTION 3. FEASIBILITY. The Board finds that the Final Project and Finance Plan is feasible.

SECTION 4. RECOMMENDING FINAL PROJECT AND FINANCING PLAN. The Board hereby recommends to the City Council the Final Project and Financing Plan, a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes. The Board has prepared and adopted this Final Project and Financing Plan, and hereby recommend to the City Council that they approve the Final Project and Financing Plan as the reinvestment zone project plan and financing plan for the Zone.

SECTION 5. SEVERABILITY. 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 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 6. EFFECTIVE DATE. This Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER NINE, CITY OF CELINA, THIS THE 9TH DAY OF JANUARY, 2018.

Board Chair Person

ATTEST:

Vicki Faulkner, City Secretary

APPROVED AS TO FORM:

Attorney for City of Celina, Texas

Exhibit A
Final Reinvestment Zone Project Plan and Financing Plan

Attachment: 2017.004.018a - Board Resolution Adopting Final Project and Finance Plan_TIRZ No 9 v2 MRF edits (CC approving TIRZ #9 (The



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Paul DeBuff, Assistant to the City Manager
 CC: Jason Laumer, City Manager
 Date: January 9, 2018
 Re: Ordinance approving Final Project and Finance Plan for TIRZ #10

Action Requested:

Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving the Final Project and Reinvestment Zone Financing Plan for Reinvestment Zone Number Ten, City of Celina, Texas. (Chalk Hill) (DeBuff)

Background Information:

The proposed ordinance approves the list of projects for the development and the associated finance plan.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

The City's Financial Advisor has approved the proposed ordinance.

Legal Review:

The City's Land Use Attorney has approved the proposed ordinance.

Supporting Documents:

- Proposed Ordinance
- TIRZ #10 Board resolution approving Final Project and Finance Plan
- Final Project and Finance Plan

Staff Recommendation:

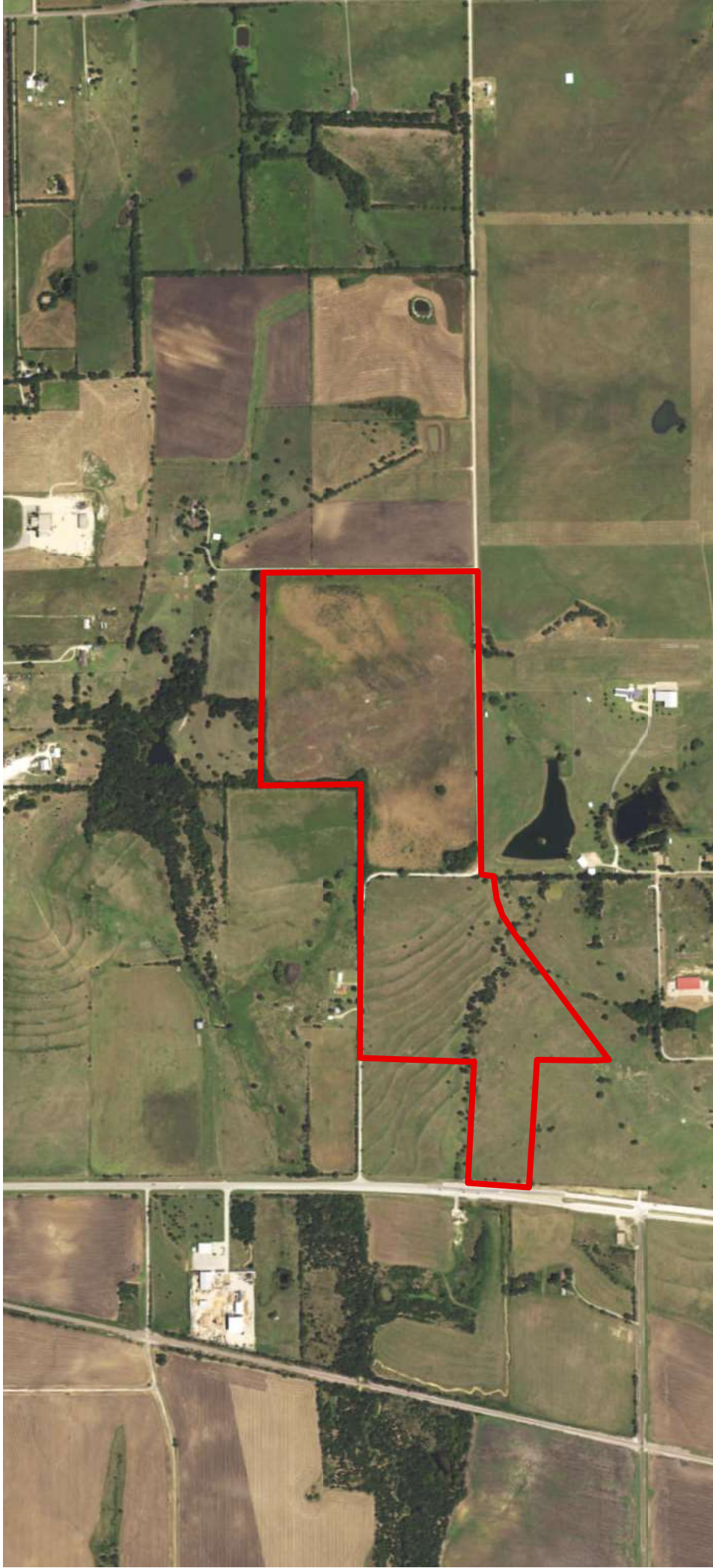
Staff recommends approval.

Staff Recommendation:

Staff Recommends Approval.

City of Celina TIRZ Number Ten

City of Celina Tax Increment Reinvestment Zone #10



1 Introduction.....1

2 Legal Boundary 2

3 Current Conditions 4

4 Project Plan 7

5 Anticipated Development 8

6 Financial Feasibility Analysis..... 9

7 Terms and Conditions 18

8 Exhibit A.....19

DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

Creating a Reinvestment Zone

Pursuant to Section 311.011 of the Texas Tax Code, a project and finance plan for an area to be designated a reinvestment zone must:

Sec. 311.011. PROJECT AND FINANCING PLANS.

(b) The project plan must include:

- (1) a description and map showing existing uses and conditions of real property in the zone and proposed uses of that property;
- (2) proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;
- (3) a list of estimated nonproject costs; and
- (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

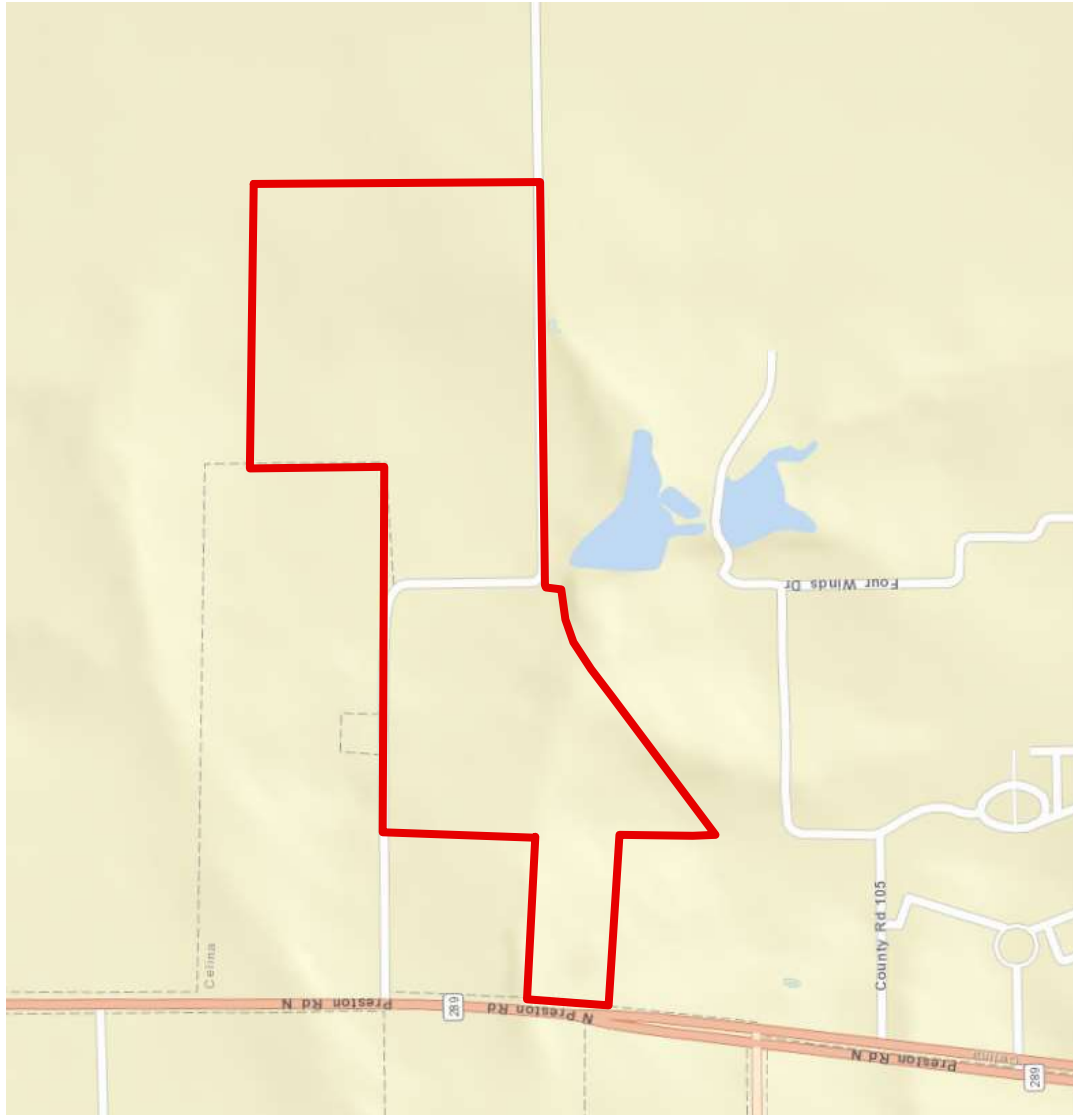
(c) The reinvestment zone financing plan must include:

- (1) a detailed list describing the estimated project costs of the zone, including administrative expenses;
- (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone;
- (3) a finding that the plan is economically feasible and an economic feasibility study;
- (4) the estimated amount of bonded indebtedness to be incurred;
- (5) the estimated time when related costs or monetary obligations are to be incurred;
- (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone;
- (7) the current total appraised value of taxable real property in the zone;
- (8) the estimated captured appraised value of the zone during each year of its existence; and
- (9) the duration of the zone.



Every year hundreds of families are discovering the wholesome, country lifestyle; the excellent school system, and the warm, friendly community of Celina. Many retail and commercial businesses are considering Celina for their next location and development is moving fast. With a trade population of approximately 69,000 and an ideal location just north of Frisco, Texas, in the coveted 'Golden Corridor', Celina is Open for Business!



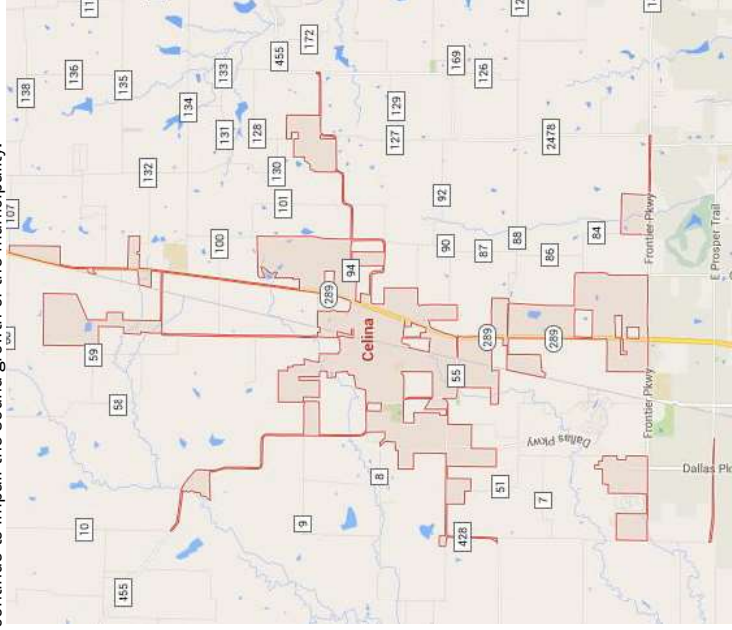


Tax Incremental Reinvestment Zone Number Ten, City of Celina

The City of Celina Texas Tax Incremental Reinvestment Zone Number Ten (TIRZ #10) is approximately 94.827 acres and is located near the intersection of Preston Road and Co Road 102.

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 34.20% of the City's real property increment generated within the zone up to a maximum contribution amount of \$10,774,349. The source of the City's contribution shall come first from the City's Debt Service Interest and Sinking (I&S) tax rate and if necessary then from the City's Maintenance and Operations (M&O) tax rate.

Without the implementation of the TIRZ, the delineated property would continue to impair the sound growth of the municipality.



Legal TIRZ Boundary Map



Legal Description

Being a 94.827 acre tract of land situated in the George W. Eastes Survey, Abstract Number 299, the William W. Shawver Survey, Abstract Number 810, and the William B. Tucker Survey, Abstract Number 912, City of Celina, Collin County, Texas, and being a part of that certain tract of land described by deed to CADG CELINA 156, LLC, recorded under Document Number 20141015001128280, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the most northwest corner of a tract of land described to A.P. Sommerhalder, LLC, by deed recorded in document number 20150625000764600, Deed Records, Collin County, Texas, and the southwest corner of that certain tract of land described by deed to Preston 51 CR 102, LP, recorded under Document Number 20071120001569950 of the Official Public Records of Collin County, Texas, and being in the east line of State Highway No. 289, also known as Preston Road, having a variable width right-of-way, and being within County Road 102;

THENCE South 89 degrees 43 minutes 35 seconds East, within said County Road 102 and with the north line of said A. P. Sommerhalder tract and the south line of said Preston 51 CR 102 tract, a distance of 737.08 feet to a point for corner, being the POINT OF BEGINNING;

THENCE South 89 degrees 43 minutes 35 seconds East, continuing within said County Road 102, a distance of 1803.23 feet to a point for the southeast corner of said Preston 51 CR 102, LP tract, same being an inner ell corner of said CADG Celina 156, LLC tract;

THENCE North 00 degrees 26 minutes 05 seconds West, with the east line of said Preston 51 CR 102, LP tract and the northernmost west line of said CADG Celina 156, LLC tract, a distance of 640.81 feet to a 1/2 inch iron rod found for the southwest corner of that same tract of land described to Mohammad Ali Dalaki, by deed recorded in Document Number 20141119001266880, Official Public Records, Collin County, Texas, same being the northernmost northwest corner of said CADG Celina 156, LLC tract;

THENCE North 89 degrees 49 minutes 17 Seconds East, with the south line of said Dalaki tract and the north line of said CADG Celina 156, LLC tract, a distance of 1391.00 feet to a point for the southeast corner of said Dalaki tract and the northeast corner of said CADG Celina 156, LLC tract, said point lying on the west line of that same tract of land described to Nanda Estates, LLC, by deed recorded in Document Number 201407090000706790, Official Public Records, Collin County, Texas;

THENCE South 00 degrees 30 minutes 42 seconds East, with the west line of said Nada Estates, LLC tract and the easternmost line of said CADG Celina 156, LLC tract, a distance of 1391.70 feet to a 5/8 inch iron rod found for the easternmost southeast corner thereof, same being the southwest corner of said Nada Estates, LLC tract, and lying on the north line of that same tract of land described to Four Winds Enterprises, Ltd., by deed recorded in Volume 5476, Page 8080, Official Public Records, Collin County, Texas;

THENCE South 88 degrees 45 minutes 36 seconds West, with the north line of said Four Winds Enterprises, Ltd. tract, and the easternmost south line of said CADG Celina 156, LLC tract, a distance of 551.59 feet to a point for corner;

THENCE South 89 degrees 08 minutes 14 seconds West, continuing with the north line of said Four Winds Enterprises, Ltd. tract, and the easternmost south line of said CADG Celina 156, LLC tract, a distance of 1442.68 feet to a 1/2 inch iron rod found for the northwest corner of said Four Winds Enterprises, Ltd. tract and an inner ell corner of said CADG Celina 156, LLC tract;

THENCE South 00 degrees 08 minutes 33 seconds West, with the west line of said Four Winds Enterprises, Ltd. tract, and the southernmost east line of said CADG Celina 156, LLC tract, a distance of 45.11 feet to point for corner in the west line of said Four Winds Enterprises, Ltd., and at the beginning of a curve to the left having a radius of 708.00 feet, with a delta angle of 36 degrees 15 minutes 41 seconds, whose chord bears South 72 degrees 00 minutes 02 seconds West, a distance of 440.64 feet;

THENCE, in a southwesterly direction, departing the southernmost east line of said CADG Celina 156 tract, over, across, and upon said CADG Celina 156 tract, and with said curve, an arc length of 448.08 feet to a point for corner;

THENCE South 53 degrees 52 minutes 12 seconds West, continuing within said CADG Celina 156 tract, a distance of 1001.46 feet to a point for corner lying on the west line thereof, same being the east line of that certain tract of land described in deed to Sutton Field Investments, LLC, recorded under Document Number 20150305000240910, Official Public Records of Collin County, Texas;

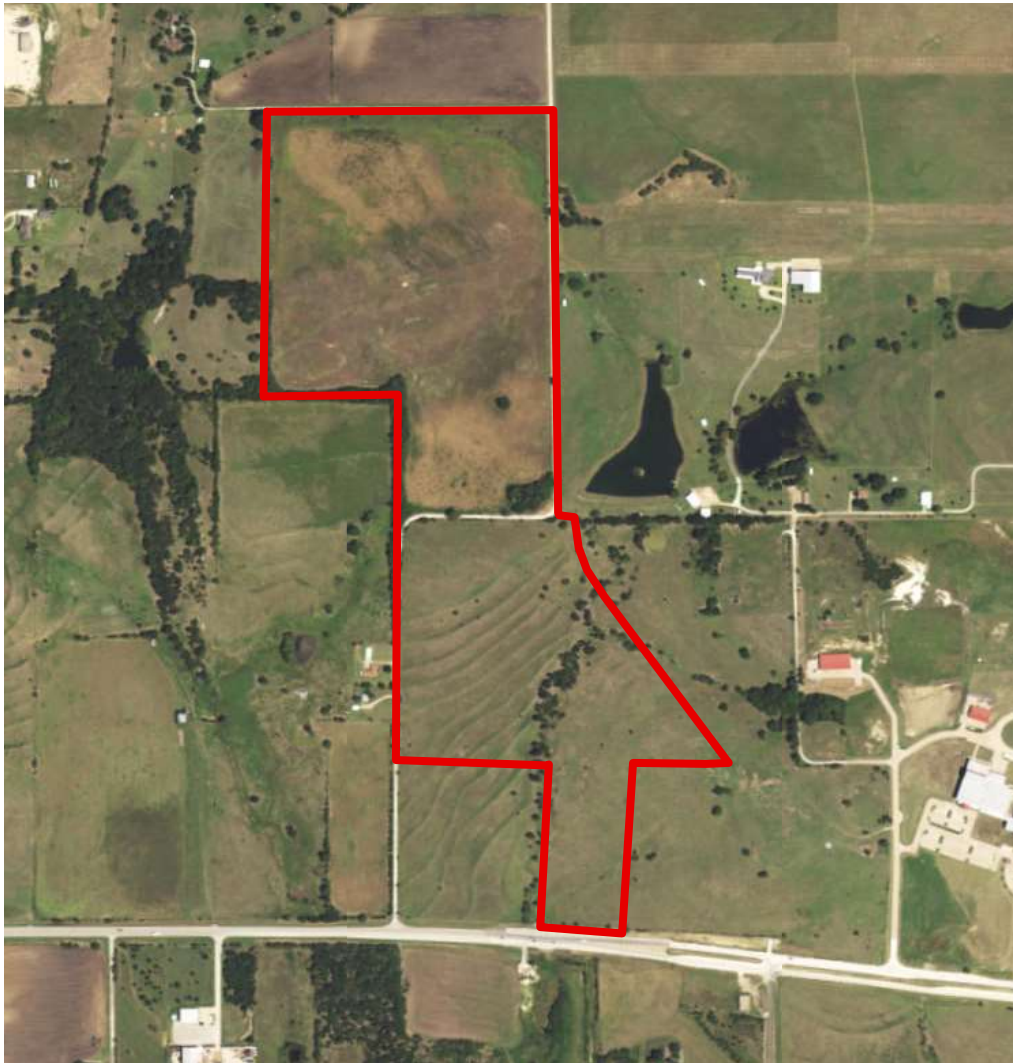
THENCE North 01 degrees 31 minutes 38 seconds West, with the west line of said CADG Celina 156 tract, the east line of said Sutton Field Investments, LLC, tract, and the east line of that certain tract of land described to Old Celina, LTD., by deed recorded under Document Number 20150305000240780 of the Official Public Records of Collin County, Texas, a distance of 403.65 feet to point for corner;

THENCE North 87 degrees 49 minutes 58 seconds West, with the westernmost south line of said CADG Celina 156 tract, and the north line of said Old Celina, LTD. tract, a distance of 793.07 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner in the east line of said Preston Road, lying in a curve to the left having a radius of 11546.01 feet, with a delta angle of 02 degrees 10 minutes 12 seconds, whose chord bears North 05 degrees 22 minutes 06 seconds East, a distance of 437.28 feet;

THENCE continuing with the east line of said Preston Road and with said curve, an arc length of 437.31 feet to a point for the westernmost northwest corner of said CADG Celina 156 tract and the southwest corner of said A.P. Sommerhalder, LLC tract;

THENCE South 85 degrees 39 minutes 30 seconds East, with the westernmost north line of said CADG Celina 156 tract and the south line of said A.P. Sommerhalder, LLC. tract, a distance of 763.62 feet to point for the southeast corner of said A.P. Sommerhalder, LLC. tract and an interior corner of said CADG Celina 156 tract;

THENCE North 01 degrees 37 minutes 07 seconds East, with the northernmost west line of said CADG Celina 156 tract and the east line of said A.P. Sommerhalder, LLC. tract, a distance of 749.79 feet to the POINT OF BEGINNING, and containing 94.827 acres of land, more or less, and being subject to any and all easements that may affect.



Land Use

The land within the TIRZ is currently vacant.

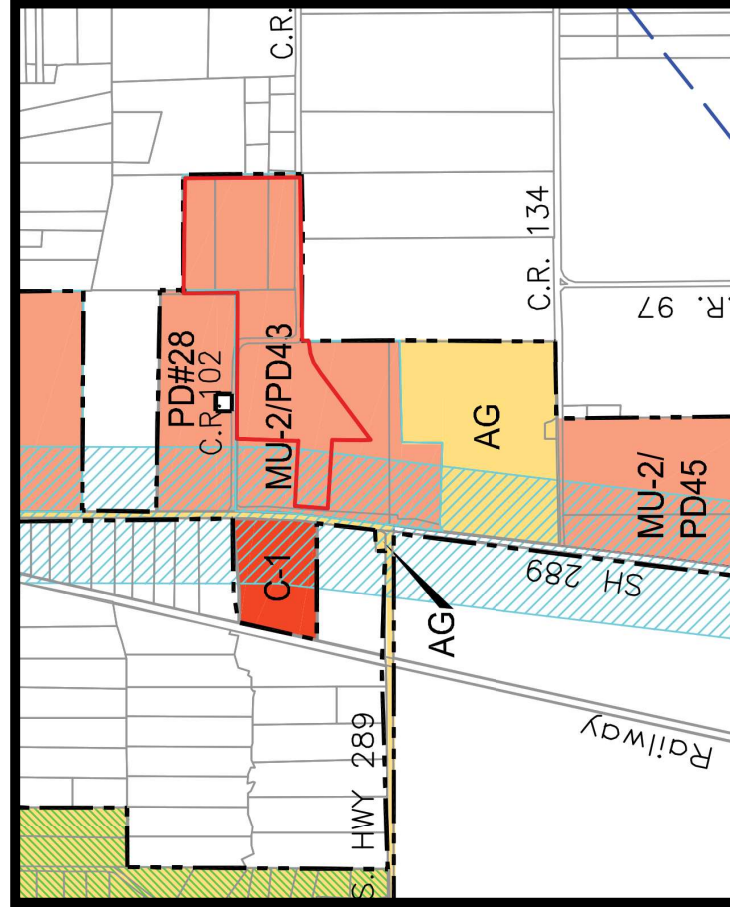
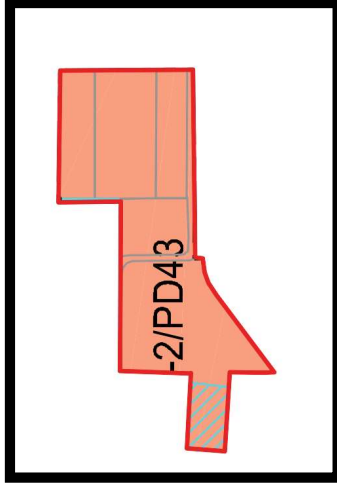
Method of Relocating Persons to be Displaced

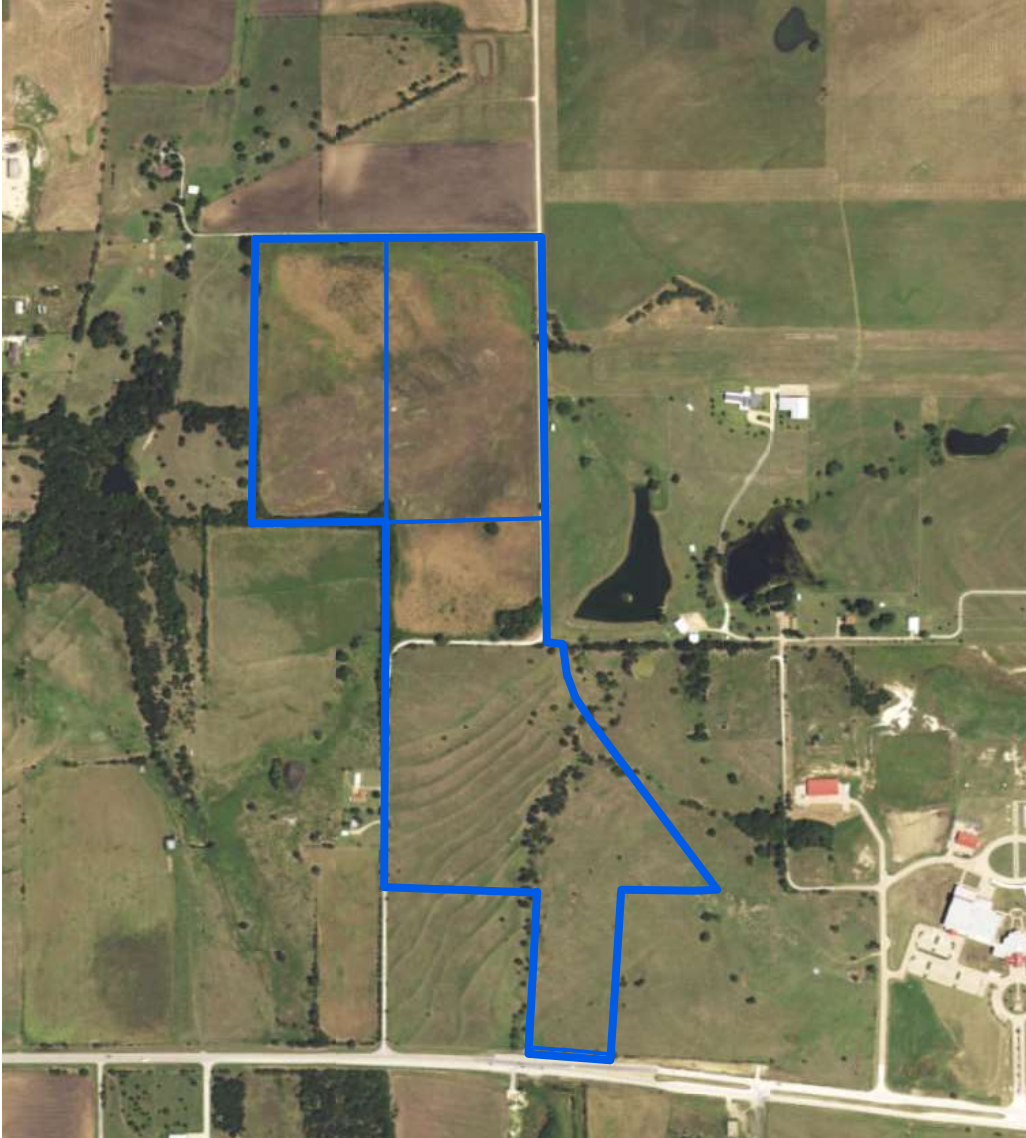
It is not anticipated that any persons will be displaced or need to be relocated as result of implementing the TIRZ.

Zoning

The proposed TIRZ is zoned MU-2 Mixed Use Regional District/PD-Planned Development (MU-2/PD43 by Ordinance No. 2010-26 adopted on April 12, 2010) partially overlaid by the Preston Road Overlay District. It is not anticipated that there will be any changes to the zoning ordinance, the master plan of the municipality, building codes, subdivision regulations, or other municipal ordinances as a result of the implementation of the TIRZ.

Zoning District Legend	
	AG - Agriculture District
	SF-E - Single-Family Estate Residential District
	SF-15 - Single-Family Residential District
	SF-10 - Single-Family Residential District
	SF-9 - Single-Family Residential District
	SF-7.5 - Single-Family Residential District
	OT-R - Old Town Residential District
	PH - Patio Home Residential District
	TH - Townhouse Residential District
	2F - Two-Family Residential District
	MF-1 - Multiple-Family Residential Medium Density District
	MF-2 - Multiple-Family Residential High Density District
	MH - Manufactured Home Park District
	HD - Historic Downtown District
	ONS - Office and Neighborhood Services District
	MU-1 - Mixed Use Suburban District
	MU-2 - Mixed Use Regional District
	RO - Retail and Office District
	C-1 - Retail District
	C-2 - General Commercial District
	B-1 - Rail Center Business District
	B-2 - Employment Center Business District
	B-3 - Technology Center Business District
	B-4 - Business Center District
	I-1 - Light Industrial District
	I-2 - Heavy Industrial District
	PD - Planned Development
	Preston Road Overlay District (PRO)
	Special District / Development Agreement
	Chapter 43 - Pre-Annexation Agreement





Current Ownership Information

There are 3 different parcels within TIRZ #10 with one owner.
The TIRZ has an estimated 2017 taxable base value of \$16,581.
For a full list of parcels included within the TIRZ see Exhibit A.

Project Plan

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #10 that will be financed by in part by incremental real property tax generated within the TIRZ. Administrative costs are built into the project costs below.

Project Costs		
Water	P1 Direct	\$ 566,050
Sewer	P1 Direct	\$ 643,867
Storm Sewer	P1 Direct	\$ 522,958
Pavement	P1 Direct	\$ 1,023,081
Water	MI	\$ 267,934
Sewer	MI	\$ 1,207,711
Storm Sewer	MI	\$ 483,681
Pavement	MI	\$ 506,264
Contingency	MI	\$ (499,482)
Interest Costs		\$ 6,052,285
		\$ 10,774,349

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

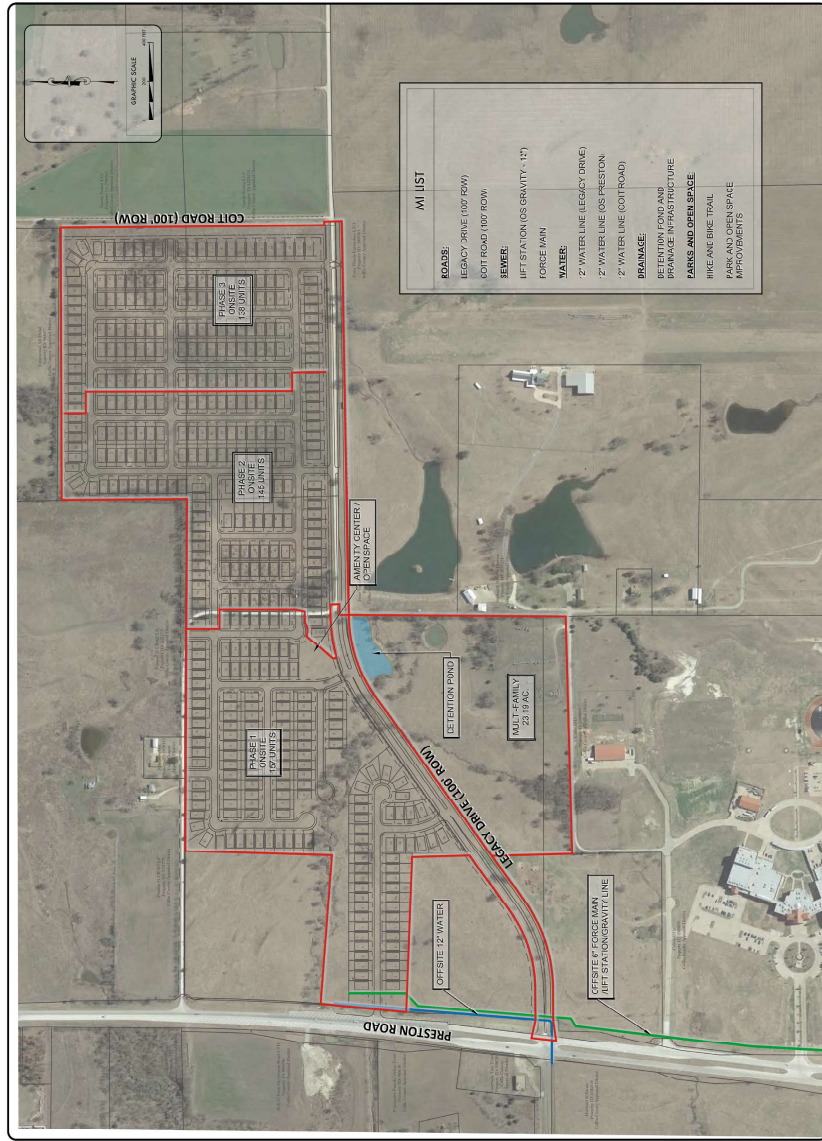
Non TIRZ Projects

Clearing Excavation	\$ 2,319,686
Water	\$ 1,203,108
Sewer	\$ 1,098,292
Storm Sewer	\$ 1,020,074
Pavement	\$ 2,429,719
Retaining Walls	\$ 360,600
Erosion Control	\$ 290,837
Amenities Landscape	\$ 2,028,850
Franchise Utilities	\$ 115,600
Miscellaneous/Other	\$ 141,580
Engineering	\$ 1,802,986
Contingency	\$ 1,502,488
District Formation Costs	\$ 355,942
	\$14,669,762

Tract Name	Type	Acres	Lots	Delivery Year	Stabilization Year	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
Chalk Hill									
1	50' Lots		439	2019	2022	\$300,000	\$131,700,000		
Total			439	\$131,700,000					

The anticipated development for TIRZ #10 consists of 439 single family residential lots. The table above provides an overview of potential developments that we believe will occur during the life of the TIRZ along with estimated project completion dates and anticipated stabilization years.

Based upon the assumptions below, the anticipated gross revenue of TIRZ #10 over its 31 year life is \$10,774,349.



Financial Feasibility Analysis

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Celina will contribute 34.20% of its real property increment up to a max of \$10,774,349 or 31 years.

Debt Service

It is anticipated that the TIRZ funds will be pledged to offset any public improvement district assessments.

Monetary Obligations Timeline

It is anticipated that final agreements for pledge of revenues will occur within the next twelve to twenty-four months.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated unit size and the anticipated taxable value per unit can be found on the previous page.

The taxable value analysis shows the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions. Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City with economic benefits that would not occur without its implementation.

City of Celina TIRZ #10 Participation Overview

Global Tax, Inflation, and Discount Rate Assumptions	
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INFLATION RATE	2%
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DISCOUNT RATE	6%
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REAL PROPERTY TAX		PARTICIPATION
CITY OF CELINA	0.64500000	34.20%
COLLIN COUNTY	0.19224600	0%
COLLIN COLLEGE	0.07981000	0%
CELINA ISD	1.64000000	0%
	2.55705600	0.2205900

PERSONAL PROPERTY TAX		PARTICIPATION
CITY OF CELINA	0.64500000	0%
COLLIN COUNTY	0.19224600	0%
COLLIN COLLEGE	0.07981000	0%
CELINA ISD	1.64000000	0%
	2.55705600	0.0000000

31 YEAR - CHALK HILL: INPUT & OUTPUT

► INPUT

INFLATION RATE	2%
----------------	----

DISCOUNT RATE	6%
---------------	----

REAL PROPERTY TAX		PARTICIPATION
CITY OF CELINA	0.64500000	34.20% 0.22059000
COLLIN COUNTY	0.19224600	0% 0.00000000
COLLIN COLLEGE	0.07981000	0% 0.00000000
CELINA ISD	1.64000000	0% 0.00000000
	2.55705600	0.22059000

PERSONAL PROPERTY TAX		PARTICIPATION
CITY OF CELINA	0.64500000	0% 0.00000000
COLLIN COUNTY	0.19224600	0% 0.00000000
COLLIN COLLEGE	0.07981000	0% 0.00000000
CELINA ISD	1.64000000	0% 0.00000000
	2.55705600	0.00000000

Sales Tax Rate	0.02000000	0.00% 0.00000000
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Tract	TYPE	COMPLETION YEAR	STABILIZED YEAR	# UNITS	REAL PROPERTY PER UNIT	TAX VALUE
1	50' Lots	SFR	2019	439	\$ 300,000.00	\$ 131,700,000
TOTAL				439		131,700,000

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY
CITY OF CELINA	26.4%	\$ 31,502,377	= \$ 31,502,377
COLLIN COUNTY	3.3%	\$ 3,897,992	= \$ 3,897,992
COLLIN COLLEGE	3.3%	\$ 3,897,992	= \$ 3,897,992
CELINA ISD	67.1%	\$ 80,099,067	= \$ 80,099,067
	100.0%	\$ 119,397,427	= \$ 119,397,427
		100.0%	100.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY
CITY OF CELINA	100.0%	\$ 10,773,813	= \$ 10,773,813
COLLIN COUNTY	0.0%	\$ -	= \$ -
COLLIN COLLEGE	0.0%	\$ -	= \$ -
CELINA ISD	0.0%	\$ -	= \$ -
	100.0%	\$ 10,773,813	= \$ 10,773,813
		100.0%	100.0%

NET BENEFIT		TOTAL	REAL PROPERTY
CITY OF CELINA	19.1%	\$ 20,728,564	= \$ 20,728,564
COLLIN COUNTY	3.6%	\$ 3,897,992	= \$ 3,897,992
COLLIN COLLEGE	3.6%	\$ 3,897,992	= \$ 3,897,992
CELINA ISD	73.7%	\$ 80,099,067	= \$ 80,099,067
	100.0%	\$ 108,623,614	= \$ 108,623,614
		100.0%	100.0%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Home Sale Schedule	Calendar Year														2033
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
TOTAL TAX REVENUE															
Home Sale Schedule															
50' Lots			75	150	150	64									
Total	439														
Taxable Value - Real Property															
50' Lots	0	0	0	22,500,000	45,000,000	45,000,000	19,200,000	0	0	0	0	0	0	0	0
N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Taxable Value	0	0	0	22,500,000	67,984,875	114,449,949	136,116,345	139,049,653	142,046,173	145,107,268	148,234,329	151,428,779	154,692,069	158,025,683	161,431,137
REAL PROPERTY															
CITY OF CELINA	-	-	-	145,125	438,502	738,202	877,950	896,870	916,198	935,942	956,111	976,716	997,764	1,019,266	1,041,231
COLLIN COUNTY	-	-	-	43,255	130,698	220,025	261,678	267,317	273,078	278,963	284,975	291,116	297,389	303,798	310,345
COLLIN COLLEGE	-	-	-	17,957	54,259	91,343	108,634	110,976	113,367	115,810	118,306	120,855	123,460	126,120	128,838
CELINA ISD	-	-	-	369,000	1,114,952	1,876,979	2,232,308	2,280,414	2,329,557	2,379,759	2,431,043	2,483,432	2,536,950	2,591,621	2,647,471
Total	-	-	-	575,338	1,738,411	2,926,549	3,480,571	3,555,577	3,632,200	3,710,474	3,790,435	3,872,119	3,955,563	4,040,805	4,127,885
SUMMARY															
CITY OF CELINA	-	-	-	145,125	438,502	738,202	877,950	896,870	916,198	935,942	956,111	976,716	997,764	1,019,266	1,041,231
COLLIN COUNTY	-	-	-	43,255	130,698	220,025	261,678	267,317	273,078	278,963	284,975	291,116	297,389	303,798	310,345
COLLIN COLLEGE	-	-	-	17,957	54,259	91,343	108,634	110,976	113,367	115,810	118,306	120,855	123,460	126,120	128,838
CELINA ISD	-	-	-	369,000	1,114,952	1,876,979	2,232,308	2,280,414	2,329,557	2,379,759	2,431,043	2,483,432	2,536,950	2,591,621	2,647,471
Total	-	-	-	575,338	1,738,411	2,926,549	3,480,571	3,555,577	3,632,200	3,710,474	3,790,435	3,872,119	3,955,563	4,040,805	4,127,885
PARTICIPATION															
REAL PROPERTY															
CITY OF CELINA	-	-	-	22,500,000	67,984,875	114,449,949	136,116,345	139,049,653	142,046,173	145,107,268	148,234,329	151,428,779	154,692,069	158,025,683	161,431,137
COLLIN COUNTY	-	-	-	49,633	149,968	252,465	300,259	306,730	313,340	320,082	326,990	334,037	341,235	348,589	356,101
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	49,633	149,968	252,465	300,259	306,730	313,340	320,082	326,990	334,037	341,235	348,589	356,101
SUMMARY															
CITY OF CELINA	-	-	-	49,633	149,968	252,465	300,259	306,730	313,340	320,082	326,990	334,037	341,235	348,589	356,101
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	49,633	149,968	252,465	300,259	306,730	313,340	320,082	326,990	334,037	341,235	348,589	356,101
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT															
SUMMARY															
CITY OF CELINA	-	-	-	95,492	288,535	485,737	577,691	590,141	602,858	615,850	628,121	642,679	656,529	670,677	685,130
COLLIN COUNTY	-	-	-	43,255	130,698	220,025	261,678	267,317	273,078	278,963	284,975	291,116	297,389	303,798	310,345
COLLIN COLLEGE	-	-	-	17,957	54,259	91,343	108,634	110,976	113,367	115,810	118,306	120,855	123,460	126,120	128,838
CELINA ISD	-	-	-	369,000	1,114,952	1,876,979	2,232,308	2,280,414	2,329,557	2,379,759	2,431,043	2,483,432	2,536,950	2,591,621	2,647,471
Total	-	-	-	525,705	1,568,443	2,674,084	3,160,312	3,248,848	3,318,861	3,390,362	3,463,445	3,538,082	3,614,328	3,692,216	3,771,784
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT															
SUMMARY															
CITY OF CELINA	-	-	-	95,492	288,535	485,737	577,691	590,141	602,858	615,850	628,121	642,679	656,529	670,677	685,130
COLLIN COUNTY	-	-	-	43,255	130,698	220,025	261,678	267,317	273,078	278,963	284,975	291,116	297,389	303,798	310,345
COLLIN COLLEGE	-	-	-	17,957	54,259	91,343	108,634	110,976	113,367	115,810	118,306	120,855	123,460	126,120	128,838
CELINA ISD	-	-	-	369,000	1,114,952	1,876,979	2,232,308	2,280,414	2,329,557	2,379,759	2,431,043	2,483,432	2,536,950	2,591,621	2,647,471
Total	-	-	-	525,705	1,568,443	2,674,084	3,160,312	3,248,848	3,318,861	3,390,362	3,463,445	3,538,082	3,614,328	3,692,216	3,771,784
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT															
SUMMARY															
CITY OF CELINA	-	-	-	49,633	149,968	252,465	300,259	306,730	313,340	320,082	326,990	334,037	341,235	348,589	356,101
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	49,633	149,968	252,465	300,259	306,730	313,340	320,082	326,990	334,037	341,235	348,589	356,101
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT															
SUMMARY															
CITY OF CELINA	-	-	-	49,633	149,968	252,465	300,259	306,730	313,340	320,082	326,990	334,037	341,235	348,589	356,101
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	49,633	149,968	252,465	300,259	306,730	313,340	320,082	326,990	334,037	341,235	348,589	356,101
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT															
SUMMARY															
CITY OF CELINA	-	-	-	95,492	288,535	485,737	577,691	590,141	602,858	615,850	628,121	642,679	656,529	670,677	685,130
COLLIN COUNTY	-	-	-	43,255	130,698	220,025	261,678	267,317	273,078	278,963	284,975	291,116	297,389	303,798	310,345
COLLIN COLLEGE	-	-	-	17,957	54,259	91,343	108,634	110,976	113,367	115,810	118,306	120,855	123,460	126,120	128,838
CELINA ISD	-	-	-	369,000	1,114,952	1,876,979	2,232,308	2,280,414	2,329,557	2,379,759	2,431,043	2,483,432	2,536,950	2,591,621	2,647,471
Total	-	-	-	525,705	1,568,443	2,674,084	3,160,312	3,248,848	3,318,861	3,390,362	3,463,445	3,538,082	3,614,328	3,692,216	3,771,784
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT															
SUMMARY															
CITY OF CELINA	-	-	-	49,633	149,968	252,465	300,259	306,730	313,340	320,082	326,990	334,037	341,235	348,589	356,101
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	49,633	149,968	252,465	300,259	306,730	313,340	320,082	326,990	334,037	341,235	348,589	356,101
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT															
SUMMARY															
CITY OF CELINA	-	-	-	95,492	288,535	485,737	577,691	590,141	602,858	615,850	628,121	642,679	656,529	670,677	685,130
COLLIN COUNTY	-	-	-	43,255	130,698	220,025	261,678	267,317	273,078	278,963	284,975	291,116	297,389	303,798	310,345
COLLIN COLLEGE	-	-	-	17,957	54,259	91,343	108,634	110,976	113,367	115,810	118,306	120,855	123,460	126,120	128,838
CELINA ISD	-	-	-	369,000	1,114,952	1,876,979	2,232,308	2,280,414	2,329,557	2,379,759	2,431,043	2,483,432	2,536,950	2,591,621	2,647,471
Total	-	-	-	525,705	1,568,443	2,674,084	3,160,312	3,248,848	3,318,861	3,390,362	3,463,445	3,538,082	3,614,328	3,692,216	3,771,784
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT															
SUMMARY															
CITY OF CELINA	-	-	-	49,633	149,968	252,465	300,259	306,730	313,340	320,082	326,990	334,037	341,235	348,589	356,101

Financial Feasibility Analysis

TOTAL TAX REVENUE																
Home Sale Schedule 50' Lots																
Taxable Value - Real Property																
50' Lots	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Taxable Value	172,094,183	175,802,812	179,591,363	183,461,557	187,415,153	191,453,950	195,579,782	199,794,527	204,100,099	208,498,456	212,991,598	217,581,567	222,270,449	227,060,377	231,953,529	
REAL PROPERTY																
CITY OF CELINA	1,110,007	1,133,928	1,158,364	1,183,327	1,208,828	1,234,878	1,261,490	1,288,875	1,316,446	1,344,815	1,373,796	1,403,401	1,433,644	1,464,539	1,496,100	GROSS
COLLIN COUNTY	330,844	337,974	345,257	352,698	360,298	368,063	375,994	384,097	392,374	400,830	409,468	418,292	427,306	436,514	445,921	9,389,467
COLLIN COLLEGE	137,948	140,308	143,332	146,421	149,576	152,799	156,092	159,456	162,892	166,403	169,989	173,652	177,394	181,217	185,122	3,897,992
CELINA ISD	2,822,345	2,883,166	2,945,298	3,008,770	3,073,609	3,139,845	3,207,508	3,276,630	3,347,242	3,419,375	3,493,062	3,568,338	3,645,235	3,723,790	3,804,038	80,099,067
Total	4,400,545	4,495,376	4,592,252	4,691,215	4,792,310	4,895,585	5,001,085	5,108,858	5,218,954	5,331,422	5,446,314	5,563,683	5,683,580	5,806,061	5,931,182	124,888,902
SUMMARY																
CITY OF CELINA	1,110,007	1,133,928	1,158,364	1,183,327	1,208,828	1,234,878	1,261,490	1,288,875	1,316,446	1,344,815	1,373,796	1,403,401	1,433,644	1,464,539	1,496,100	GROSS
COLLIN COUNTY	330,844	337,974	345,257	352,698	360,298	368,063	375,994	384,097	392,374	400,830	409,468	418,292	427,306	436,514	445,921	9,389,467
COLLIN COLLEGE	137,948	140,308	143,332	146,421	149,576	152,799	156,092	159,456	162,892	166,403	169,989	173,652	177,394	181,217	185,122	3,897,992
CELINA ISD	2,822,345	2,883,166	2,945,298	3,008,770	3,073,609	3,139,845	3,207,508	3,276,630	3,347,242	3,419,375	3,493,062	3,568,338	3,645,235	3,723,790	3,804,038	80,099,067
Total	4,400,545	4,495,376	4,592,252	4,691,215	4,792,310	4,895,585	5,001,085	5,108,858	5,218,954	5,331,422	5,446,314	5,563,683	5,683,580	5,806,061	5,931,182	124,888,902
PARTICIPATION																
REAL PROPERTY																
CITY OF CELINA	172,094,183	175,802,812	179,591,363	183,461,557	187,415,153	191,453,950	195,579,782	199,794,527	204,100,099	208,498,456	212,991,598	217,581,567	222,270,449	227,060,377	231,953,529	
COLLIN COUNTY	379,623	387,803	396,161	404,698	413,419	422,328	431,429	440,727	450,224	459,927	469,838	479,963	490,306	500,872	511,666	GROSS
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,773,813
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	379,623	387,803	396,161	404,698	413,419	422,328	431,429	440,727	450,224	459,927	469,838	479,963	490,306	500,872	511,666	10,773,813
SUMMARY																
CITY OF CELINA	379,623	387,803	396,161	404,698	413,419	422,328	431,429	440,727	450,224	459,927	469,838	479,963	490,306	500,872	511,666	GROSS
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,773,813
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	379,623	387,803	396,161	404,698	413,419	422,328	431,429	440,727	450,224	459,927	469,838	479,963	490,306	500,872	511,666	10,773,813
TOTAL TAX REVENUE - PA																
SUMMARY																
CITY OF CELINA	730,385	746,125	762,204	778,629	795,409	812,550	830,060	847,948	866,221	884,888	903,958	923,438	943,338	963,667	984,434	GROSS
COLLIN COUNTY	330,844	337,974	345,257	352,698	360,298	368,063	375,994	384,097	392,374	400,830	409,468	418,292	427,306	436,514	445,921	20,728,564
COLLIN COLLEGE	137,948	140,308	143,332	146,421	149,576	152,799	156,092	159,456	162,892	166,403	169,989	173,652	177,394	181,217	185,122	9,389,467
CELINA ISD	2,822,345	2,883,166	2,945,298	3,008,770	3,073,609	3,139,845	3,207,508	3,276,630	3,347,242	3,419,375	3,493,062	3,568,338	3,645,235	3,723,790	3,804,038	185,122
Total	4,020,922	4,107,573	4,196,091	4,286,591	4,376,891	4,473,256	4,569,655	4,668,131	4,768,729	4,871,496	4,976,476	5,083,719	5,193,273	5,305,169	5,419,515	80,099,067

10,774,349

Financial Feasibility Analysis

REVENUE YEAR	18 2035	19 2036	20 2037	21 2038	22 2039	23 2040	24 2041	25 2042	26 2043	27 2044	28 2045	29 2046	30 2047	31 2048	TOTALS
BASE YEAR															
CITY OF CELINA	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	
COLLIN COUNTY	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	
COLLIN COLLEGE	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	
CELINA ISD	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	
TAXABLE VALUE															
CITY OF CELINA	26,626	27,200	27,786	28,365	28,987	29,622	30,260	30,912	31,578	32,259	32,954	33,664	34,390	35,131	
COLLIN COUNTY	26,626	27,200	27,786	28,365	28,987	29,622	30,260	30,912	31,578	32,259	32,954	33,664	34,390	35,131	
COLLIN COLLEGE	26,626	27,200	27,786	28,365	28,987	29,622	30,260	30,912	31,578	32,259	32,954	33,664	34,390	35,131	
CELINA ISD	26,626	27,200	27,786	28,365	28,987	29,622	30,260	30,912	31,578	32,259	32,954	33,664	34,390	35,131	
TAXABLE VALUE INCREMENT															
CITY OF CELINA	8,486	9,060	9,646	10,245	10,857	11,482	12,120	12,772	13,438	14,119	14,814	15,524	16,250	16,991	
COLLIN COUNTY	8,486	9,060	9,646	10,245	10,857	11,482	12,120	12,772	13,438	14,119	14,814	15,524	16,250	16,991	
COLLIN COLLEGE	8,486	9,060	9,646	10,245	10,857	11,482	12,120	12,772	13,438	14,119	14,814	15,524	16,250	16,991	
CELINA ISD	8,486	9,060	9,646	10,245	10,857	11,482	12,120	12,772	13,438	14,119	14,814	15,524	16,250	16,991	
REVENUE A															
TAXABLE VALUE GROWTH															
CITY OF CELINA	19	20	21	23	24	25	27	28	30	31	33	34	36	37	536
COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
#1: CHALK HILL															
REAL PROPERTY TAX	175,802,812	179,591,363	183,451,557	187,415,153	191,453,950	195,579,782	199,794,527	204,100,089	208,498,456	212,991,598	217,581,667	222,270,449	227,060,377	231,953,529	
CITY OF CELINA	387,803	396,161	404,698	413,419	422,328	431,429	440,727	450,224	459,927	469,838	479,963	490,306	500,872	511,666	
COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE A, 1	387,822	396,181	404,719	413,442	422,352	431,455	440,753	450,253	459,956	469,869	479,996	490,341	500,908	511,704	10,773,813
Running Total	4,902,420	5,298,601	5,703,320	6,116,762	6,539,114	6,970,569	7,411,322	7,861,575	8,321,531	8,791,400	9,271,396	9,761,737	10,262,845	10,774,349	
GROSS															
2035															
CITY OF CELINA	387,822	396,181	404,719	413,442	422,352	431,455	440,753	450,253	459,956	469,869	479,996	490,341	500,908	511,704	10,774,349
COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
387,822	396,181	404,719	413,442	422,352	431,455	440,753	450,253	459,956	469,869	479,996	490,341	500,908	511,704	10,774,349	

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

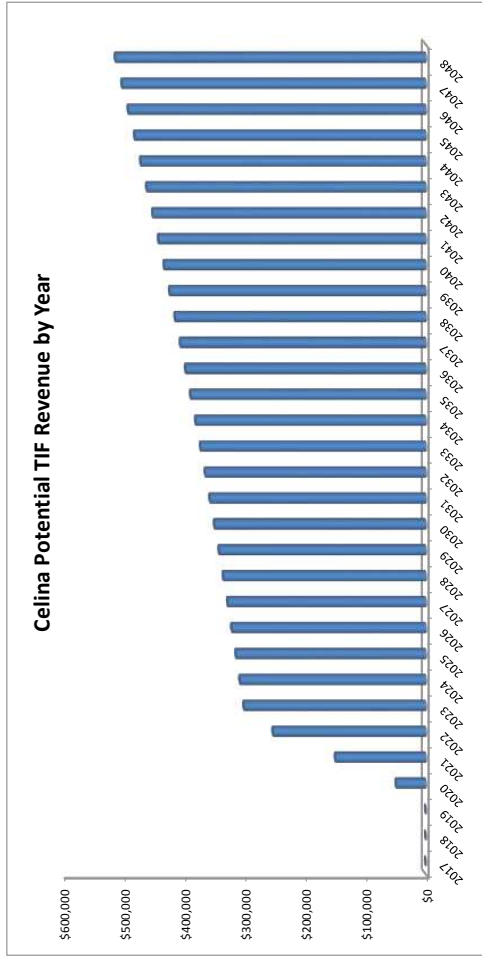
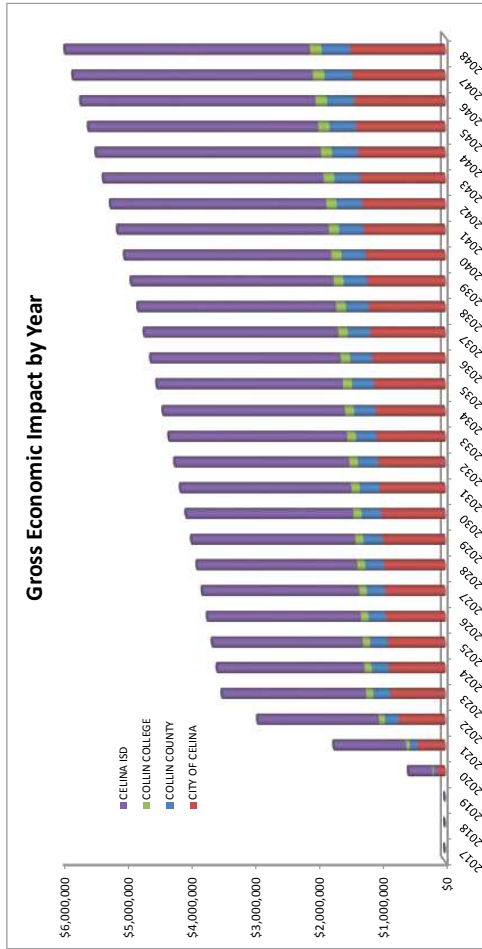
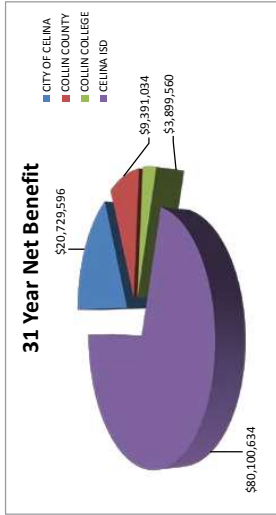
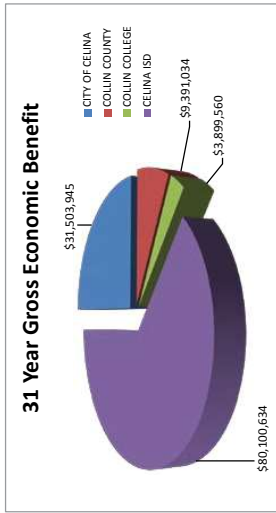
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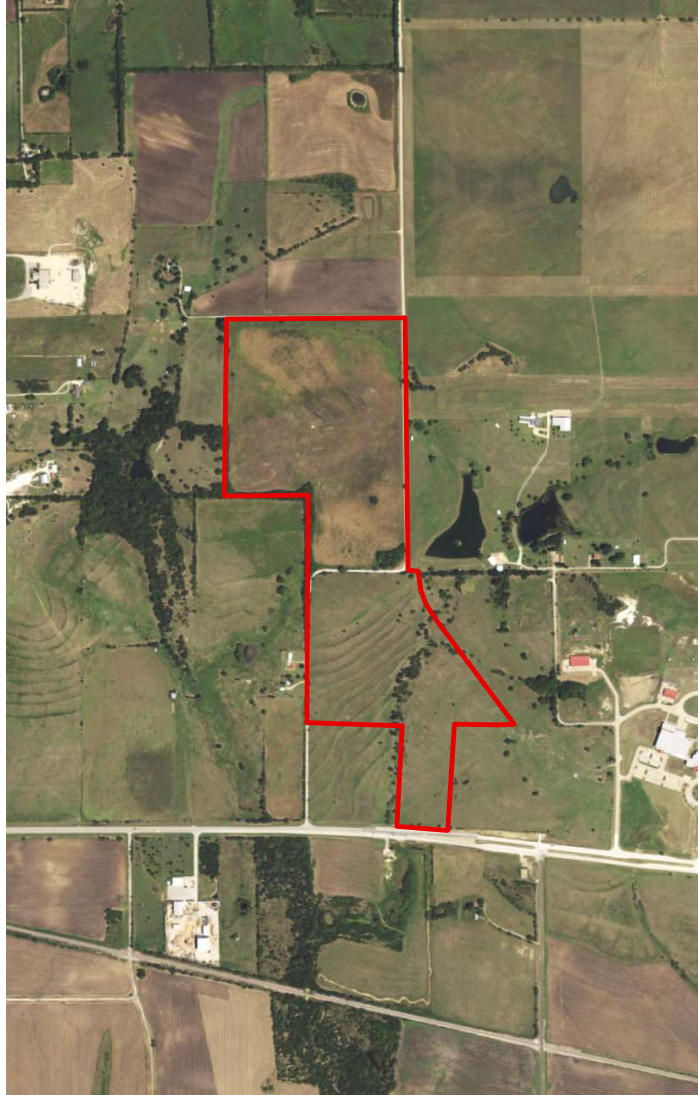
Financial Feasibility Analysis

REVENUE YEAR	18 2035	19 2036	20 2037	21 2038	22 2039	23 2040	24 2041	25 2042	26 2043	27 2044	28 2045	29 2046	30 2047	31 2048	TOTALS
BASE YEAR															
CITY OF CELINA	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	
COLLIN COUNTY	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	
COLLIN COLLEGE	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	
CELINA ISD	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	
TAXABLE VALUE															
CITY OF CELINA	26,626	27,200	27,786	28,365	28,997	29,622	30,260	30,912	31,578	32,259	32,954	33,664	34,390	35,131	
COLLIN COUNTY	26,626	27,200	27,786	28,365	28,997	29,622	30,260	30,912	31,578	32,259	32,954	33,664	34,390	35,131	
COLLIN COLLEGE	26,626	27,200	27,786	28,365	28,997	29,622	30,260	30,912	31,578	32,259	32,954	33,664	34,390	35,131	
CELINA ISD	26,626	27,200	27,786	28,365	28,997	29,622	30,260	30,912	31,578	32,259	32,954	33,664	34,390	35,131	
TAXABLE VALUE INCREMENT															
CITY OF CELINA	8,486	9,060	9,646	10,245	10,857	11,482	12,120	12,772	13,438	14,119	14,814	15,524	16,250	16,991	
COLLIN COUNTY	8,486	9,060	9,646	10,245	10,857	11,482	12,120	12,772	13,438	14,119	14,814	15,524	16,250	16,991	
COLLIN COLLEGE	8,486	9,060	9,646	10,245	10,857	11,482	12,120	12,772	13,438	14,119	14,814	15,524	16,250	16,991	
CELINA ISD	8,486	9,060	9,646	10,245	10,857	11,482	12,120	12,772	13,438	14,119	14,814	15,524	16,250	16,991	
REVENUE A															
TAXABLE VALUE GROWTH	55	58	62	66	70	74	78	82	87	91	96	100	105	110	1,568
CITY OF CELINA	55	58	62	66	70	74	78	82	87	91	96	100	105	110	1,568
COLLIN COUNTY	55	58	62	66	70	74	78	82	87	91	96	100	105	110	1,568
COLLIN COLLEGE	55	58	62	66	70	74	78	82	87	91	96	100	105	110	1,568
CELINA ISD	55	58	62	66	70	74	78	82	87	91	96	100	105	110	1,568
#1: CHALK HILL	219	234	249	264	280	296	313	330	347	364	382	401	419	438	6,271
REAL PROPERTY TAX	175,802,812	179,591,363	183,461,557	187,415,153	191,453,950	195,579,782	199,794,527	204,100,099	208,498,456	212,991,598	217,581,567	222,270,449	227,060,377	231,953,529	
CITY OF CELINA	1,133,928	1,158,364	1,183,327	1,208,828	1,234,878	1,261,490	1,288,675	1,316,446	1,344,815	1,373,796	1,403,401	1,433,644	1,464,539	1,496,100	31,502,377
COLLIN COUNTY	1,337,974	345,257	352,698	360,298	368,033	375,994	384,097	392,374	400,830	409,468	418,292	427,306	436,514	445,921	9,389,467
COLLIN COLLEGE	140,308	143,332	146,421	149,576	152,789	156,092	159,456	162,882	166,403	169,999	173,662	177,394	181,217	185,122	3,897,992
CELINA ISD	2,883,166	2,945,298	3,008,770	3,073,609	3,139,845	3,207,508	3,276,630	3,347,242	3,419,375	3,493,062	3,568,338	3,645,235	3,723,790	3,804,038	80,099,067
REVENUE A, 1	4,495,376	4,692,252	4,691,215	4,792,310	4,895,585	5,001,085	5,108,858	5,218,954	5,331,422	5,446,314	5,563,683	5,683,580	5,806,061	5,931,182	124,888,902
REVENUE A, 1	4,495,595	4,692,485	4,691,464	4,792,575	4,895,865	5,001,381	5,109,171	5,219,283	5,331,769	5,446,679	5,564,065	5,683,980	5,806,480	5,931,620	124,895,173
Running Total	56,828,357	61,420,842	66,112,306	70,904,881	75,800,745	80,802,126	85,911,297	91,130,580	96,462,349	101,909,028	107,473,093	113,157,073	118,963,553	124,895,173	
GROSS															
CITY OF CELINA	1,133,983	1,158,423	1,183,389	1,208,894	1,234,948	1,261,564	1,288,753	1,316,528	1,344,902	1,373,887	1,403,487	1,433,745	1,464,644	1,496,210	31,503,945
COLLIN COUNTY	330,029	345,316	352,760	360,364	368,133	376,068	384,175	392,457	400,917	409,559	418,387	427,406	436,619	446,031	9,391,034
COLLIN COLLEGE	183,353	194,367	205,468	216,662	228,042	239,618	251,384	263,349	275,513	287,877	299,440	311,202	323,164	335,326	3,899,560
CELINA ISD	2,883,221	2,945,357	3,008,832	3,073,675	3,139,916	3,207,582	3,276,708	3,347,324	3,419,461	3,493,153	3,568,433	3,645,335	3,723,895	3,804,147	80,100,634
REVENUE A, 1	4,495,595	4,692,485	4,691,464	4,792,575	4,895,865	5,001,381	5,109,171	5,219,283	5,331,769	5,446,679	5,564,065	5,683,980	5,806,480	5,931,620	124,895,173

TIF Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF CELINA	\$1,503,945	\$10,774,349	\$20,729,596
COLLIN COUNTY	\$9,391,034	\$0	\$9,391,034
COLLIN COLLEGE	\$3,899,560	\$0	\$3,899,560
CELINA ISD	\$80,100,634	\$0	\$80,100,634
Total	\$124,895,173	\$10,774,349	\$114,120,824





Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #10 in Years:

The TIRZ has a 31-year term and is scheduled to end on December 31, 2048.

EXHIBIT A - Ownership

ID	OWNER	LEGAL DESCRIPTION	EX.	ACRE	SQFT	AG USE	LAND AG. VALUE	MARKET	AG LOSS	APPRAISED	TAXABLE VALUE
997522	CADG CELINA 156 LLC	ABS A0912 WILLIAM B TUCKER SURVEY, TRACT 1, 25.0 ACRES		25.00	1,089,000	\$ 4,075	\$ 925,000	\$ 925,000	\$ 920,925	\$ 4,075	\$ 4,075
986507	CADG CELINA 156 LLC	ABS A0810 W W SHAWER SURVEY, TRACT 9, 20.0 ACRES		20.00	871,200	\$ 3,260	\$ 740,000	\$ 740,000	\$ 736,740	\$ 3,260	\$ 3,260
985107	CADG CELINA 156 LLC	ABS A0299 G W ESTES SURVEY, TRACT 1, 67.987 ACRES		67.99	2,961,514	\$ 9,246	\$ 3,059,415	\$ 3,059,415	\$ 3,050,169	\$ 9,246	\$ 9,246
										\$ 16,581	\$ 16,581

CITY OF CELINA, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING THE FINAL REINVESTMENT ZONE PROJECT PLAN AND FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TEN, CITY OF CELINA, TEXAS INCLUDING PERCENT OF PARTICIPATION; 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, pursuant to and as required by Section 311.003(b) of the Act, the governing body of the City (hereinafter referred to as the “City Council”) prepared a *Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number Ten, City of Celina, Texas*, dated November 14, 2017, approved by Ordinance No. 2017-71 adopted November 14, 2017, for a proposed tax increment reinvestment zone containing approximately 94.827 acres of real property located within the city limits of the City; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in the official newspaper of the City on October 13, 2017, which date is not later than the seventh (7th) day before the public hearing held on November 14, 2017; and

WHEREAS, at the public hearing on November 14, 2017, interested persons were allowed to speak for or against the creation of the zone, the boundaries of the zone, and the concept of tax increment financing, and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the zone; and

WHEREAS, after the public hearing on November 14, 2017, the City Council approved Ordinance No. 2017-71, establishing Reinvestment Zone Number Ten, City of Celina (herein after referred to as the “Zone”); and

WHEREAS, in compliance with the Act, the Board of Directors for the Zone has prepared and recommends the City Council approve the Final Reinvestment Zone Project Plan and Financing Plan, a copy of which is attached hereto as **Exhibit A** (hereinafter referred to as the “Final Project and Financing Plan”); and

WHEREAS, pursuant to Section 311.011(b) of the Act, the recommended final reinvestment zone project plan includes, (1) a description and map showing existing uses and conditions of real property in the Zone and proposed uses of that property, (2) any proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, (3) a list of estimated

Ordinance Approving Plan for TIRZ No. Ten (Chalk Hill)

nonproject costs, and (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan; and

WHEREAS, pursuant to Section 311.011(c) of the Act, the recommended final financing plan includes (1) a detailed list describing the estimated project costs of the Zone, including administrative expenses, (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the Zone, (3) a finding that the plan is economically feasible and an economic study, (4) the estimated amount of bond indebtedness to be incurred, (5) the estimated time when related costs or monetary obligations are to be incurred, (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the Zone that levies taxes on real property in the Zone, (7) the current total appraised value of taxable real property in the Zone, (8) the estimated captured appraised valued of the Zone during each year of its existence, and (9) the duration of the Zone; and

WHEREAS, the City Council hereby finds and determines that the adoption of this Ordinance, approving the Final Project and Financing Plan, a copy of which is attached hereto as **Exhibit A**, is in the best interests of the citizens of the City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1. FINDINGS. Each and every one of the recitals, findings, and determinations contained in the preamble to this Ordinance is incorporated into the body of this Ordinance as if fully set forth herein and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

SECTION 2. SUFFICIENCY. The Final Project and Financing Plan conforms with and satisfies all requirements set forth in Sections 311.011 of the Act. Specifically, the final reinvestment zone project plan includes, but is not limited to, (1) a description and map showing existing uses and conditions of real property in the Zone and proposed uses of that property, (2) any proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, (3) a list of estimated nonproject costs, and (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan. The final financing plan includes, but is not limited to, (1) a detailed list describing the estimated project costs of the Zone, including administrative expenses, (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the Zone, (3) a finding that the plan is economically feasible and an economic study, (4) the estimated amount of bond indebtedness to be incurred, (5) the estimated time when related costs or monetary obligations are to be incurred, (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the Zone that levies taxes on real property in the Zone, (7) the current total appraised value of taxable real property in the Zone, (8)

the estimated captured appraised value of the Zone during each year of its existence, and (9) the duration of the Zone.

SECTION 3. FEASIBILITY. The City Council, pursuant to Section 311.011 of the Act, finds that the Final Project and Financing Plan is feasible.

SECTION 4. APPROVING FINAL PROJECT AND FINANCING PLAN. The Board of Directors for the Zone have prepared and recommended adoption of this Final Project and Financing Plan, and have submitted it to this City Council for approval. The City Council hereby approves the Final Project and Financing Plan, a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes.

SECTION 5. SEVERABILITY. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, 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 Ordinance; and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THIS THE 9TH DAY OF JANUARY, 2018.

Chad Anderson, Mayor Pro-Tem

ATTEST:

Vicki Faulkner, City Secretary

APPROVED AS TO FORM:

Attorney for the City

Exhibit A
Final Reinvestment Zone Plan and Financing Plan

Attachment: 2017.001.023b - Ord Approving Final Project and Financing Plan_TIRZ No 10 v2 (CC approving TIRZ #10 (Chalk Hill) PFP)

Ordinance Approving Plan for TIRZ No. Ten (Chalk Hill)

CITY OF CELINA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER TEN, CITY OF CELINA, TEXAS RECOMMENDING APPROVAL OF THE FINAL REINVESTMENT ZONE PROJECT PLAN AND FINANCING PLAN TO THE CITY COUNCIL.

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, at the public hearing on November 14, 2017, interested persons were allowed to speak for or against the creation of the zone, the boundaries of the zone, and the concept of tax increment financing, and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the zone; and

WHEREAS, after the public hearing on November 14, 2017, the City Council approved Ordinance No. 2017-71, establishing Reinvestment Zone Number Ten, City of Celina, Texas (the “Zone”); and

WHEREAS, on January 9, 2018, the Board of Directors for Reinvestment Zone Number Ten, City of Celina, Texas (the “Board”), met to consider and recommend to the City Council of the City the *Final Reinvestment Zone Project Plan and Financing Plan for the Zone*, a copy of which is attached hereto as **Exhibit A** (herein after referred to as the “Final Project and Finance Plan”), should be adopted by City Council ordinance as the reinvestment zone project plan and financing plan for the Zone in accordance with Section 311.011 of the Act.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER TEN, CITY OF CELINA, THAT:

SECTION 1. FINDINGS. Each and every one of the recitals, findings, and determinations contained in the preamble to this Resolution is incorporated into the body of this Resolution as if fully set forth herein and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Resolution for all purposes.

SECTION 2. SUFFICIENCY. The Final Project and Financing Plan has been prepared by the Board and conforms with and satisfies all requirements set forth in Sections 311.011 of the Act. Specifically, the final reinvestment zone project plan includes, but is not limited to, (1) a description and map showing existing uses and conditions of real property in the Zone and proposed uses of that property, (2) any proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, (3) a list of estimated nonproject costs, and (4) a statement of a method of relocating

persons to be displaced, if any, as a result of implementing the plan. The final financing plan includes, but is not limited to, (1) a detailed list describing the estimated project costs of the Zone, including administrative expenses, (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the Zone, (3) a finding that the plan is economically feasible and an economic study, (4) the estimated amount of bond indebtedness to be incurred, (5) the estimated time when related costs or monetary obligations are to be incurred, (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the Zone that levies taxes on real property in the Zone, (7) the current total appraised value of taxable real property in the Zone, (8) the estimated captured appraised valued of the Zone during each year of its existence, and (9) the duration of the Zone.

SECTION 3. FEASIBILITY. The Board finds that the Final Project and Finance Plan is feasible.

SECTION 4. RECOMMENDING FINAL PROJECT AND FINANCING PLAN. The Board hereby recommends to the City Council the Final Project and Financing Plan, a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes. The Board has prepared and adopted this Final Project and Financing Plan, and hereby recommend to the City Council that they approve the Final Project and Financing Plan as the reinvestment zone project plan and financing plan for the Zone.

SECTION 5. SEVERABILITY. 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 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 6. EFFECTIVE DATE. This Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER TEN, CITY OF CELINA, THIS THE 9TH DAY OF JANUARY, 2018.

Board Chair Person

ATTEST:

Vicki Faulkner, City Secretary

APPROVED AS TO FORM:

Attorney for City of Celina, Texas

Exhibit A
Final Reinvestment Zone Project Plan and Financing Plan

Attachment: 2017.001.022a - Board Resolution Adopting Final Project and Finance Plan_TIRZ No 10 v2 MRF edits (CC approving TIRZ #10



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Paul DeBuff, Assistant to the City Manager
CC: Jason Laumer, City Manager
Date: January 9, 2018
Re: Ordinance approving Final Project and Finance Plan for TIRZ #11

Action Requested:

Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving the Final Project and Reinvestment Zone Financing Plan for Reinvestment Zone Number Eleven, City of Celina, Texas. (Downtown) (DeBuff)

Background Information:

The proposed ordinance approves the list of projects for the development and the associated finance plan.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

The City's Financial Advisor has approved the proposed ordinance.

Legal Review:

The City's Land Use Attorney has approved the proposed ordinance.

Supporting Documents:

- Proposed Ordinance
- TIRZ #11 Board resolution approving Final Project and Finance Plan
- Final Project and Finance Plan

Staff Recommendation:

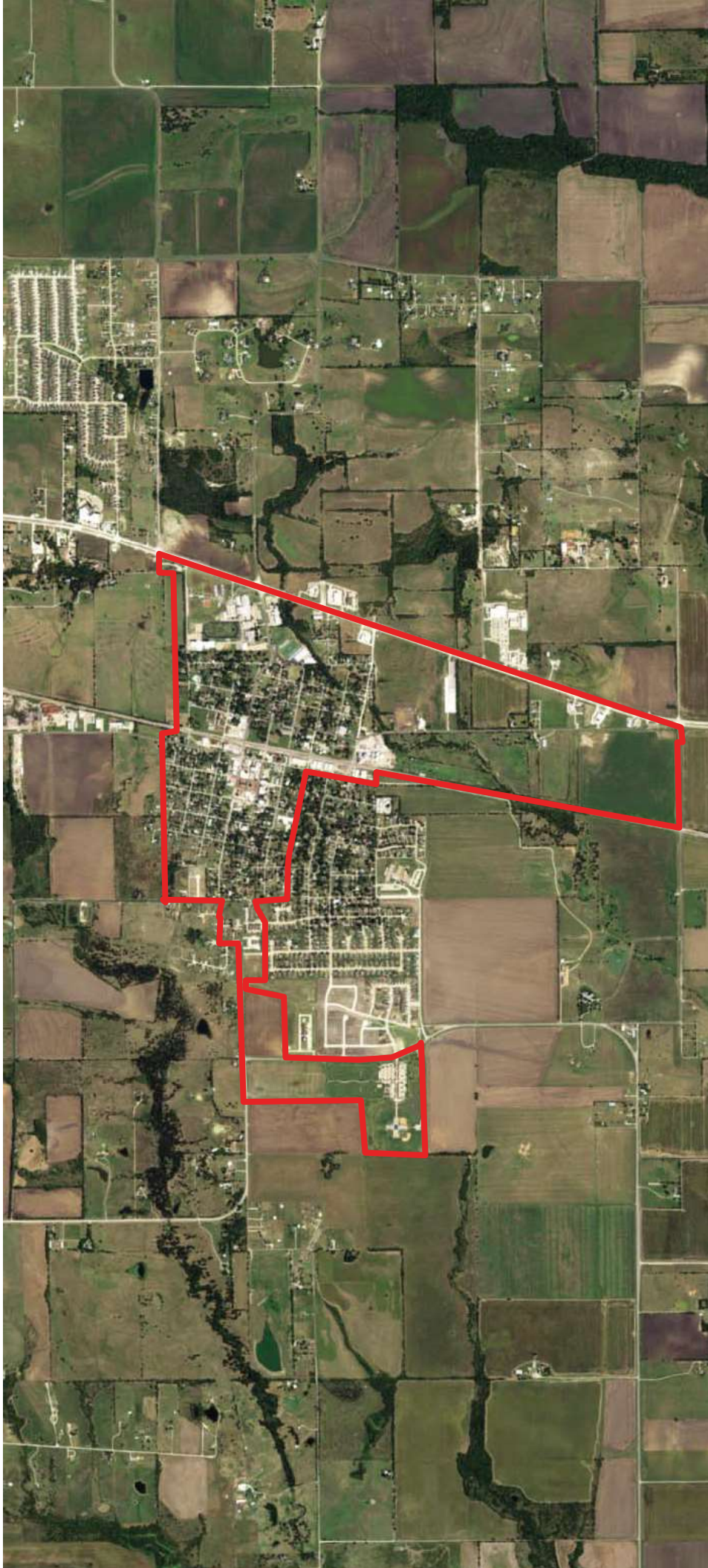
Staff recommends approval.

Staff Recommendation:

Staff recommends approval.

City of Celina TIRZ Number Eleven

City of Celina Tax Increment Reinvestment Zone #11



1 Introduction..... 1

2 Legal Boundary 2

3 Current Conditions 5

4 Project Plan 8

5 Anticipated Development 9

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7 Terms and Conditions 31

8 Exhibit A..... 32

DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

Creating a Reinvestment Zone

Pursuant to Section 311.011 of the Texas Tax Code, a project and finance plan for an area to be designated a reinvestment zone must:

Sec. 311.011. PROJECT AND FINANCING PLANS.

(b) The project plan must include:

- (1) a description and map showing existing uses and conditions of real property in the zone and proposed uses of that property;
- (2) proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;
- (3) a list of estimated nonproject costs; and
- (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

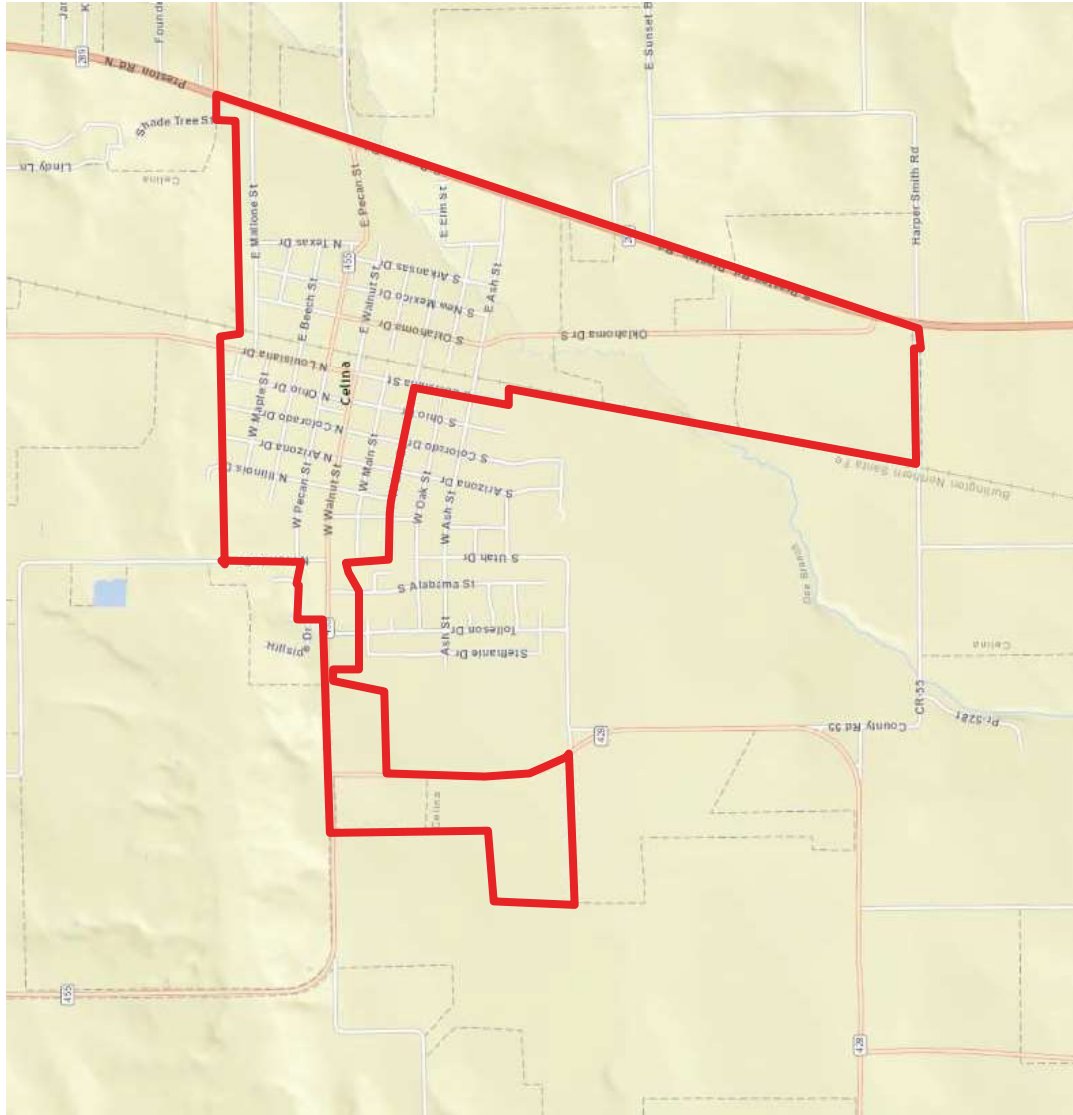
(c) The reinvestment zone financing plan must include:

- (1) a detailed list describing the estimated project costs of the zone, including administrative expenses;
- (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone;
- (3) a finding that the plan is economically feasible and an economic feasibility study;
- (4) the estimated amount of bonded indebtedness to be incurred;
- (5) the estimated time when related costs or monetary obligations are to be incurred;
- (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone;
- (7) the current total appraised value of taxable real property in the zone;
- (8) the estimated captured appraised value of the zone during each year of its existence; and
- (9) the duration of the zone.



Every year hundreds of families are discovering the wholesome, country lifestyle; the excellent school system, and the warm, friendly community of Celina. Many retail and commercial businesses are considering Celina for their next location and development is moving fast. With a trade population of approximately 69,000 and an ideal location just north of Frisco, Texas, in the coveted 'Golden Corridor', Celina is Open for Business!



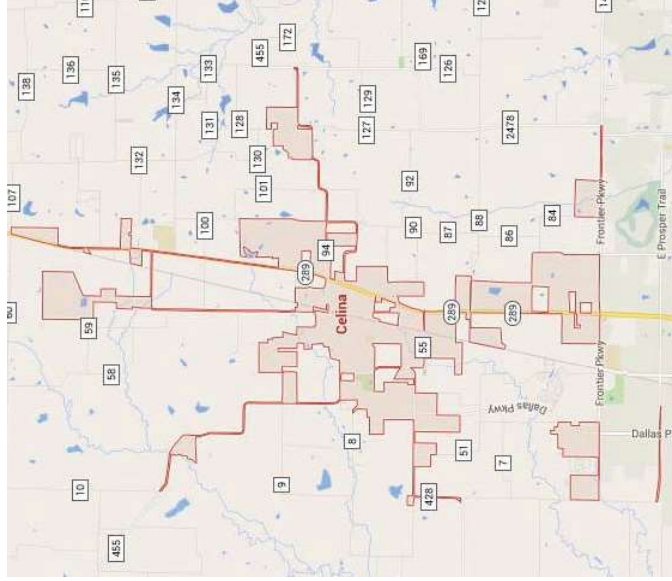


Tax Increment Reinvestment Zone Number Eleven, City of Celina

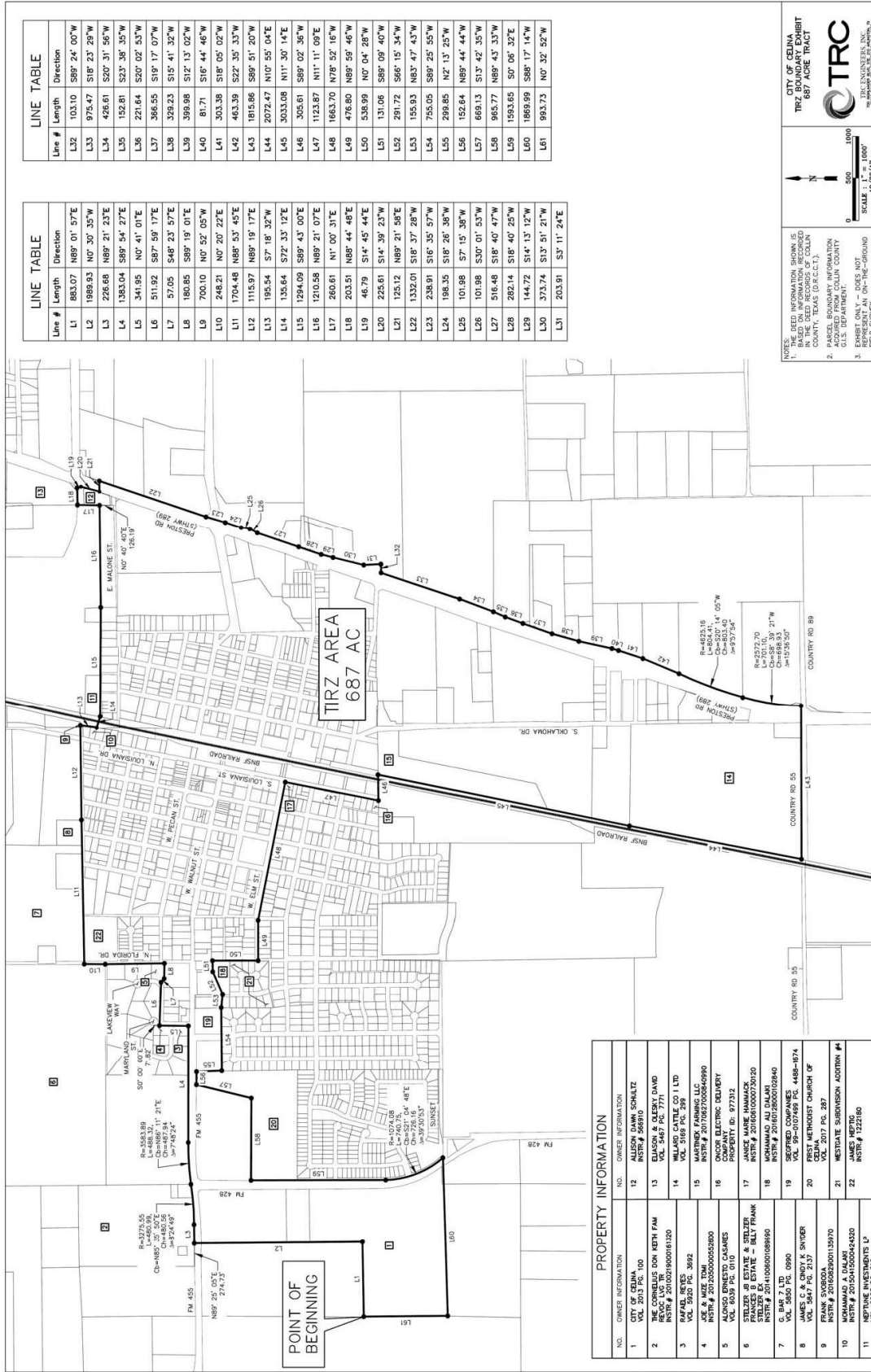
The City of Celina Tax Increment Reinvestment Zone Number Eleven (TIRZ #11) is approximately 687 acres and is located near the intersection of Preston Road and FM 455.

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 100% of the City's real property increment and 25% of City's sales tax increment generated within the zone. Additionally, it is expected that Collin County will participate by pledging 50% of their tax increment generated within the zone. The source of the City's contribution shall come first from the City's Debt Service Interest and Sinking (I&S) tax rate and if necessary then from the City's Maintenance and Operations (M&O) tax rate.

Without the implementation of the TIRZ, the delineated property would continue to impair the sound growth of the municipality.



Legal TIRZ Boundary Map



TIRZ Legal Boundary

CITY OF CELINA
TIRZ BOUNDARY
687 ACRE TRACT
LEGAL DESCRIPTION

BEGINNING at a point being the West most Northwest corner of the City of Celina tract as recorded in Vol. 2013 Pg. 100 D.R.C.C.T.,

THENCE easterly along the boundary of said City of Celina tract with the following course:

1. North 89 degree 01 minutes 57 seconds East, a distance of 883.07 feet to a point for corner;

THENCE northerly with the western property line of said City of Celina tract, to a point in the North R.O.W. (Right-of-Way) of FM 455 (variable width R.O.W.) with the following course:

2. North 00 degree 30 minutes 35 seconds West, a distance of 1989.93 feet to a point for corner;

THENCE easterly along said North R.O.W. of FM 455 with the following course:

3. North 89 degrees 21 minutes 23 seconds East, a distance of 226.68 feet to a point, said point being North 89 degrees 25 minutes 05 seconds East with a distance of 274.73 feet from the Southwest corner of The Cornelius Don Keith Fam Revoc Lvg Tr tract as recorded by Instrument # 20100219000161320 D.R.C.C.T., at the beginning of a curve to the left;
4. Along said curve to the left with a central angle of 08 degrees 24 minutes 49 seconds, radius of 3275.55 feet, a chord bearing North 85 degrees 35 minutes 50 seconds East and chord distance of 480.56 feet, for a total arc length of 480.99 feet to a point of compound curvature to the right;
5. Along said compound curvature to the right with a central angle of 07 degrees 48 minutes 24 seconds, radius of 3583.89 feet, a chord bearing North 86 degrees 11 minutes 21 seconds East and chord distance of 487.94 feet, for a total arc length of 488.32 feet to a point for corner;

6. South 89 degrees 54 minutes 27 seconds East, a distance of 1383.04 feet to a point for corner, said point also being the Southeast corner of Rafael Reyes tract as recorded in Vol. 5920 Pg. 3692 D.R.C.C.T.;

THENCE, departing the FM 455 North R.O.W., and continuing northerly along the West R.O.W. of Maryland Street (a 50-ft R.O.W.) with the following course:

7. North 00 degrees 41 minutes 01 seconds East, a distance of 341.95 feet to a point for corner, said point being due South with a distance of 71.87 feet from the Northeast corner of Joe & Mize Tomi tract as recorded by Instrument # 2012050000552600 D.R.C.C.T.;

THENCE easterly and along the North R.O.W. of Lakeview Way (a 50-ft R.O.W.) to the West most point and along the South boundary of the Alonso Ernesto Casares tract as recorded by Vol. 6039 Pg. 0110 D.R.C.C.T., said point also lying in the West R.O.W. of N. Florida Dr. (a variable width R.O.W.), with the following course:

8. South 87 degrees 59 minutes 17 seconds East, a distance of 511.92 feet to a point for corner;
9. South 48 degrees 23 minutes 57 seconds East, a distance of 57.05 feet to a point for corner;
10. South 89 degrees 19 minutes 01 seconds East, a distance of 180.85 feet to a point for corner;

THENCE northerly with said R.O.W. of N. Florida Dr. with the following course:

11. North 00 degrees 52 minutes 05 seconds West, a distance of 700.10 feet to a point for corner, said point being the Southeast corner of Stelzer JB Estate & Stelzer Frances B Estate – Billy Frank Stelzer Ex tract as recorded by Instrument # 20141006001089690 D.R.C.C.T.;
12. North 00 degrees 20 minutes 22 seconds East, a distance of 248.21 feet to a point for corner;

THENCE easterly, departing said West R.O.W. of N. Florida Dr., with the following course:

13. North 88 degrees 53 minutes 45 seconds East, a distance of 1704.48 feet to a point for corner, said point being the Southeast corner of James C & Cindy K Snyder tract as recorded by Vol. 5847 Pg. 2137 D.R.C.C.T.;
14. North 89 degrees 19 minutes 17 seconds East, a distance of 1115.97 feet to a point for corner, said point being the Northeast corner of Frank Svoboda tract as recorded by Instrument # 20160829001135970 D.R.C.C.T.;
15. South 07 degrees 18 minutes 32 seconds West, a distance of 195.54 feet to a point for corner, said point being the Southeast corner of Mohammad a Dalaki tract as recorded by Instrument # 20150415000424320 D.R.C.C.T.;
16. South 72 degrees 33 minutes 12 seconds East, a distance of 135.64 feet to a point for corner, said point being the Southwest corner of Neptune Investments LP tract as recorded by Vol. 5933 Pg. 210 D.R.C.C.T.;
17. South 89 degrees 43 minutes 00 seconds East, a distance of 1294.09 feet to a point for corner;
18. North 89 degrees 21 minutes 07 seconds East, a distance of 1210.58 feet to a point for corner, said point being North 00 degrees 40 minutes 40 seconds East with a distance 126.19 feet from the Southwest corner of Allison Dawn Schultz tract as recorded by Instrument # 566910 D.R.C.C.T.;
19. North 01 degrees 00 minutes 31 seconds East, a distance of 260.61 feet to a point for corner, said point being the Southwest corner of Eliason & Olesky David tract as recorded by Vol. 5467 Pg. 7771 D.R.C.C.T.;
20. North 88 degrees 44 minutes 48 seconds East, a distance of 203.51 feet to a point for corner;
21. South 14 degrees 45 minutes 44 seconds East, a distance of 46.79 feet to a point for corner in the West R.O.W. of Preston Road (State Highway 289, a variable width R.O.W.);
22. South 14 degrees 39 minutes 23 seconds West, with the West R.O.W. of Preston Road, a distance of 225.61 feet to a point for corner;

23. North 89 degrees 21 minutes 58 seconds East, departing the West R.O.W. of Preston Road, a distance of 125.12 feet to a point for corner in the East R.O.W. of Preston Road;

THENCE southerly with the East R.O.W. of Preston Road with the following course:

24. South 18 degrees 37 minutes 28 seconds West, a distance of 1332.01 feet to a point for corner;
25. South 16 degrees 35 minutes 57 seconds West, a distance of 238.91 feet to a point for corner;
26. South 18 degrees 26 minutes 38 seconds West, a distance of 198.35 feet to a point for corner;
27. South 07 degrees 15 minutes 38 seconds West, a distance of 101.98 feet to a point for corner;
28. South 30 degrees 01 minutes 53 seconds West, a distance of 101.98 feet to a point for corner;
29. South 18 degrees 40 minutes 47 seconds West, a distance of 516.48 feet to a point for corner;
30. South 18 degrees 40 minutes 25 seconds West, a distance of 282.14 feet to a point for corner;
31. South 14 degrees 13 minutes 12 seconds West, a distance of 144.72 feet to a point for corner;
32. South 13 degrees 51 minutes 21 seconds West, a distance of 373.74 feet to a point for corner;
33. South 03 degrees 11 minutes 24 seconds East, a distance of 203.91 feet to a point for corner;
34. South 89 degrees 24 minutes 00 seconds West, a distance of 103.10 feet to a point for corner;

35. South 18 degrees 23 minutes 29 seconds West, a distance of 975.47 feet to a point for corner;
36. South 20 degrees 31 minutes 56 seconds West, a distance of 426.61 feet to a point for corner;
37. South 23 degrees 38 minutes 35 seconds West, a distance of 152.81 feet to a point for corner;
38. South 20 degrees 02 minutes 53 seconds West, a distance of 221.64 feet to a point for corner;
39. South 19 degrees 17 minutes 07 seconds West, a distance of 366.55 feet to a point for corner;
40. South 15 degrees 41 minutes 32 seconds West, a distance of 329.23 feet to a point for corner;
41. South 12 degrees 13 minutes 02 seconds West, a distance of 399.98 feet to a point for corner;
42. South 16 degrees 44 minutes 46 seconds West, a distance of 81.71 feet to a point for corner;
43. South 18 degrees 05 minutes 02 seconds West, a distance of 303.38 feet to a point for corner;
44. South 22 degrees 35 minutes 33 seconds West, a distance of 463.39 feet to a point at the beginning of a curve to the left;
45. Along said curve to the left with a central angle of 09 degrees 57 minutes 54 seconds, radius of 4625.16 feet, a chord bearing South 20 degrees 14 minutes 05 seconds West and chord distance of 803.40 feet, for a total arc length of 804.41 feet to a point of compound curvature to the left;
46. Along said compound curvature to the left with a central angle of 15 degrees 36 minutes 50 seconds, radius of 2572.70 feet, a chord bearing South 08 degrees 39 minutes 21 seconds West and chord distance of 698.93 feet, for a total arc length of 701.10 feet to a point for corner;

THENCE departing said Preston Rd (State Highway 289) East R.O.W., westerly with the North R.O.W. of Country Rd 55 with the following course:

47. South 89 degrees 51 minutes 20 seconds West, a distance of 1815.86 feet to a point for corner, said point being the Southwest corner of Willard Cattle Co LTD tract as recorded by Vol. 5169 Pg. 299 D.R.C.C.T.;

THENCE departing said North R.O.W. of County Rd 55, northerly with the East R.O.W. of the BNSF Railroad with the following course:

48. North 10 degrees 55 minutes 04 seconds East, a distance of 2072.47 feet to a point for corner;
49. North 11 degrees 30 minutes 14 seconds East, a distance of 3033.08 feet to a point for corner, said point being the Northwest corner of Martinek Farming LLC tract as recorded by Instrument # 20170627000840990 D.R.C.C.T.;

THENCE westerly to a point in the West R.O.W. of S. Louisiana St. with the following course:

50. South 89 degrees 02 minutes 36 seconds West, a distance of 305.61 feet to a point for corner, said point being the Southeast corner of Onco Electric Delivery Company tract as shown in the Collin County Central Appraisal District map as Property ID 977312;

THENCE northerly with said West R.O.W. of S. Louisiana St. with the following course:

51. North 11 degrees 11 minutes 09 seconds East, a distance of 1123.87 feet to a point for corner, said point being the Northeast corner of Janice Marie Hammack tract as recorded by Instrument # 2016061000730120 D.R.C.C.T.;

THENCE westerly with the South R.O.W. of W. Elm St. with the following course:

52. North 78 degrees 32 minutes 16 seconds West, a distance of 1663.70 feet to a point for corner;
 53. North 89 degrees 59 minutes 46 seconds West, a distance of 476.80 feet to a point for corner, said point lying in the east line of the Westgate Subdivision Addition #4, as recorded in Instrument #200166440000210;
- THENCE northerly to the Northeast corner of Mohammad Ali Dalaki tract as recorded by Instrument # 20160128000102840 D.R.C.C.T., with the following course:

54. North 00 degrees 04 minutes 28 seconds West, a distance of 538.99 feet to a point for corner;
- THENCE easterly with the following course:

55. South 89 degrees 09 minutes 40 seconds West, a distance of 131.06 feet to a point for corner;
56. South 66 degrees 15 minutes 34 seconds West, a distance of 291.72 feet to a point for corner, said point being the West most Northwest corner of said Mohammad Ali Dalaki tract;
57. North 83 degrees 47 minutes 43 seconds West, a distance of 155.93 feet to a point for corner, said point being the Southeast corner of Siegfried Companies as recorded by Vol. 99-0107499 Pg. 4488-1674 D.R.C.C.T.;
58. South 89 degrees 25 minutes 55 seconds West, a distance of 755.05 feet to a point for corner;
59. North 02 degrees 13 minutes 25 seconds West, a distance of 299.85 feet to a point for corner, said point being the Northeast corner of First United Methodist Church of Celina as recorded by Vol. 2017 Pg. 287 D.R.C.C.T.;
60. North 89 degrees 44 minutes 44 seconds West, a distance of 152.64 feet to a point for corner;
61. South 13 degrees 42 minutes 35 seconds West, a distance of 669.13 feet to a point for corner;
62. North 89 degrees 43 minutes 33 seconds West, a distance of 965.77 feet to a point for corner, said point being the West most Northwest corner of said First United Methodist Church of Celina;

THENCE southerly with the East R.O.W. of FM 428 (variable width R.O.W.) with the following course:

63. South 00 degrees 06 minutes 32 seconds East, a distance of 1593.65 feet to a point at the beginning of a curve to the left;
64. Along said curve to the left with a central angle of 39 degrees 30 minutes 53 seconds, radius of 1074.08 feet, a chord bearing South 21 degrees 04 minutes 48 seconds East and chord distance of 726.16 feet, for a total arc length of 740.75 feet to a point for corner;

THENCE departing said East R.O.W. of FM 428, northwesterly with City of Celina tract as recorded by Vol. 2013 Pg. 100 D.R.C.C.T., with the following course:

65. South 88 degrees 17 minutes 14 seconds West, a distance of 1869.99 feet to a point for corner;
66. North 00 degrees 32 minutes 52 seconds West, a distance of 993.73 feet to the POINT OF BEGINNING and containing 687 acres of land.

Note: This exhibit is based on deed information as recorded in the Deed Records of Collin County, Texas (D.R.C.C.T.); Collin County Central Appraisal District; and does not represent an on-the-ground field survey.



Land Use

The land within the TIRZ currently serves a variety of purposes with ample vacancies to be utilized for development.

Method of Relocating Persons to be Displaced

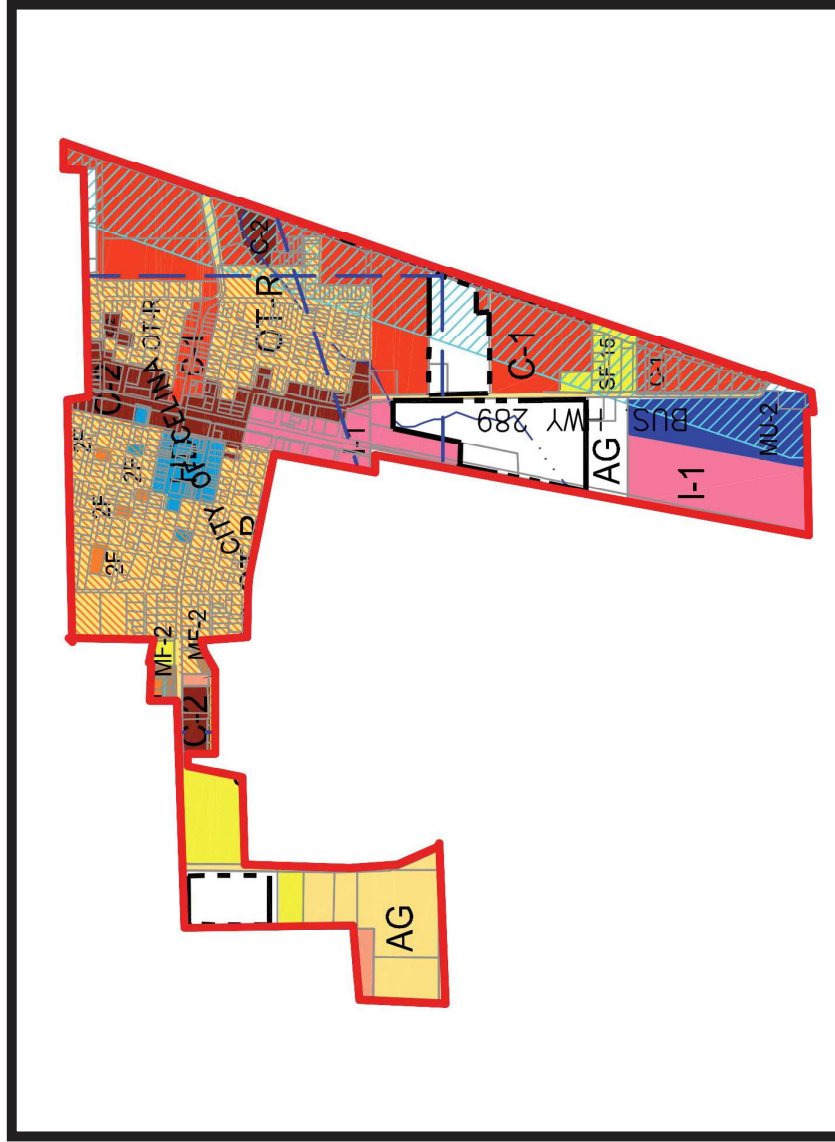
It is not anticipated that any persons will be displaced or need to be relocated as result of implementing the TIRZ.

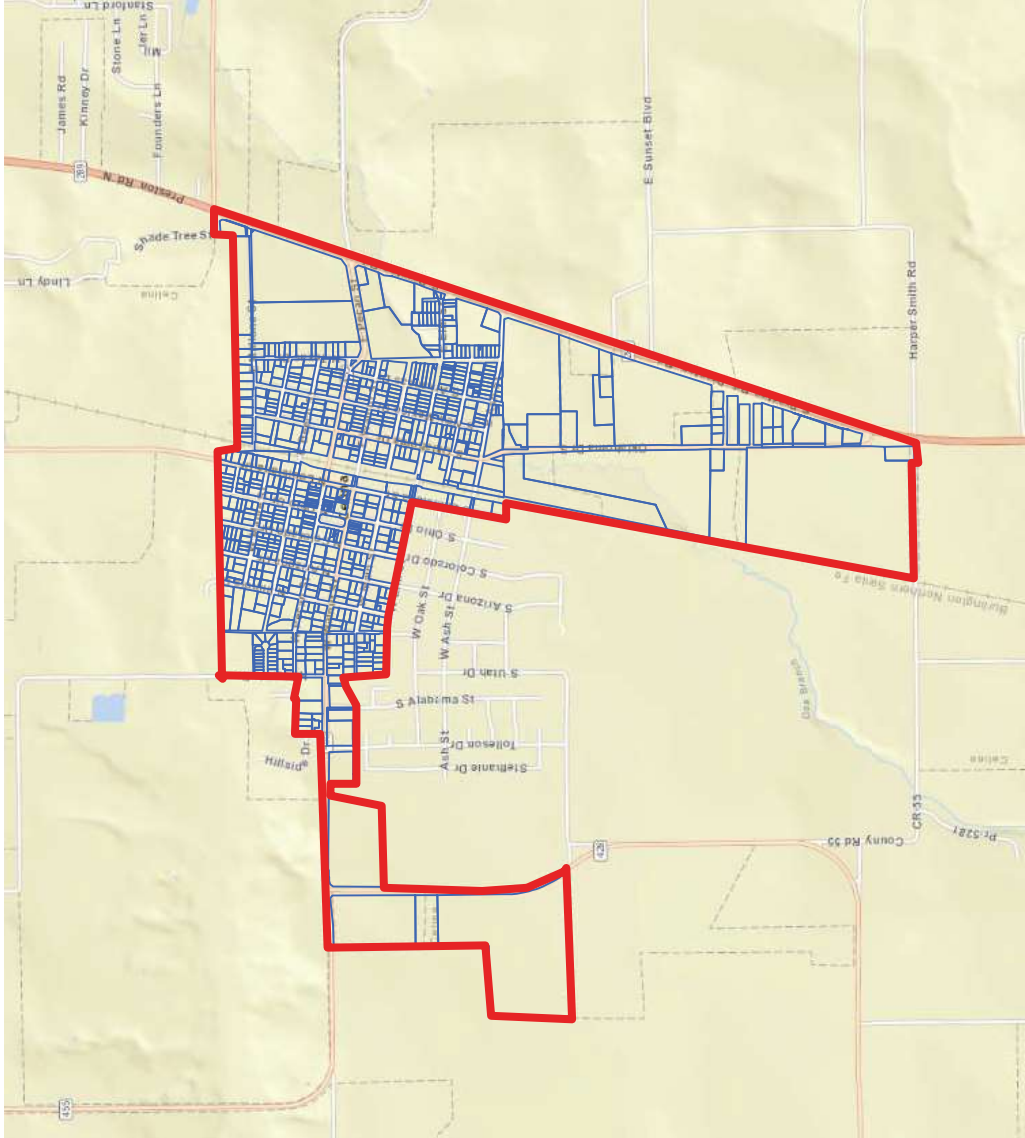
Current Conditions

Zoning

The proposed TIRZ includes a variety of zoning classifications as illustrated in the map to the right. It is not anticipated that there will be any changes to the zoning ordinance, the master plan of the municipality, building codes, subdivision regulations, or other municipal ordinances as a result of the implementation of the TIRZ.

Zoning District Legend	
	AG - Agriculture District
	SF-E - Single-Family Estate Residential District
	SF-15 - Single-Family Residential District
	SF-10 - Single-Family Residential District
	SF-9 - Single-Family Residential District
	SF-7.5 - Single-Family Residential District
	OT-R - Old Town Residential District
	PH - Palo Home Residential District
	TH - Townhouse Residential District
	2F - Two-Family Residential District
	MF-1 - Multiple-Family Residential Medium Density District
	MF-2 - Multiple-Family Residential High Density District
	MH - Manufactured Home Park District
	HD - Historic Downtown District
	ONS - Office and Neighborhood Services District
	MU-1 - Mixed Use Suburban District
	MU-2 - Mixed Use Regional District
	RO - Retail and Office District
	C-1 - Retail District
	C-2 - General Commercial District
	B-1 - Rail Center Business District
	B-2 - Employment Center Business District
	B-3 - Technology Center Business District
	B-4 - Business Center District
	I-1 - Light Industrial District
	I-2 - Heavy Industrial District
	PD - Planned Development
	Preston Road Overlay District (PRO)
	Special District / Development Agreement
	Chapter 43 - Pre-Armexation Agreement





Current Ownership Information

There are 762 different parcels within TIRZ #11 with over five-hundred different owners. The TIRZ has a 2017 preliminary taxable base value of \$84,803,260. For a full list of parcels included within the TIRZ see Exhibit A.

Project Plan

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #11 that will be financed by in part by incremental real property tax and sales tax generated within the TIRZ.

Proposed Project Costs				
Water Facilities and Improvements	\$	4,372,815		7.5%
Sanitary Sewer Facilities and Improvements	\$	5,830,421		10.0%
Storm Water Facilities and Improvements	\$	5,830,421		10.0%
Street and Intersection Improvements	\$	14,576,051		25.0%
Open Space, Park and Recreation Facilities and Improvements	\$	14,576,051		25.0%
Economic Development Grants	\$	11,660,841		20.0%
Administrative Costs	\$	1,457,605		2.5%
	\$	58,304,205		100.0%

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

Non-Project Costs

It is anticipated that additional costs will be expended by the private sector as new development occurs. The estimated non-project costs are \$219,275,000 per the Anticipated Development Assumptions.

Anticipated Development

Anticipated Development

There are several projects anticipated to be developed within TIRZ #11 including retail, office, hotel and residential developments. The table below provides an overview of potential developments that we believe will occur during the life of the TIRZ along with estimated project completion dates and anticipated stabilization years.

Anticipated Revenue Summary

Based upon the assumptions below, the anticipated gross revenue of TIRZ #11 over its 31 year life is \$58,304,205.

Years 1-10									
	Square Feet	Units	Projected Completion Date	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales		
Retail Commercial	2,500		2019	\$225	\$562,500	\$350.00	\$875,000		
Retail Commercial	5,000		2020	\$225	\$1,125,000	\$350.00	\$1,750,000		
Office	7,500		2020	\$175	\$1,312,500	\$350.00	\$2,625,000		
Residential	31,500	15	2020	\$175,000	\$2,625,000	\$0.00	\$0		
Multifamily	225,000	150	2022	\$120,000	\$18,000,000	\$0.00	\$0		
Residential	22,500	15	2022	\$200,000	\$3,000,000	\$0.00	\$0		
Office	7,500		2024	\$175	\$0	\$0.00	\$0		
Residential	67,500	45	2024	\$200,000	\$9,000,000	\$0.00	\$0		
Multifamily	300,000	200	2024	\$120,000	\$24,000,000	\$0.00	\$0		
Retail Commercial	2,500		2024	\$225	\$0	\$350.00	\$875,000		
Office	10,000		2025	\$175	\$0	\$0.00	\$0		
Multifamily	525,000	350	2026	\$120,000	\$42,000,000	\$0.00	\$0		
Retail Commercial	5,000		2027	\$225	\$0	\$350.00	\$1,750,000		
Residential	63,000	30	2027	\$175,000	\$5,250,000	\$0.00	\$0		
1,274,500 805							\$106,875,000		
Years 11-20									
Residential	22,000	10	2029	\$200,000	\$2,000,000	\$0.00	\$0		
Residential	24,000	20	2031	\$200,000	\$4,000,000	\$0.00	\$0		
Office	10,000		2031	\$175	\$0	\$0.00	\$0		
Retail Commercial	10,000		2031	\$225	\$0	\$350.00	\$3,500,000		
Multifamily	450,000	300	2031	\$20,000	\$36,000,000	\$0.00	\$0		
Office	7,500		2032	\$175	\$0	\$0.00	\$0		
Retail Commercial	20,000		2034	\$225	\$0	\$350.00	\$7,000,000		
Residential	60,000	50	2034	\$200,000	\$10,000,000	\$0.00	\$0		
Hotel	66,000	120	2034	\$20,000	\$14,400,000	\$0.00	\$0		
Office	10,000		2035	\$175	\$0	\$0.00	\$0		
Retail Commercial	10,000		2036	\$225	\$0	\$350.00	\$3,500,000		
Multifamily	450,000	300	2036	\$20,000	\$36,000,000	\$0.00	\$0		
Residential	60,000	50	2037	\$200,000	\$10,000,000	\$0.00	\$0		
1,199,500 850							\$112,400,000.00		
Total							\$219,275,000		
2,474,000							\$21,875,000		

Financial Feasibility Analysis

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Celina will contribute 100% of its real property increment and 25% of the sales tax increment generated within the zone. Additionally, it is anticipated that Collin County will contribute 50% of its real property increment to the zone.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Monetary Obligations Timeline

It is anticipated that final agreements for pledge of revenues will occur within the next twelve to twenty-four months.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the previous page.

The taxable value analysis shows the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions. Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City with economic benefits that would not occur without its implementation.

City of Celina TIRZ #11 Participation Overview

Real Property Tax		Participation
City of Celina	0.64500000	100%
Collin County	0.19224600	50%
Collin College	0.07981000	0%
Celina ISD	1.64000000	0%
	2.55705600	0.7411230

Personal Property Tax		Participation
City of Celina	0.64500000	0%
Collin County	0.19224600	0%
Collin College	0.07981000	0%
Celina ISD	1.64000000	0%
	2.55705600	0.0000000

Sales Tax Rate	0.0200000	25.00%	0.0050000
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Financial Feasibility Analysis

31 YEAR - Residential : INPUT & OUTPUT

▲ INPUT

INFLATION RATE	4.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION
City of Celina	0.644500000	100%
Collin County	0.19224500	56%
Collin College	0.077811000	0%
Celina ISD	0.00000000	0%
	0.914556000	0%
	2.85705600	0.741239

PERSONAL PROPERTY TAX		PARTICIPATION
City of Celina	0.644500000	0%
Collin County	0.19224500	0%
Collin College	0.077811000	0%
Celina ISD	1.840000000	0%
	2.857795500	0.0000000

Sales Tax Rate	0.0200000	25.00%	0.0050000
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Residential

	Year	AREA SPRINTS	REAL PROPERTY UNIT	TAX VALUE	PERSONAL PROPERTY \$/ SF	TAX VALUE	SALES \$/ SF	TAX VALUE
1	Residential	2020	15	\$ 175,000.00	\$ 2,825,000	\$ -	\$ -	\$ -
2	Residential	2022	15	\$ 200,000.00	\$ 3,000,000	\$ -	\$ -	\$ -
3	Residential	2024	45	\$ 200,000.00	\$ 9,000,000	\$ -	\$ -	\$ -
4	Residential	2027	30	\$ 175,000.00	\$ 5,250,000	\$ -	\$ -	\$ -
5	Residential	2029	30	\$ 200,000.00	\$ 6,000,000	\$ -	\$ -	\$ -
6	Residential	2031	20	\$ 200,000.00	\$ 4,000,000	\$ -	\$ -	\$ -
7	Residential	2034	50	\$ 200,000.00	\$ 10,000,000	\$ -	\$ -	\$ -
8	Residential	2037	50	\$ 200,000.00	\$ 10,000,000	\$ -	\$ -	\$ -
	TOTAL		235		45,875,000	-	-	-

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Celina	24.2%	\$ 5,822,250	\$ 5,822,250	\$ -	\$ -
Collin County	3.1%	\$ 885,900	\$ 885,900	\$ -	\$ -
Collin College	3.1%	\$ 885,900	\$ 885,900	\$ -	\$ -
Celina ISD	64.1%	\$ 16,537,970	\$ 16,537,970	\$ -	\$ -
	100.0%	\$ 25,953,432	\$ 25,953,434	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Celina	100.0%	\$ 6,822,250	\$ 6,822,250	\$ -	\$ -
Collin County	100.0%	\$ 885,900	\$ 885,900	\$ -	\$ -
Collin College	100.0%	\$ -	\$ -	\$ -	\$ -
Celina ISD	100.0%	\$ 7,658,150	\$ 7,658,150	\$ -	\$ -
	100.0%	\$ 15,366,300	\$ 15,366,300	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Celina	0.0%	\$ -	\$ -	\$ -	\$ -
Collin County	5.3%	\$ 885,900	\$ 885,900	\$ -	\$ -
Collin College	4.4%	\$ 819,414	\$ 819,414	\$ -	\$ -
Celina ISD	90.3%	\$ 16,537,970	\$ 16,537,970	\$ -	\$ -
	100.0%	\$ 18,344,384	\$ 18,344,384	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

Financial Feasibility Analysis

Calendar Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
TOTAL TAX REVENUE																
REAL PROPERTY																
	% OCCUPIED															
	Trailable Value															
	PIV															



DAVID PETTIT
Economic Development

Final Project and Financing Plan

Financial Feasibility Analysis

[illegible]

Financial Feasibility Analysis

31 YEAR - RETAIL : INPUT & OUTPUT

▲ INPUT

INFLATION RATE	5.80%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION
City of Collina	0.644500000	100%
Collin County	0.19224500	0.09812300
Collin College	0.07981000	0%
Collina ISD	1.540000000	0.00000000
	2.557055000	0.74112300

PERSONAL PROPERTY TAX		PARTICIPATION
City of Collina	0.644500000	0%
Collin County	0.19224500	0%
Collin College	0.07981000	0%
Collina ISD	1.540000000	0%
	2.557055000	0.00000000

Sales Tax Rate	0.02250000	25.00%	0.00500000
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Retail

Year	Area SF	Real Property		Sales				
		\$ / SF	Tax Value	\$ / SF	Tax Value			
1	Retail Commercial	2,500	\$ 225.00	\$ 562,500	\$ 15.00	\$ 37,500	\$ 350.00	\$ 875,000
2	Retail Commercial	5,000	\$ 225.00	\$ 1,125,000	\$ 15.00	\$ 75,000	\$ 350.00	\$ 1,750,000
3	Retail Commercial	2,500	\$ 225.00	\$ 562,500	\$ 15.00	\$ 37,500	\$ 350.00	\$ 875,000
4	Retail Commercial	5,000	\$ 225.00	\$ 1,125,000	\$ 15.00	\$ 75,000	\$ 350.00	\$ 1,750,000
5	Retail Commercial	10,000	\$ 225.00	\$ 2,250,000	\$ 15.00	\$ 150,000	\$ 350.00	\$ 3,500,000
6	Retail Commercial	20,000	\$ 225.00	\$ 4,500,000	\$ 15.00	\$ 300,000	\$ 350.00	\$ 7,000,000
7	Retail Commercial	10,000	\$ 225.00	\$ 2,250,000	\$ 15.00	\$ 150,000	\$ 350.00	\$ 3,500,000
TOTAL		55,000		12,375,000		825,000		19,250,000

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of Celina	65.1%	\$ 11,054,905	=	\$ 1,876,864	+	\$ 9,052,917
Collin County	3.5%	\$ 596,704	=	\$ 599,410	+	\$ 37,294
Collin College	1.5%	\$ 247,719	=	\$ 232,236	+	\$ 15,482
Collina ISD	30.0%	\$ 5,090,326	=	\$ 4,772,181	+	\$ 318,145
	100.0%	\$ 16,989,654		\$ 7,440,691		\$ 9,052,917
		400.0%		43.9%		63.9%
						2.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of Collina	100.0%	\$ 4,140,093	=	\$ 1,876,864	+	\$ 2,263,229
Collin County	100.0%	\$ 279,705	=	\$ 279,705	+	\$ -
Collin College	100.0%	\$ -	=	\$ -	+	\$ -
Collina ISD	100.0%	\$ 4,419,798	=	\$ 2,156,569	+	\$ 2,263,229
	100.0%			48.8%	0.0%	51.2%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of Collina	55.0%	\$ 6,514,812	=	\$ -	+	\$ 6,759,688
Collin County	2.5%	\$ 316,989	=	\$ 279,705	+	\$ -
Collin College	1.0%	\$ 247,719	=	\$ 232,238	+	\$ -
Collina ISD	40.5%	\$ 5,090,326	=	\$ 4,772,181	+	\$ -
	100.0%	\$ 12,869,866		\$ 5,284,122		\$ 6,759,688
				</		

Financial Feasibility Analysis

Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
TOTAL TAX REVENUE																
REAL PROPERTY																
% OCCUPIED	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Taxable Value	-	-	982,500	1,687,500	1,687,500	1,687,500	1,687,500	1,687,500	2,250,000	2,250,000	3,375,000	3,375,000	3,375,000	3,375,000	5,625,000	5,625,000
PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Colina	-	-	5,028	10,054	10,054	10,054	10,054	10,054	14,075	14,075	21,113	21,113	21,113	21,113	36,281	36,281
Colin County	-	-	1,001	3,244	3,244	3,244	3,244	4,325	4,325	4,325	5,767	5,767	5,767	5,767	10,814	10,814
Colin College	-	-	440	1,347	1,347	1,347	1,347	1,796	1,796	1,796	2,394	2,394	2,394	2,394	4,489	4,489
Colin ISD	-	-	9,449	29,520	29,520	29,520	29,520	39,360	39,360	39,360	52,146	52,146	52,146	52,146	98,400	98,400
Total	-	-	14,385	41,159	41,159	41,159	41,159	57,534	57,534	57,534	76,301	76,301	76,301	76,301	143,284	143,284
PERSONAL PROPERTY																
% OCCUPIED	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Taxable Value	-	-	37,500	112,500	112,500	112,500	112,500	150,000	150,000	150,000	225,000	225,000	225,000	225,000	375,000	375,000
PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Colina	-	-	242	726	726	726	726	966	966	966	1,451	1,451	1,451	1,451	2,419	2,419
Colin County	-	-	72	216	216	216	288	288	288	288	433	433	433	433	721	721
Colin College	-	-	1,153	3,457	3,457	3,457	4,609	4,609	4,609	4,609	6,914	6,914	6,914	6,914	11,535	11,535
Colin ISD	-	-	9,449	29,520	29,520	29,520	39,360	39,360	39,360	39,360	52,146	52,146	52,146	52,146	98,400	98,400
Total	-	-	989	2,877	2,877	2,877	3,888	3,888	3,888	3,888	5,753	5,753	5,753	5,753	9,889	9,889
SALES TAX																
% OCCUPIED	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Taxable Value	-	-	875,000	2,625,000	2,625,000	2,625,000	3,500,000	3,500,000	3,500,000	3,500,000	5,250,000	5,250,000	5,250,000	5,250,000	8,750,000	8,750,000
PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	17,500	52,500	52,500	52,500	70,000	70,000	70,000	105,000	105,000	105,000	105,000	105,000	175,000	175,000
SUMMARY																
City of Colina	-	-	21,370	64,110	64,110	64,110	88,440	88,440	88,440	128,220	128,220	128,220	128,220	128,220	213,700	213,700
Colin County	-	-	1,153	3,460	3,460	3,460	4,614	4,614	4,614	6,151	6,151	6,151	6,151	6,151	11,535	11,535
Colin College	-	-	9,449	29,520	29,520	29,520	39,360	39,360	39,360	52,146	52,146	52,146	52,146	52,146	98,400	98,400
Colin ISD	-	-	32,842	98,527	98,527	98,527	131,369	131,369	131,369	175,054	175,054	175,054	175,054	175,054	326,423	326,423
Total	-	-	64,814	195,517	195,517	195,517	263,783	263,783	263,783	366,435	366,435	366,435	366,435	366,435	650,058	650,058
PARTICIPATION																
REAL PROPERTY																
Taxable Value	-	-	982,500	1,687,500	1,687,500	1,687,500	1,687,500	2,250,000	2,250,000	2,250,000	3,375,000	3,375,000	3,375,000	3,375,000	5,625,000	5,625,000
PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Colina	-	-	3,028	10,084	10,084	10,084	14,513	14,513	14,513	14,513	21,769	21,769	21,769	21,769	36,281	36,281
Colin County	-	-	541	1,622	1,622	1,622	2,163	2,163	2,163	2,163	3,244	3,244	3,244	3,244	5,407	5,407
Colin College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Colin ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	4,189	12,096	12,096	12,096	16,676	16,676	16,676	16,676	25,013	25,013	25,013	25,013	41,688	41,688
PERSONAL PROPERTY																
Taxable Value	-	-	37,500	112,500	112,500	112,500	150,000	150,000	150,000	150,000	225,000	225,000	225,000	225,000	375,000	375,000
PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Colina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Colin County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Colin College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Colin ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX																
Taxable Value	-	-	875,000	2,625,000	2,625,000	2,625,000	3,500,000	3,500,000	3,500,000	3,500,000	5,250,000	5,250,000	5,250,000	5,250,000	8,750,000	8,750,000
PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	4,375	13,125	13,125	13,125	17,500	17,500	17,500	26,250	26,250	26,250	26,250	26,250	43,750	43,750
SUMMARY																
City of Colina	-	-	8,003	24,009	24,009	24,009	32,013	32,013	32,013	32,013	48,019	48,019	48,019	48,019	80,031	80,031
Colin County	-	-	541	1,622	1,622	1,622	2,163	2,163	2,163	2,163	3,244	3,244	3,244	3,244	5,407	5,407
Colin College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Colin ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	8,544	25,631	25,631	25,631	34,175	34,175	34,175	34,175	51,263	51,263	51,263	51,263	85,438	85,438
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																
SUMMARY																
City of Colina	-	-	13,397	40,101	40,101	40,101	53,468	53,468	53,468	53,468	80,201	80,201	80,201	80,201	133,689	133,689
Colin County	-	-	613	1,838	1,838	1,838	2,451	2,451	2,451	2,451	3,677	3,677	3,677	3,677	6,128	6,128
Colin College	-	-	9,449	29,520	29,520	29,520	39,360	39,360	39,360	39,360	52,146	52,146	52,146	52,146	98,400	98,400
Colin ISD	-	-	24,289	73,866	73,866	73,866	97,194	97,194	97,194	97,194	145,791	145,791	145,791	145,791	242,883	242,883
Total	-	-	47,748	143,325	143,325	143,325	192,517	192,517	192,517	192,517	278,499	278,499	278,499	278,499	480,700	480,700

Financial Feasibility Analysis

	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
5,625,000	10,126,000	10,126,000	10,126,000	13,056,625	13,773,884	14,831,237	15,336,455	16,173,830	17,651,180	18,001,653	18,981,746	20,038,292	21,138,288	22,302,893	23,827,443	
56,251	65,325	65,325	70,810	84,025	98,645	93,726	98,651	104,320	110,058	115,111	122,487	129,234	136,342	143,841	151,752	159,419
10,814	19,465	19,465	23,790	25,069	28,479	27,698	29,472	31,020	32,803	34,721	36,711	38,819	40,938	43,273	45,819	48,419
4,489	8,031	8,031	10,093	11,420	12,935	11,957	12,735	13,618	14,557	15,537	16,570	17,708	18,973	20,377	21,929	23,538
14,634	258,902	258,902	316,436	333,840	352,281	371,372	392,000	413,989	438,315	463,212	488,200	513,239	538,316	563,430	588,582	613,775
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
375,000	675,000	675,000	825,000	870,275	918,246	968,749	1,022,000	1,078,242	1,137,445	1,200,110	1,268,116	1,338,793	1,409,219	1,480,426	1,552,419	1,624,198
2,419	4,354	4,354	5,321	5,614	5,923	6,246	6,592	6,959	7,337	7,741	8,166	8,616	9,089	9,589	10,117	10,673
721	1,298	1,298	1,586	1,673	1,765	1,862	1,965	2,073	2,187	2,307	2,434	2,568	2,709	2,858	3,015	3,179
6,150	11,070	11,070	13,530	14,274	15,059	15,887	16,761	17,683	18,656	19,682	20,764	21,908	23,111	24,382	25,723	27,134
9,589	17,290	17,290	21,094	22,256	23,480	24,771	26,134	27,571	29,088	30,687	32,372	34,150	36,025	38,000	40,077	42,256
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
87,950,000	15,750,000	15,750,000	19,250,000	20,308,750	21,425,721	22,604,146	23,847,375	25,158,980	26,542,724	28,002,674	29,542,715	31,167,665	32,881,781	34,689,279	36,598,244	38,608,679
175,000	315,000	315,000	385,000	406,175	428,375	451,063	474,387	500,180	528,959	560,051	593,654	629,337	667,608	708,066	751,195	797,517
213,700	384,660	384,660	470,140	495,986	523,278	552,006	582,421	614,464	648,240	683,803	721,168	761,201	803,897	847,236	892,324	939,165
11,535	20,763	20,763	25,376	26,772	28,245	29,798	31,437	33,166	34,980	36,815	38,685	40,597	42,547	44,531	46,546	48,592
4,799	8,619	8,619	10,635	11,296	12,037	12,859	13,766	14,763	15,856	16,950	18,050	19,159	20,282	21,423	22,584	23,767
58,429	105,162	105,162	128,331	136,114	144,696	154,079	164,262	175,253	187,062	199,699	213,174	227,496	242,673	258,714	275,631	293,434
238,423	591,162	591,162	722,531	782,271	854,196	846,426	888,000	944,320	998,237	1,051,051	1,102,859	1,159,446	1,234,168	1,302,668	1,373,662	1,448,159
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
87,950,000	10,126,000	10,126,000	12,750,000	13,056,625	13,773,884	14,831,237	15,336,455	16,173,830	17,651,180	18,001,653	18,981,746	20,038,292	21,138,288	22,302,893	23,827,443	
38,281	65,305	65,305	79,819	84,209	88,840	93,726	98,651	104,320	110,058	116,111	122,487	129,234	136,342	143,841	151,752	159,419
5,407	9,732	9,732	11,895	12,549	13,240	13,968	14,736	15,547	16,402	17,304	18,255	19,259	20,319	21,436	22,615	23,859
41,688	76,039	76,039	91,714	96,758	102,080	107,694	113,618	119,886	126,459	133,414	140,782	148,499	156,601	164,197	172,187	180,569
375,000	675,000	675,000	825,000	870,275	918,246	968,749	1,022,000	1,078,242	1,137,445	1,200,110	1,268,116	1,338,793	1,409,219	1,480,426	1,552,419	1,624,198
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
87,950,000	15,750,000	15,750,000	19,250,000	20,308,750	21,425,721	22,604,146	23,847,375	25,158,980	26,542,724	28,002,674	29,542,715	31,167,665	32,881,781	34,689,279	36,598,244	38,608,679
437,900	78,790	78,790	96,250	101,544	107,139	113,031	119,237	125,795	132,714	140,013	147,714	155,830	164,469	173,651	183,397	193,725
80,351	144,566	144,566	171,860	185,753	198,689	209,747	219,115	228,145	236,971	245,614	254,195	262,732	271,251	280,769	290,284	299,796
5,407	9,732	9,732	11,895	12,549	13,240	13,968	14,736	15,547	16,402	17,304	18,255	19,259	20,319	21,436	22,615	23,859
153,669	240,504	240,504	294,071	310,245	327,509	345,311	364,303	384,339	405,478	427,779	451,307	476,129	502,318	529,844	559,090	589,052
6,128	11,030	11,030	13,481	14,223	15,005	15,830	16,701	17,619	18,589	19,611	20,689	21,827	23,028	24,294	25,631	27,044
94,409	177,120	177,120	216,460	228,386	240,948	254,200	268,181	282,931	298,402	314,609	332,229	350,502	369,779	390,117	411,570	434,159
242,980	497,273	497,273	594,697	651,889	694,687	727,711	762,235	798,658	837,084	876,514	916,949	958,392	1,000,846	1,044,310	1,088,794	1,134,307
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
87,950,000	10,126,000	10,126,000	12,750,000	13,056,625	13,773,884	14,831,237	15,336,455	16,173,830	17,651,180	18,001,653	18,981,746	20,038,292	21,138,288	22,302,893	23,827,443	
38,281	65,305	65,305	79,819	84,209	88,840	93,726	98,651	104,320	110,058	116,111	122,487	129,234	136,342	143,841	151,752	159,419
5,407	9,732	9,732	11,895	12,549	13,240	13,968	14,736	15,547	16,402	17,304	18,255	19,259	20,319	21,436	22,615	23,859
41,688	76,039	76,039	91,714	96,758	102,080	107,694	113,618	119,886	126,459	133,414	140,782	148,499	156,601	164,197	172,187	180,569
375,000	675,000	675,000	825,000	870,275	918,246	968,749	1,022,000	1,078,242	1,137,445	1,200,110	1,268,116	1,338,793	1,409,219	1,480,426	1,552,419	1,624,198
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
87,950,000	15,750,000	15,750,000	19,250,000	20,308,750	21,425,721	22,604,146	23,847,375	25,158,980	26,542,724	28,002,674	29,542,715	31,167,665	32,881,781	34,689,279	36,598,244	38,608,679
437,900	78,790	78,790	96,250	101,544	107,139	113,031	119,237	125,795	132,714	140,013	147,714	155,830	164,469	173,651	183,397	193,725
80,351	144,566	144,566	171,860	185,753	198,689	209,747	219,115	228,145	236,971	245,614	254,195	262,732	271,251	280,769	290,284	299,796
5,407	9,732	9,732	11,895	12,549	13,240	13,968	14,736	15,547	16,402	17,304	18,255	19,259	20,319	21,436	22,615	23,859
153,669	240,504	240,504	294,071	310,245	327,509	345,311	364,303	384,339	405,478	427,779	451,307	476,129	502,318	529,844	559,090	589,052
6,128	11,030	11,030	13,481	14,223	15,005	15,830	16,701	17,619	18,589	19,611	20,689	21,827	23,028	24,294	25,631	27,044
94,409	177,120	177,120	216,460	228,386	240,948	254,200	268,181	282,931	298,402	314,609	332,229	350,502	369,779	390,117	411,570	434,159
242,980	497,273	497,273	594,697	651,889	694,687	727,711	762,235	798,658	837,084	876,514	916,949	958,392	1,000,846	1,044,310	1,088,794	1,134,307
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
87,950,000	10,126,000	10,126,000	12,750,000	13,056,625	13,773,884	14,831,237	15,336,455	16,173,830	17,651,180	18,001,653	18,981,746	20,038,292	21,138,288	22,302,893	23,827,443	
38,281	65,305	65,305	79,819	84,209	88,840	93,726	98,651	104,320	110,058	116,111	122,487	129,234	136,342	143,841	151,752	159,419
5,407	9,732	9,732	11,895	12,549	13,240	13,968	14,736	15,547	16,402	17,304	18,255	19,259	20,319	21,436	22,615	23,859
41,688	76,039	76,039	91,714	96,758	102,080	107,694	113,618	119,886	126,459	133,414	140,782	148,499	156,601	164,197	172,187	180,569
375,000	675,000	675,000	825,000	870,275	918,246	968,749	1,022,000	1,078,242	1,137,445	1,200,110	1,268,116	1,338,793	1,409,219	1,480,426	1,552,419	1,624,198
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
87,950,000	15,750,000	15,750,000	19,250,000	20,308,750	21,425,721	22,604,146	23,847,375	25,158,980	26,542,724	28,002,674	29,542,715	31,167,665	32,881,781	34,689,279	36,598,244	38,608,679
437,900	78,790	78,790	96,250	101,544	107,139	113,031	119,237	125,795	132,714	140,013	147,714	155,830	164,469	173,651	183,397	193,725
80,351	144,566	144,566	171,860	185,753	198,689	209,747	219,115	228,145	236,971	245,614						

Financial Feasibility Analysis

31 YEAR - OFFICE : INPUT & OUTPUT

► **INPUT**

INFLATION RATE	5.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION
City of Cadiz	0.64500000	100%
Collin County	0.19246000	50%
Collin College	0.07951000	0%
Cadiz ISD	1.64000000	0%
	2.55705600	0.74112300

PERSONAL PROPERTY TAX		PARTICIPATION
City of Calina	0.64500000	0%
Collin County	0.19224600	0%
Collin College	0.07951000	0%
Calina ISD	1.64000000	0%
	2.55705600	0.00000000

Sales Tax Rate	0.0200000	25.00%	0.00500000
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Office		Year	Area SF	Real Property \$ / SF	Tax Value	Personal Property \$ / SF	Tax Value	Sales \$ / SF	Tax Value
	Office	2020	7,500	\$ 175,000	\$ 1,312,500	\$ 5,000	\$ 37,500	\$ -	\$ -
	Office	2024	7,500	\$ 175,000	\$ 1,312,500	\$ 5,000	\$ 37,500	\$ -	\$ -
	Office	2025	10,000	\$ 175,000	\$ 1,750,000	\$ 5,000	\$ 50,000	\$ -	\$ -
	Office	2035	10,000	\$ 175,000	\$ 1,750,000	\$ 5,000	\$ 50,000	\$ -	\$ -
	Office	2032	7,500	\$ 175,000	\$ 1,312,500	\$ 5,000	\$ 37,500	\$ -	\$ -
	Office	2035	10,000	\$ 175,000	\$ 1,750,000	\$ 10,000	\$ 100,000	\$ -	\$ -
TOTAL			\$2,500		9,187,500		312,500		-

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
25.2%	\$ 1,658,485	=	\$ 1,606,053	+	\$ 52,432
7.5%	\$ 484,321	=	\$	+	\$ 478,894
3.1%	\$ 205,215	=	\$	+	\$ 6,488
6.4%	\$ 4,216,923	=	\$	+	\$ 4,083,608
100.0%	\$ 6,574,944	=	\$ 6,357,082	+	\$ 207,861
	100.0%		96.8%		3.2%
					0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
87.0%	\$ 1,606,053	=	\$ 1,606,053	+	-
13.0%	\$ 239,347	=	\$ 239,347	+	+
0.0%	\$ -	=	\$ -	+	-
0.0%	\$ -	=	\$ -	+	-
100.0%	\$ 1,845,400	=	\$ 1,845,400	+	+
	100.0%		100.0%		0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
1.1%	\$ 52,432	=	+	\$ 52,432
5.4%	\$ 254,974	=	+	\$ -
4.3%	\$ 205,215	=	+	\$ -
8.9.2%	\$ 4,216,923	=	+	\$ -
100.0%	\$ 4,729,544	\$ 4,521,882	\$ 207,861	\$ -
	100.0%	95.6%	4.4%	0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COSTS

Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
TOTAL TAX REVENUE																
REAL PROPERTY																
% OCCUPIED	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Taxable Value	-	-	-	1,312,500	1,312,500	1,312,500	1,312,500	2,625,000	4,375,000	4,375,000	4,375,000	4,375,000	4,375,000	4,375,000	6,125,000	7,437,500
PV	-	-	-	8,466	8,466	8,466	16,931	28,219	28,219	28,219	28,219	28,219	28,219	28,219	39,506	47,972
City of Colina	-	-	-	2,523	2,523	2,523	5,046	8,069	8,069	8,069	8,069	8,069	8,069	8,069	11,175	13,711
Colin County	-	-	-	1,048	1,048	1,048	2,096	3,462	3,462	3,462	3,462	3,462	3,462	3,462	4,888	5,938
Colin College	-	-	-	2,148	2,148	2,148	4,296	7,144	7,144	7,144	7,144	7,144	7,144	7,144	9,980	12,074
Colin ISD	-	-	-	3,747	3,747	3,747	7,494	12,490	12,490	12,490	12,490	12,490	12,490	12,490	17,253	20,955
Total	-	-	-	31,961	31,961	31,961	63,923	111,871	111,871	111,871	111,871	111,871	111,871	111,871	156,629	190,911
PERSONAL PROPERTY																
% OCCUPIED	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Taxable Value	-	-	-	27,500	27,500	27,500	27,500	70,000	125,000	125,000	125,000	125,000	125,000	125,000	175,000	212,500
PV	-	-	-	242	242	242	484	806	806	806	806	806	806	806	1,129	1,371
City of Colina	-	-	-	72	72	72	144	240	240	240	240	240	240	240	336	409
Colin County	-	-	-	107	107	107	213	355	355	355	355	355	355	355	493	598
Colin College	-	-	-	107	107	107	213	355	355	355	355	355	355	355	493	598
Colin ISD	-	-	-	615	615	615	1,230	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,872	3,465
Total	-	-	-	989	989	989	1,978	3,196	3,196	3,196	3,196	3,196	3,196	3,196	4,472	5,424
SALES TAX																
% OCCUPIED	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																
City of Colina	-	-	-	8,708	8,708	8,708	17,415	28,219	28,219	28,219	28,219	28,219	28,219	28,219	39,506	47,972
Colin County	-	-	-	2,595	2,595	2,595	5,191	8,651	8,651	8,651	8,651	8,651	8,651	8,651	12,111	14,707
Colin College	-	-	-	1,077	1,077	1,077	2,153	3,589	3,589	3,589	3,589	3,589	3,589	3,589	4,981	6,100
Colin ISD	-	-	-	23,670	23,670	23,670	47,340	78,901	78,901	78,901	78,901	78,901	78,901	78,901	107,320	130,100
Total	-	-	-	34,950	34,950	34,950	69,041	115,068	115,068	115,068	115,068	115,068	115,068	115,068	156,629	190,911

PARTICIPATION																
REAL PROPERTY																
Taxable Value	-	-	-	1,312,500	1,312,500	1,312,500	2,625,000	4,375,000	4,375,000	4,375,000	4,375,000	4,375,000	4,375,000	4,375,000	6,125,000	7,437,500
PV	-	-	-	8,466	8,466	8,466	16,931	28,219	28,219	28,219	28,219	28,219	28,219	28,219	39,506	47,972
City of Colina	-	-	-	2,523	2,523	2,523	5,046	8,069	8,069	8,069	8,069	8,069	8,069	8,069	11,175	13,711
Colin County	-	-	-	1,048	1,048	1,048	2,096	3,462	3,462	3,462	3,462	3,462	3,462	3,462	4,888	5,938
Colin College	-	-	-	2,148	2,148	2,148	4,296	7,144	7,144	7,144	7,144	7,144	7,144	7,144	9,980	12,074
Colin ISD	-	-	-	3,747	3,747	3,747	7,494	12,490	12,490	12,490	12,490	12,490	12,490	12,490	17,253	20,955
Total	-	-	-	9,727	9,727	9,727	19,454	32,424	32,424	32,424	32,424	32,424	32,424	32,424	45,394	55,121
PERSONAL PROPERTY																
Taxable Value	-	-	-	27,500	27,500	27,500	70,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	175,000	212,500
PV	-	-	-	242	242	242	484	806	806	806	806	806	806	806	1,129	1,371
City of Colina	-	-	-	72	72	72	144	240	240	240	240	240	240	240	336	409
Colin County	-	-	-	107	107	107	213	355	355	355	355	355	355	355	493	598
Colin College	-	-	-	107	107	107	213	355	355	355	355	355	355	355	493	598
Colin ISD	-	-	-	615	615	615	1,230	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,872	3,465
Total	-	-	-	9,727	9,727	9,727	19,454	32,424	32,424	32,424	32,424	32,424	32,424	32,424	45,394	55,121
SALES TAX																
Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																
City of Colina	-	-	-	8,466	8,466	8,466	16,931	28,219	28,219	28,219	28,219	28,219	28,219	28,219	39,506	47,972
Colin County	-	-	-	2,523	2,523	2,523	5,046	8,069	8,069	8,069	8,069	8,069	8,069	8,069	11,175	13,711
Colin College	-	-	-	1,048	1,048	1,048	2,096	3,462	3,462	3,462	3,462	3,462	3,462	3,462	4,888	5,938
Colin ISD	-	-	-	2,148	2,148	2,148	4,296	7,144	7,144	7,144	7,144	7,144	7,144	7,144	9,980	12,074
Total	-	-	-	9,727	9,727	9,727	19,454	32,424	32,424	32,424	32,424	32,424	32,424	32,424	45,394	55,121
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																
SUMMARY																
City of Colina	-	-	-	242	242	242	484	806	806	806	806	806	806	806	1,129	1,371
Colin County	-	-	-	1,334	1,334	1,334	2,667	4,446	4,446	4,446	4,446	4,446	4,446	4,446	6,224	7,658
Colin College	-	-	-	1,334	1,334	1,334	2,667	4,446	4,446	4,446	4,446	4,446	4,446	4,446	6,224	7,658
Colin ISD	-	-	-	22,140	22,140	22,140	44,280	73,800	73,800	73,800	73,800	73,800	73,800	73,800	103,320	126,400
Total	-	-	-	24,793	24,793	24,793	49,586	82,643	82,643	82,643	82,643	82,643	82,643	82,643	115,791	140,404

Financial Feasibility Analysis

	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
GROSS	7,437,500	7,437,500	9,187,500	9,686,813	10,223,917	10,788,343	11,381,701	12,027,685	12,668,118	13,384,869	14,099,832	14,873,429	15,693,877	16,556,724	17,467,244	18,420,048
	47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
	7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,918	16,790	17,714
	58,121	58,121	68,281	71,816	75,797	79,951	84,352	89,092	93,888	99,050	104,688	110,245	116,300	122,796	129,845	136,874
	47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
	7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,918	16,790	17,714
	58,121	58,121	68,281	71,816	75,797	79,951	84,352	89,092	93,888	99,050	104,688	110,245	116,300	122,796	129,845	136,874
	47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
	7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,918	16,790	17,714
	58,121	58,121	68,281	71,816	75,797	79,951	84,352	89,092	93,888	99,050	104,688	110,245	116,300	122,796	129,845	136,874
	47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
	7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,918	16,790	17,714
	58,121	58,121	68,281	71,816	75,797	79,951	84,352	89,092	93,888	99,050	104,688	110,245	116,300	122,796	129,845	136,874
	47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
	7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,918	16,790	17,714
	58,121	58,121	68,281	71,816	75,797	79,951	84,352	89,092	93,888	99,050	104,688	110,245	116,300	122,796	129,845	136,874
	47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
	7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,918	16,790	17,714
	58,121	58,121	68,281	71,816	75,797	79,951	84,352	89,092	93,888	99,050	104,688	110,245	116,300	122,796	129,845	136,874
	47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
	7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,918	16,790	17,714
	58,121	58,121	68,281	71,816	75,797	79,951	84,352	89,092	93,888	99,050	104,688	110,245	116,300	122,796	129,845	136,874
	47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
	7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,918	16,790	17,714
	58,121	58,121	68,281	71,816	75,797	79,951	84,352	89,092	93,888	99,050	104,688	110,245	116,300	122,796	129,845	136,874
	47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
	7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,918	16,790	17,714
	58,121	58,121	68,281	71,816	75,797	79,951	84,352	89,092	93,888	99,050	104,688	110,245	116,300	122,796	129,845	136,874
	47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
	7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,918	16,790	17,714
	58,121	58,121	68,281	71,816	75,797	79,951	84,352	89,092	93,888	99,050	104,688	110,245	116,300	122,796	129,845	136,874
	47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
	7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,918	16,790	17,714
	58,121	58,121	68,281	71,816	75,797	79,951	84,352	89,092	93,888	99,050	104,688	110,245	116,300	122,796	129,845	136,874
	47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
	7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,918	16,790	17,714
	58,121	58,121	68,281	71,816	75,797	79,951	84,352	89,092	93,888	99,050	104,688	110,245	116,300	122,796	129,845	136,874
	47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
	7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,918	16,790	17,714
	58,121	58,121	68,281	71,816	75,797	79,951	84,352	89,092	93,888	99,050	104,688	110,245	116,300	122,796	129,845	136,874
	47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
	7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,918	16,790	17,714
	58,121	58,121	68,281	71,816	75,797	79,951	84,352	89,092	93,888	99,050	104,688	110,245	116,300	122,796	129,845	136,874
	47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
	7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,918	16,790	17,714
	58,121	58,121	68,281	71,816	75,797	79,951	84,352	89,092	93,888	99,050	104,688	110,245	116,300	122,796	129,845	136,874
	47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
	7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,918	16,790	17,714
	58,121	58,121	68,281	71,816	75,797	79,951	84,352	89,092	93,888	99,050	104,688	110,245	116,300	122,796	129,845	136,874
	47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
	7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,918	16,790	17,714
	58,121	58,121	68,281	71,816	75,797	79,951	84,352	89,092	93,888	99,050	104,688	110,245	116,300	122,796	129,845	136,874
	47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
	7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,918	16,790	17,714
	58,121	58,121	68,281	71,816	75,797	79,951	84,352	89,092	93,888	99,050	104,688	110,245	116,300	122,796	129,845	136,874
	47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
	7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,918	16,790	17,714
	58,121	58,121	68,281	71,816	75,797	79,951	84,352	89,092	93,888	99,050	104,688	110,245	116,300	122,796	129,845	136,874
	47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
	7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,918	16,790	17,714
	58,121	58,121	68,281	71,816	75,797	79,951	84,352	89,092	93,888	99,050	104,688	110,245	116,300	122,796	129,845	136,874
	47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
	7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,918	16,790	17,714
	58,121	58,121	68,281	71,816	75,797	79,951	84,352	89,092	93,888	99,050	104,688	110,245	116,300	122,796	129,845	136,874
	47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112	

Financial Feasibility Analysis

31 YEAR - MULTIFAMILY : INPUT & OUTPUT

► INPUT

INFLATION RATE	5.80%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION
City of Celina	0.644500000	100%
Collin County	0.192245000	50%
Collin College	0.079810000	0%
Celina ISD	1.540000000	0%
	2.557055000	0.7411230

PERSONAL PROPERTY TAX		PARTICIPATION
City of Celina	0.644500000	0%
Collin County	0.192245000	0%
Collin College	0.079810000	0%
Celina ISD	1.540000000	0%
	2.557055000	0.0000000

Sales Tax Rate	0.02200000	25.00%	0.00500000
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Multifamily	Year	AREA SF/UNIT	REAL PROPERTY \$ / UNIT	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	\$ / SF	SALES TAX VALUE
Multifamily	2022	150	\$ 120,000.00	\$ 18,000.00	\$ -	\$ -	\$ -	\$ -
	2024	200	\$ 120,000.00	\$ 24,000.00				
	2026	350	\$ 120,000.00	\$ 42,000.00				
	2031	300	\$ 120,000.00	\$ 36,000.00				
Multifamily	2036	300	\$ 120,000.00	\$ 36,000.00				
	TOTAL	1,300		156,000.000		-		-

OUTPUT

TOTAL TAX REVENUE		REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Celina	25.2%	\$ 25,753,177	=	\$ -
Collin County	7.5%	\$ 7,675,884	=	\$ -
Collin College	3.1%	\$ 3,186,606	=	\$ -
Celina ISD	64.1%	\$ 65,480,944	=	\$ -
	100.0%	\$ 102,995,612	=	\$ -
		100.0%	100.0%	0.0%

TOTAL PARTICIPATION		REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Celina	87.0%	\$ 25,753,177	=	\$ -
Collin County	73.0%	\$ 3,837,942	=	\$ -
Collin College	0.0%	\$ -	=	\$ -
Celina ISD	0.0%	\$ -	=	\$ -
	100.0%	\$ 29,591,118	=	\$ -
		100.0%	100.0%	0.0%

NET BENEFIT		REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Celina	0.0%	\$ -	=	\$ -
Collin County	5.3%	\$ 3,837,942	=	\$ -
Collin College	4.4%	\$ 3,186,606	=	\$ -
Celina ISD	90.3%	\$ 65,480,944	=	\$ -
	100.0%	\$ 72,505,493	=	\$ -
		100.0%	100.0%	0.0%

Financial Feasibility Analysis

[illegible]

Financial Feasibility Analysis

31 YEAR - HOTEL : INPUT & OUTPUT

► INPUT

INFLATION RATE	5.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Celina	0.64500000	100%	0.64500000
Collin County	0.19224600	50%	0.09612300
Collin College	0.07981000	0%	0.00000000
Celina ISD	1.64000000	0%	0.00000000
	2.55705600		0.74112300

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Celina	0.64500000	0%	0.00000000
Collin County	0.19224600	0%	0.00000000
Collin College	0.07981000	0%	0.00000000
Celina ISD	1.64000000	0%	0.00000000
	2.55705600		0.00000000

Sales Tax Rate	0.02200000	25.00%	0.00500000
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Hotel	Year	AREA UNITS	REAL PROPERTY \$/ UNIT	TAX VALUE	PERSONAL PROPERTY \$/ SF	TAX VALUE	\$/ SF	SALES TAX VALUE
	2034	120	\$ 120,000.00	\$ 14,400,000				
TOTAL		120		14,400,000				

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of Celina	25.2%	\$ 1,698,478	=	\$ 1,698,478	+	\$ -
Collin County	7.5%	\$ 508,241	=	\$ 508,241	+	\$ -
Collin College	3.1%	\$ 210,164	=	\$ 210,164	+	\$ -
Celina ISD	64.1%	\$ 4,318,610	=	\$ 4,318,610	+	\$ -
	100.0%	6,735,493		\$ 6,735,493		\$ -
		100.0%		100.0%		0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of Celina	87.0%	\$ 1,698,478	=	\$ 1,698,478	+	\$ -
Collin County	13.0%	\$ 253,121	=	\$ 253,121	+	\$ -
Collin College	0.0%	\$ -	=	\$ -	+	\$ -
Celina ISD	0.0%	\$ -	=	\$ -	+	\$ -
	100.0%	\$ 1,951,598		\$ 1,951,598		\$ -
		100.0%		100.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of Celina	0.0%	\$ -	=	\$ -	+	\$ -
Collin County	5.3%	\$ 253,121	=	\$ 253,121	+	\$ -
Collin College	4.4%	\$ 210,164	=	\$ 210,164	+	\$ -
Celina ISD	90.3%	\$ 4,318,610	=	\$ 4,318,610	+	\$ -
	100.0%	\$ 4,781,894		\$ 4,781,894		\$ -
		100.0%		100.0%		0.0%

Financial Feasibility Analysis

TOTAL TAX REVENUE																
Calendar Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
REAL PROPERTY	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	City of Colina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Colin County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Colin College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PERSONAL PROPERTY	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	City of Colina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Colin County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Colin College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	City of Colina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Colin County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Colin College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	City of Colina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Colin County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Colin College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Colin ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PARTICIPATION	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	City of Colina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Colin County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Colin College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	City of Colina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Colin County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Colin College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	City of Colina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Colin County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Colin College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	City of Colina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Colin County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Colin College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																
SUMMARY	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	City of Colina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Colin County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Colin College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Colin ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Financial Feasibility Analysis

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Financial Feasibility Analysis

TABLE 1: BASE YEAR GROWTH %

REVENUE YEAR	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014	3015	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Financial Feasibility Analysis

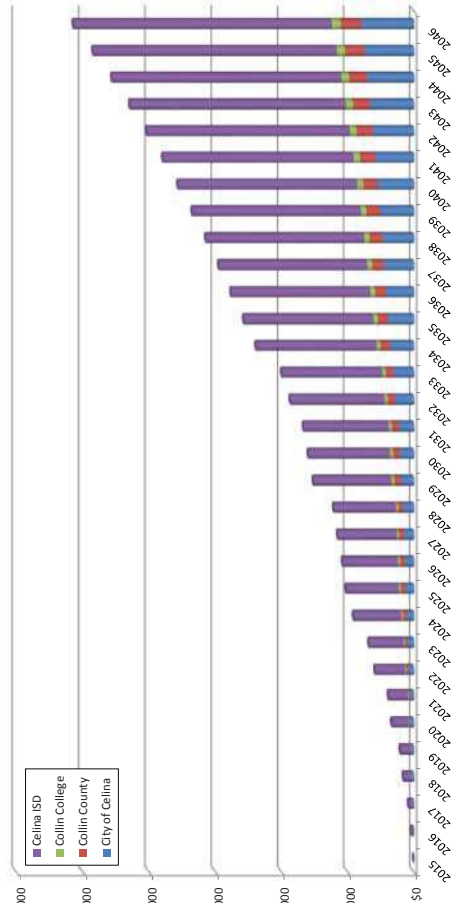
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Financial Feasibility Analysis

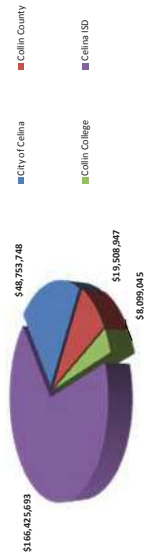
Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
City of Celina	\$48,753,748	\$48,576,192	\$177,556
Collin County	\$19,508,947	\$9,728,013	\$9,780,934
Collin College	\$8,099,045	\$0	\$8,099,045
Celina ISD	\$166,425,693	\$0	\$166,425,693
Total	\$242,787,433	\$58,304,205	\$184,483,228

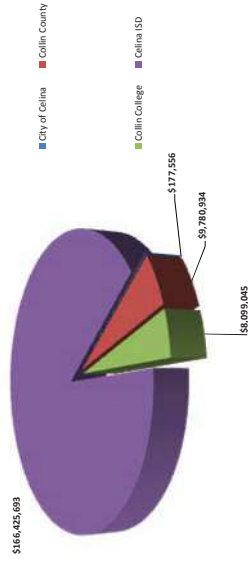
Estimated Revenue by Year



Gross Economic Impact



Net Benefit



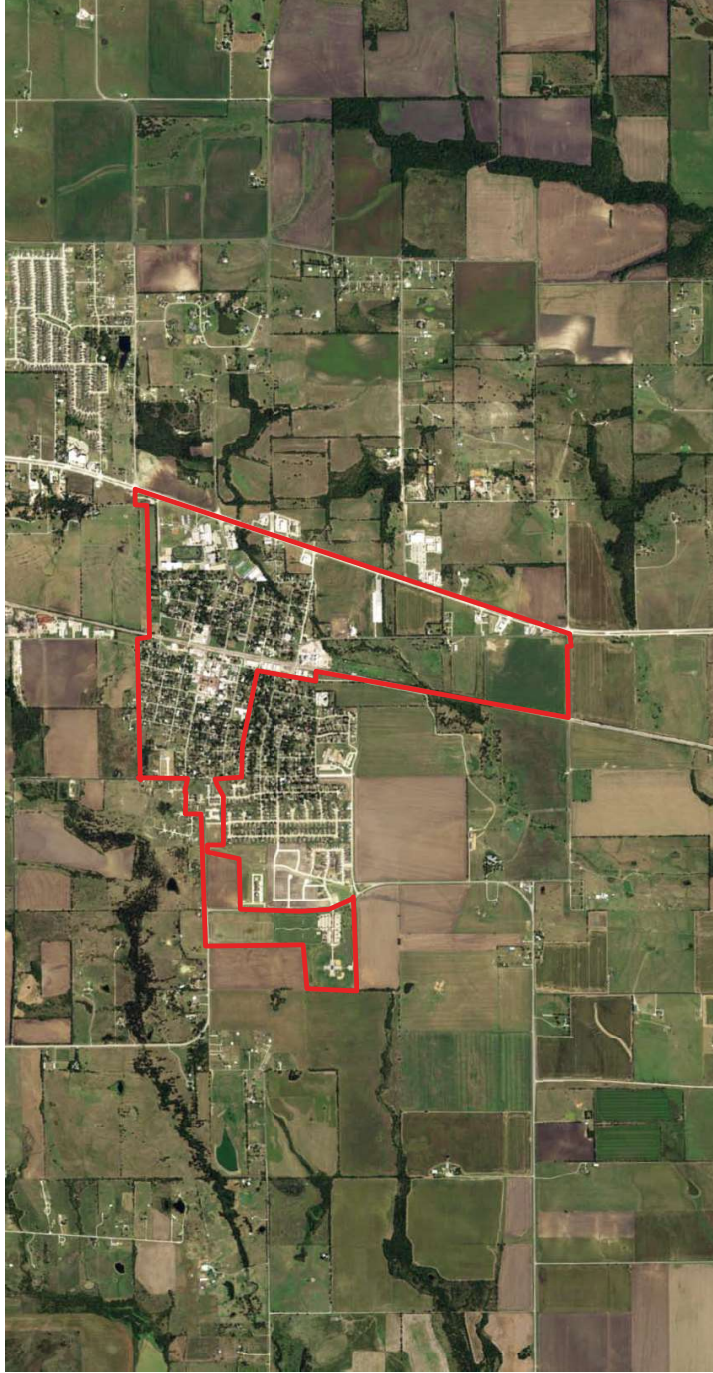
TAXABLE BASE YEAR GROWTH	5.50%
DISCOUNT RATE	5.50%



DAVID PETTIT
Economic Development

E PROPERTY VALUES AND TAX REVENUES

[illegible]



Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #11 in Years:

The TIRZ has a 31-year term and is scheduled to end on December 31, 2048.

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code subject to City Council approval. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain;
- or
- give final approval to the Zone's project and financing plan.

Packet Pg. 159[illegible]

EXHIBIT A - Ownersh

1972174	MCCOY KELBY &	CELINA ORIGINAL DONATION (CCL), LOT 1B	311 E WALNUT ST BELINA, TX 75009	-	4,356.00	169,583	\$	169,583	\$
1520009	SERRA JOSE A & CATARINA	PERKINS ADDITION (CCL), LOT 24D	715 W PECAN ST BELINA, TX 75009	HS	-	130,963	\$	130,963	\$
809050	MATHAUA RICARDO	CELINA ORIGINAL DONATION (CCL), BUK 44, LOT 4A & 4B	205 S OKLAHOMA DR BELINA, TX 75009	-	9,570.00	116,944	\$	116,944	\$
978711	WILLARD PROPERTIES LP	CELINA ORIGINAL DONATION (CCL), BUK 51, LOT 7A & 8A	303 W BECH ST BELINA, TX 75009	-	-	169,583	\$	169,583	\$
979221	BURRIS CATHALINE	CELINA ORIGINAL DONATION (CCL), BUK 27, LOT 7A & 8A	303 W BECH ST BELINA, TX 75009	-	-	169,583	\$	169,583	\$
999646	KELLY MARJORIE - LE	CELINA ORIGINAL DONATION (CCL), BUK 85, LOT 3A	609 W MAIN ST BELINA, TX 75009	HS	-	67,196	\$	67,196	\$
987556	RISER ADDIE FARGA &	PERKINS ADDITION (CCL), LOT 8C	714 W WALNUT ST BELINA, TX 75009	-	-	97,444	\$	97,444	\$
999735	TILLER BARBARA ANN	CELINA ORIGINAL DONATION (CCL), BUK 86, LOT 5A	608 W PECAN ST BELINA, TX 75009	-	-	164,270	\$	164,270	\$
980433	PINE JACKIE	CELINA ORIGINAL DONATION (CCL), BUK 37, LOT 7B 8A	208 S ILLINOIS ST BELINA, TX 75009	0.07	3,005.64	5,000	\$	5,000	\$
981575	TOM KEETON FAMILY LIMITED PARTNERSHIP	CELINA ORIGINAL DONATION (CCL), BUK 54, LOT 1A, 2A, 3A & 4B	ELM ST BELINA, TX 75009	-	12,014.00	34,504	\$	34,504	\$
978918	OZ INVESTMENTS LP	CELINA ORIGINAL DONATION (CCL), BUK 17, LOT 7 8A	311 W ELM ST BELINA, TX 75009	-	-	168,500	\$	168,500	\$
999227	DAVIS URSALENE Y	CELINA ORIGINAL DONATION (CCL), BUK 60, LOT 5	301 E MAIN ST BELINA, TX 75009	HS	7,250.00	24,000	\$	24,000	\$
978507	RODRIGUEZ VICTOR & DESY	CELINA ORIGINAL DONATION (CCL), BUK 13, LOT 7B & 8B; SN1: HBTXSN844334, HUD1: TEX0078628, HUD2: TEX0078629	305 N COLORADO ST BELINA, TX 75009	-	-	40,001	\$	40,001	\$
979775	CARRION PATRICIA	CELINA ORIGINAL DONATION (CCL), BUK 28, LOT 5B 6B	410 W MAPLE ST BELINA, TX 75009	-	-	73,700	\$	73,700	\$
980086	CHANDLER DOROTHY	CELINA ORIGINAL DONATION (CCL), BUK 33, LOT 9 10	BECH ST W BELINA, TX 75009	HS	-	38,000	\$	38,000	\$
980193	FREEMAN MARTIN E & MARTHA J	CELINA ORIGINAL DONATION (CCL), BUK 32, LOT 1A	N ARIZONA ST BELINA, TX 75009	-	-	13,200	\$	13,200	\$
1901036	WING-FIELD HAYMOND D	CELINA ORIGINAL DONATION (CCL), BUK 49, LOT 8	304 E BECH ST BELINA, TX 75009	HS	-	94,540	\$	94,540	\$
978936	MAURER CHARLES &	CELINA ORIGINAL DONATION (CCL), BUK 17, LOT 10A 11A 12A	211 S OHIO ST BELINA, TX 75009	-	-	162,337	\$	162,337	\$
1696216	TINGLE SCOTT	CELINA ORIGINAL DONATION (CCL), BUK 8, LOT 3C 6B	307309 N OHIO ST BELINA, TX 75009	-	-	148,455	\$	148,455	\$
978277	GUADALUPE TORRES I	CELINA ORIGINAL DONATION (CCL), BUK 30, LOT 3	203 W POPPARD ST BELINA, TX 75009	HS	0.18	23,845	\$	23,845	\$
980518	LOPEZ JUDITH	CELINA ORIGINAL DONATION (CCL), BUK 28, LOT 1A & 2B	409 E MAPLE ST BELINA, TX 75009	-	10,467.00	145,721	\$	145,721	\$
988514	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BUK 64, LOT 1A & 2B	229 W PECAN ST BELINA, TX 75009	HS	7,248.38	185,177	\$	185,177	\$
977991	MARTINEZ ANDREW &	CELINA ORIGINAL DONATION (CCL), BUK 7, LOT 11 & 12	402 E BECH ST BELINA, TX 75009	-	15,500.00	157,200	\$	157,200	\$
988578	TURKENTINE-JACKSON-MORROW INC	CENTRAL BUSINESS PARK (CCL), LOT 1F	E MAIN ST BELINA, TX 75009	-	7,501.03	16,877	\$	16,877	\$
1960595	GUTIERREZ FRANCISCO MARTINEZ &	CELINA ORIGINAL DONATION (CCL), BUK 61, LOT 7	NEW MEXICO ST BELINA, TX 75009	-	-	24,000	\$	24,000	\$
1056680	BURTON KAREN L	CELINA ORIGINAL DONATION (CCL), BUK 29, LOT 1	510 N COLORADO ST BELINA, TX 75009	0.16	6,751.80	120,411	\$	120,411	\$
982574	WALSH TIM J & TERRY E	PERKINS ADDITION (CCL), LOT 8E	716 W WALNUT ST BELINA, TX 75009	-	-	64,313	\$	64,313	\$
1517326	DCH HOLDINGS LP - SITE 1	CELINA ORIGINAL DONATION (CCL), LOT 1B-2B	208 N COLORADO ST BELINA, TX 75009	-	-	257,900	\$	257,900	\$
982592	TINGLE SCOTT	PERKINS ADDITION (CCL), LOT 10A	111-113 KENTUCKY ST S BELINA, TX 75009	-	-	165,818	\$	165,818	\$
978632	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BUK 7, LOT 1 & 2	212 N LOUISIANA ST BELINA, TX 75009	-	7,248.38	71,113	\$	71,113	\$
981307	VISION AND STRUCTURE LLC - SERIES 4	CELINA ORIGINAL DONATION (CCL), BUK 14, LOT 14 & 15	313 W PECAN ST BELINA, TX 75009	-	9,500.00	159,799	\$	159,799	\$
2609408	CELINA CITY OF	FOUNDERS STATION PARK ADDITION (CCL), BUK 0, LOT 0	302 E PECAN ST BELINA, TX 75009	-	38,855.52	104,975	\$	104,975	\$
978525	BARNWELL JAMES J	CELINA ORIGINAL DONATION (CCL), BUK 13, LOT 11	LOUISIANA ST TX	EX-XV	0.89	388,555	\$	388,555	\$
981228	HOLMAN BRECK	CELINA ORIGINAL DONATION (CCL), BUK 49, LOT 5A 6	303 W BECH ST BELINA, TX 75009	HS	-	26,962	\$	26,962	\$
979531	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BUK 49, LOT 5A 6	301 E MAPLE ST BELINA, TX 75009	-	-	145,000	\$	145,000	\$
981228	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BUK 49, LOT 5A 6	301 E MAPLE ST BELINA, TX 75009	-	-	145,000	\$	145,000	\$
981094	OR RESOURCES, LLC	CELINA ORIGINAL DONATION (CCL), BUK 27, LOT 7A 8B	508 W BECH ST BELINA, TX 75009	HS	-	31,271	\$	31,271	\$
981469	MATHAUA DAVID	CELINA ORIGINAL DONATION (CCL), BUK 46, LOT 8	211 E PECAN ST BELINA, TX 75009	-	2,252.05	22,521	\$	22,521	\$
21410	SCOTT DELORES	CELINA ORIGINAL DONATION (CCL), BUK 52, LOT 2	309 E WALNUT ST BELINA, TX 75009	-	-	75,391	\$	75,391	\$
988300	GREEN WILLIE	CELINA ORIGINAL DONATION (CCL), BUK 71, LOT OUTLOT 4	403 E ASH ST BELINA, TX 75009	-	4,691.41	40,643	\$	40,643	\$
999281	RHODES FLORINEA	CELINA ORIGINAL DONATION (CCL), BUK 57, LOT 2A	503 S ARKANSAS ST BELINA, TX 75009	-	-	24,000	\$	24,000	\$
999272	ANDREWS JESSIE & LAURA MAE	CELINA ORIGINAL DONATION (CCL), BUK 60, LOT 12	312 E ELM ST BELINA, TX 75009	-	-	49,040	\$	49,040	\$
988701	STEIN ARLENE	CELINA ORIGINAL DONATION (CCL), BUK 60, LOT 11	310 E ELM ST BELINA, TX 75009	HS	-	29,957	\$	29,957	\$
978605	WILLARD PROPERTIES LP	CELINA ORIGINAL DONATION (CCL), BUK 69, LOT 1B	202 S ARKANSAS ST BELINA, TX 75009	-	13,895.64	57,000	\$	57,000	\$
977964	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BUK 14, LOT 11 12A	W PECAN ST BELINA, TX 75009	-	5,248.98	62,988	\$	62,988	\$
981441	MATHAUA DAVID	CELINA ORIGINAL DONATION (CCL), BUK 7, LOT 8	241 W PECAN ST BELINA, TX 75009	-	3,625.00	196,016	\$	196,016	\$
977982	GAGLE DEVELOPMENT INC	CELINA ORIGINAL DONATION (CCL), BUK 51, LOT 12	312 E WALNUT ST BELINA, TX 75009	-	-	80,614	\$	80,614	\$
977624	ENH-CELINA LLC	CELINA ORIGINAL DONATION (CCL), BUK 7, LOT 10	235 W PECAN ST BELINA, TX 75009	-	3,625.00	129,385	\$	129,385	\$
1369833	SERIES TWO OF MOTORHEAD PROPERTIES LLC	PERKINS ADDITION (CCL), LOT 12B	W WALNUT ST BELINA, TX 75009	-	7,248.38	86,981	\$	86,981	\$
981478	MATHAUA DAVID G	CELINA ORIGINAL DONATION (CCL), BUK 52, LOT 3	201 S KENTUCKY ST BELINA, TX 75009	HS	-	116,802	\$	116,802	\$
977599	BURROW PAUL JUSTIN	CELINA ORIGINAL DONATION (CCL), BUK 4, LOT 9 & 10B	307 E WALNUT ST BELINA, TX 75009	-	-	73,004	\$	73,004	\$
977553	SHARON JANE ECKLDE KAYSER-	CELINA ORIGINAL DONATION (CCL), BUK 1, LOT 2A	207 S LOUISIANA ST BELINA, TX 75009	EX-XV	-	85,619	\$	85,619	\$
988275	CARPIO WYNOR ROLANDO & GLORIA PATRICIA	CELINA ORIGINAL DONATION (CCL), BUK 56, LOT 2B	203 S OHIO ST BELINA, TX 75009	HS	-	152,203	\$	152,203	\$
978767	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BUK 56, LOT 1B	S OKLAHOMA DR BELINA, TX 75009	-	-	2,520	\$	2,520	\$
999888	PRADO JUAN ANTONIO	BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 18	308 W WALNUT ST BELINA, TX 75009	HS	0.04	17,999	\$	17,999	\$
962710	CARPIO WYNOR ROLANDO & GLORIA PATRICIA	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 31, .841 ACRES	306 S TEXAS ST BELINA, TX 75009	-	1,568.16	17,518	\$	17,518	\$
1011489	STEVENSON LAWRENCE & CAROLYN	ABS A0167 K RICE SURVEY, TRACT 23, 212 ACRES	514 S OKLAHOMA DR BELINA, TX 75009	HS	0.84	140,335	\$	140,335	\$
999879	PRADO JUAN &	BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 1A	508 E ELM ST BELINA, TX 75009	HS	0.21	53,948	\$	53,948	\$
2542480	LYNN JEAN FRANCIS	ABS A0767 K RICE SURVEY, TRACT 21, 3298 ACRES	505 E ELM ST BELINA, TX 75009	-	9,235.00	57,977	\$	57,977	\$
981682	NEPTUNE INVESTMENTS LP	MALONE ADDITION (CCL), BUK 1, LOT 4	504 E ELM ST BELINA, TX 75009	-	-	44,663	\$	44,663	\$
980111	STEVENSON NATASHA	CELINA ORIGINAL DONATION (CCL), BUK 32, LOT 3	MALONE ST BELINA, TX 75009	HS	0.33	38,000	\$	38,000	\$
999655	FULKER JANE ESTATE OF	CELINA ORIGINAL DONATION (CCL), BUK 85, LOT 3B; 10D	MALONE ST BELINA, TX 75009	-	10,846.44	26,000	\$	26,000	\$
1980200	CHANDLER DOROTHY	CELINA ORIGINAL DONATION (CCL), BUK 33, LOT 11 12	501 W MAPLE ST BELINA, TX 75009	-	-	135,257	\$	135,257	\$
1586073	RICO TERESA &	CELINA ORIGINAL DONATION (CCL), BUK 33, LOT 11 12	104 S KENTUCKY ST BELINA, TX 75009	HS	-	32,310	\$	32,310	\$
9802139	SCOTT REE TORIA	CELINA ORIGINAL DONATION (CCL), BUK 13, LOT 1B & 2B	302 N ARIZONA ST BELINA, TX 75009	HS	-	94,599	\$	94,599	\$
980262	DONAMIC DONALD & SUZANNE	CELINA ORIGINAL DONATION (CCL), BUK 34, LOT 1A 2A 3A	308 N OHIO ST BELINA, TX 75009	-	-	117,744	\$	117,744	\$
1748817	WILLOCK HILL 2 PARTNERS	CELINA ORIGINAL DONATION (CCL), BUK 36, LOT 7 8B	212 N ARIZONA ST BELINA, TX 75009	HS	-	108,588	\$	108,588	\$
979864	RODRIGUEZ JOSE L & VERONICA	WILLOCK HILL ADDITION (CCL), LOT 27A	511 W MAIN ST BELINA, TX 75009	-	-	144,323	\$	144,323	\$
979864	RODRIGUEZ JOSE L & VERONICA	CELINA ORIGINAL DONATION (CCL), BUK 29, LOT 4	BELINA, TX	1.96	85,439.00	90,000	\$	90,000	\$
			504 N COLORADO ST BELINA, TX 75009	-	-	124,734	\$	124,734	\$

EXHIBIT A - Ownersh

981370	VISION AND STRUCTURE LLC - SERIES 4	CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 5A 6A	111 N OKLAHOMA DR BELINA, TX 75009	-	10,500.00	\$	89,985	\$	
979711	CAMACHO RUTH & MARIA NINFA MARTINEZ	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 1A	308 N COLORADO ST BELINA, TX 75009	-	47,227	\$	47,227	\$	
981664	NEPTUNE INVESTMENTS LP	MALONE ADDITION (CCL), BLK 1, LOT 2	MALONE ST E BELINA, TX 75009	0.25	10,846.44	\$	26,000	\$	
978455	ORDONEZ GUADALUPE	CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 3	306 W MAPLE ST BELINA, TX 75009	HS	-	-	50,344	\$	
978151	NEH LLC	CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 1A 2A 3A	502 N LOUISIANA ST BELINA, TX 75009	-	-	-	106,187	\$	
980353	DAMICO DONALD & SUZANNE DAMICO	CELINA ORIGINAL DONATION (CCL), BLK 36, LOT 5A & 6	512 W WALNUT ST BELINA, TX 75009	-	10,874.99	\$	145,136	\$	
981183	GUERRERO FERNANDO GARCIA &	CELINA ORIGINAL DONATION (CCL), BLK 49, LOT 1A 2A 3A	308 N NEW MEXICO ST BELINA, TX 75009	-	-	-	146,986	\$	
999726	JANAL JOSE GUADALUPE	CELINA ORIGINAL DONATION (CCL), BLK 86, LOT 4	614 W PECAN ST BELINA, TX 75009	0.59	25,874.64	\$	116,391	\$	
999619	PEREZ PONTRIO &	CELINA ORIGINAL DONATION (CCL), BLK 85, LOT 1B	105 S ILLINOIS ST BELINA, TX 75009	-	-	-	96,798	\$	
981192	LEDENIA CARISA & JERRY	CELINA ORIGINAL DONATION (CCL), BLK 49, LOT 1B 2B 3B	312 N NEW MEXICO ST BELINA, TX 75009	-	-	-	86,865	\$	
979640	CHANDLER JAMES	CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 7	410 W PECAN ST BELINA, TX 75009	0.17	7,230.96	\$	24,000	\$	
979688	FREEMAN FRANCES S	CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 7.8A	411 W BEECH ST BELINA, TX 75009	-	-	-	196,564	\$	
981414	MILLS ANDREA V	CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 9	306 E WALNUT ST BELINA, TX 75009	-	-	-	50,015	\$	
999352	TORRES JORGE A & MARGARITA ARIAGA	CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 11	310 E MAIN ST BELINA, TX 75009	-	-	-	94,703	\$	
1149279	MORALES CARLOS &	CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 1D	413 E MAPLE ST BELINA, TX 75009	-	-	-	48,586	\$	
979686	CELINA REALTY LP	CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 10	405 W PECAN ST BELINA, TX 75009	-	-	-	24,000	\$	
985332	DUKE WILLIAM H JR &	CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 1C 7 & 6B	410 E BEECH ST BELINA, TX 75009	DP, HS	0.55	24,088.68	\$	177,175	\$
1514052	SALGADO RICARDO F & GISELL T	CELINA ORIGINAL DONATION (CCL), BLK 32, LOT 2B & 4C	405 N ILLINOIS ST BELINA, TX 75009	-	-	-	68,797	\$	
978062	MENDEZ MANUEL LOREDO	CELINA ORIGINAL DONATION (CCL), BLK 18, LOT 2B 3B	308 N LOUISIANA ST BELINA, TX 75009	0.25	10,890.00	\$	30,000	\$	
981398	HAYS MICHAEL W & BEVERLY J	CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 7	302 E WALNUT ST BELINA, TX 75009	-	-	-	127,661	\$	
985523	CANTRELL VELDON	CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 1B	412 E BEECH ST BELINA, TX 75009	HS	-	-	46,176	\$	
999423	MATHEJALA DAVID G	CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 9 10	406 E WALNUT ST BELINA, TX 75009	HS	-	-	215,999	\$	
1960593	TURENTINE JACKSON-MORROW INC	CENTRAL BUSINESS PARK (CCL), LOT 1D	MAIN ST E BELINA, TX 75009	-	7,501.03	\$	16,877	\$	
988685	LEIGH G INCORPORATED	CELINA ORIGINAL DONATION (CCL), BLK 68, LOT 1B & 5B	507 E WALNUT ST BELINA, TX 75009	-	-	-	55,512	\$	
982510	CHILDERS RONALD GET LUX	PERKINS ADDITION (CCL), LOT 7B 7D & 8B	708 W WALNUT ST BELINA, TX 75009	HS	-	-	150,700	\$	
982770	MUNRO JOHN & SANDRA	PERKINS ADDITION (CCL), LOT 24C	207 N FLORIDA DR BELINA, TX 75009	HS	-	-	158,514	\$	
979873	CAMPOS GUERRERO JUANA &	CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 7A	408 N TEXAS ST BELINA, TX 75009	-	-	-	58,316	\$	
982761	FLORES LORENZO &	PERKINS ADDITION (CCL), BLK 29, LOT 5	502 N COLORADO ST BELINA, TX 75009	0.20	8,712.00	\$	81,984	\$	
1878664	TINGLE SCOTT	PERKINS ADDITION (CCL), LOT 24B	711 W PECAN ST BELINA, TX 75009	-	-	-	140,805	\$	
979613	DCH HOLDINGS LP - SITE 1	CELINA ORIGINAL DONATION (CCL), LOT 10C	107-109 KENTUCKY ST S BELINA, TX 75009	-	-	-	150,485	\$	
980399	JONES JOHN LLOYD	CELINA ORIGINAL DONATION (CCL), BLK 36, LOT 9C 10B 11C & 12C	N COLORADO ST BELINA, TX 75009	-	-	-	24,000	\$	
980344	SERIES ONE OF MOTORHEAD PROPERTIES LLC	CELINA ORIGINAL DONATION (CCL), BLK 36, LOT 4 5B	504 W WALNUT ST BELINA, TX 75009	DV8, HS	-	-	142,320	\$	
2133277	HUANG REVOCABLE TRUST THE DATED OCTOBER 8, 2015	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 7A & 8A	301 N ARIZONA ST BELINA, TX 75009	-	7,248.38	\$	188,586	\$	
973633	ERI-CELINA LLC	CELINA ORIGINAL DONATION (CCL), BLK 5, LOT 7 8 9 & 10	218 W WALNUT ST BELINA, TX 75009	-	14,501.12	\$	272,391	\$	
978570	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 5A & 6A	211 N COLORADO ST BELINA, TX 75009	-	-	-	40,000	\$	
2093032	MORALES CARLOS	CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 2A	407 E MAPLE ST BELINA, TX 75009	-	7,527.00	\$	194,849	\$	
999398	KACZOR DONNA SUE	CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 4	PECAN ST E BELINA, TX 75009	-	7,248.38	\$	24,000	\$	
980451	COMPTON SHENADOAH	CELINA ORIGINAL DONATION (CCL), BLK 37, LOT 10B 11B 12B	211 S ARIZONA ST BELINA, TX 75009	HS	0.22	9,583.20	\$	109,448	\$
1696971	O'DELL BONNIE J	CELINA ORIGINAL DONATION (CCL), BLK 17, LOT 10B 11B 12B	207 S OHIO ST BELINA, TX 75009	HS	-	-	103,109	\$	
971562	WARREN VALENCIA ANNE	CELINA ORIGINAL DONATION (CCL), BLK 4, LOT 3B & 4	206 S OHIO ST BELINA, TX 75009	-	-	-	117,417	\$	
999400	HAKUE STELA	BAYMARK 1ST AND 2ND ADDITION (CCL), LOT 5A	601 W ELM ST BELINA, TX 75009	-	-	-	4,000	\$	
999406	DANICO DONALD	CELINA ORIGINAL DONATION (CCL), BLK 63, LOT 7 & 8	402 E PECAN ST BELINA, TX 75009	-	-	-	172,268	\$	
980022	WILSON JAMES	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 9	407 W BEECH ST BELINA, TX 75009	-	-	-	172,268	\$	
978259	BRINLEY GINGER L	CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 4	404 E MAPLE ST BELINA, TX 75009	-	-	-	50,641	\$	
978465	RODRIGUEZ JOSE L & VERONICA	CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 4	404 E MAPLE ST BELINA, TX 75009	-	-	-	105,764	\$	
999664	MILLER JANIE LYNN	CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 3	609 N LOUISIANA ST BELINA, TX 75009	-	-	-	31,250	\$	
999744	BARRIENTEZ BRITTANY ELINE	CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 1A & 2A CHAMPION; SML: CW200383776A, SNZ: CW200383778X, HUD2: HWC0249070	311 N OHIO ST BELINA, TX 75009	HS	-	-	21,430	\$	
978268	MARTINEZ ANDREW L & BRYN R	CELINA ORIGINAL DONATION (CCL), BLK 85, LOT 4A	601 W MAIN ST BELINA, TX 75009	HS	-	-	124,046	\$	
999441	AGUIRRE EDWARD &	CELINA ORIGINAL DONATION (CCL), BLK 10, LOT 1B & 2B	606 N LOUISIANA ST BELINA, TX 75009	-	-	-	107,641	\$	
988603	UNRUH RANDALL L & SHELLEY W	CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 11B & 12B	104 N ARKANSAS ST BELINA, TX 75009	-	-	-	100,613	\$	
980031	CELINA TX PROPERTIES LLC	CELINA ORIGINAL DONATION (CCL), BLK 66, LOT 1	212 N TEXAS ST BELINA, TX 75009	-	-	-	61,529	\$	
978099	UNIFIED PENTECOSTAL LOCAL CHURCHES INC d/b/a IGLESIA BUENAS NUEVAS	CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 5	N NEW MEXICO ST BELINA, TX 75009	-	-	-	91,000	\$	
999762	GROVE ROBERT S &	CELINA ORIGINAL DONATION (CCL), BLK 8, LOT 5A 6A	212 W MAPLE ST BELINA, TX 75009	-	-	-	59,304	\$	
999478	LOREY PATRICIA A	CELINA ORIGINAL DONATION (CCL), BLK 87, LOT 1	210 N ILLINOIS ST BELINA, TX 75009	HS	-	-	74,549	\$	
2133278	LEE MARK C	ABS 10027 COLLIN COUNTY SCHOOL LAND M4 SURVEY, SHEET 1, TRACT 91, 1.15 ACRES	405 E BEECH ST BELINA, TX 75009	HS	-	-	68,136	\$	
2083552	CELINA SELF STORAGE LP	787 PRESTON RD S BELINA, TX 75009	787 PRESTON RD S BELINA, TX 75009	-	7,248.38	\$	181,060	\$	
988730	WILSON JOSE & PHARO AMADOR	CELINA ORIGINAL DONATION (CCL), BLK 69, LOT 2A	216 S ARKANSAS ST BELINA, TX 75009	1.15	50,094.00	\$	633,202	\$	
980726	SMITH ELA DEAN	CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 7 & 8	508 W PECAN ST BELINA, TX 75009	-	-	-	66,541	\$	
980246	SMITH ELA DEAN	CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 7 & 8	508 W PECAN ST BELINA, TX 75009	HS	-	-	172,281	\$	
1834251	COUNTRY PLACE INC LLC	WILCOCK HILL ADDITION (CCL), LOT 27	805 W WALNUT ST BELINA, TX 75009	1.00	43,560.00	\$	695,000	\$	
988402	MOSLEY SUSAN A	CELINA ORIGINAL DONATION (CCL), BLK 37, LOT 9A 9B 10C 10D	507 W ELM ST BELINA, TX 75009	HS	-	-	90,884	\$	
980157	PRADO GERARDO &	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT OUTLOT 1	413 E ASH ST BELINA, TX 75009	-	-	-	61,759	\$	
980157	JOHNSTON JAMES S	PERKINS ADDITION (CCL), LOT 9B	312 N ARIZONA ST BELINA, TX 75009	-	4,495.39	\$	90,884	\$	
979588	AWITREY THOMAS W & DORIS M &	CELINA ORIGINAL DONATION (CCL), BLK 26, LOT 13 14 15	709 W MAIN ST BELINA, TX 75009	-	-	-	85,092	\$	
978909	ELLIOTT WHITNEY &	CELINA ORIGINAL DONATION (CCL), BLK 17, LOT 4B 5 & 6	411 W WALNUT ST BELINA, TX 75009	HS	-	-	11,456.00	\$	
1741235	OLAUDE RAYMOND & MARIA &	CELINA ORIGINAL DONATION (CCL), BLK 87, LOT 5C	312 W MAIN ST BELINA, TX 75009	HS	-	-	361,257	\$	
999628	EBBT LLC	CELINA ORIGINAL DONATION (CCL), BLK 68, LOT 2A-1C	503 E WALNUT ST BELINA, TX 75009	-	-	-	46,006	\$	
980987	TURENTINE JACKSON-MORROW INC	CELINA ORIGINAL DONATION (CCL), BLK 45, LOT 1B & 1C	608 W WALNUT ST BELINA, TX 75009	HS	-	-	67,419	\$	
1586233	MATHEJALA DAVID & CANDILARIA	CELINA ORIGINAL DONATION (CCL), BLK 45, LOT 1B & 1C	109 S OKLAHOMA DR BELINA, TX 75009	-	22,488.74	\$	147,810	\$	
999143	READ PAUL JR	CELINA ORIGINAL DONATION (CCL), BLK 37, LOT 10A-11A-12A	209 S ARIZONA ST BELINA, TX 75009	-	9,570.00	\$	129,922	\$	
999344	READ PAUL JR	CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 10	308 E MAIN ST BELINA, TX 75009	-	-	-	49,565	\$	

EXHIBIT A - Ownersh

981432	HESTER MICHAEL G	CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 11		-	-	50,412	\$	50,412	\$	
999753	JOHNSON BARTON C LIVING TRUST THE	CELINA ORIGINAL DONATION (CCL), BLK 86, LOT 5C	HS	-	-	134,693	\$	134,693	\$	
981290	KENNEWER CHAD &	CELINA ORIGINAL DONATION (CCL), BLK 50, LOT 5 & 6	HS	-	-	68,488	\$	68,488	\$	
1960591	DALAKI MOHAMMAD A	CENTRAL BUSINESS PARK (CCL), LOT 1B		-	7,501.03	\$	16,877	\$	16,877	\$
999263	DAVIS OPAL & LAURA ANDREWS	CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 10		-	-	16,877	\$	16,877	\$	
1960594	TURRENTINE-JACKSON-MORROW INC	CENTRAL BUSINESS PARK (CCL), LOT 1E		-	7,501.03	\$	16,877	\$	16,877	\$
981450	KASNER KYLE	CELINA ORIGINAL DONATION (CCL), LOT 1A		-	-	18,445	\$	18,445	\$	
979846	SIERRA JOSE ABEL &	CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 2		-	-	61,282	\$	61,282	\$	
980102	PEREZ FELIPE	CELINA ORIGINAL DONATION (CCL), BLK 32, LOT 2A		-	-	20,000	\$	20,000	\$	
979936	HERNANDEZ PAOLA EDENIA LANDEROS &	CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 10A		-	7,230.96	\$	106,926	\$	106,926	\$
982789	MARTINEZ JOSE DE JESUS & MARIA G	PERKINS ADDITION (CCL), LOT 28E		-	-	137,680	\$	137,680	\$	
1586991	FRALRY LOUE & DOBIS J	PERKINS ADDITION (CCL), LOT 28E	HS	-	-	138,092	\$	138,092	\$	
982669	ROMERO JOSE SANTOS	PERKINS ADDITION (CCL), LOT 10B	HS	-	-	75,782	\$	75,782	\$	
977973	PARKER ADE LLC	CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 9	HS	-	12,632.00	\$	201,000	\$	201,000	\$
977688	MARIS E L	CELINA ORIGINAL DONATION (CCL), BLK 5, LOT 176 188 17A & 18A		-	3,625.00	\$	160,312	\$	160,312	\$
999502	BRADSHAW MARY K	CELINA ORIGINAL DONATION (CCL), BLK 63, LOT 9		-	14,501.12	\$	138,921	\$	138,921	\$
980004	CABERA CANDIDA	CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 1A	HS	-	-	35,526	\$	35,526	\$	
981343	LLAMAS JUAN &	CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 1		-	-	33,402	\$	33,402	\$	
2087887	CURTIS TRACI L	CELINA ORIGINAL DONATION (CCL), BLK 57, LOT 2C	HS	-	-	33,402	\$	33,402	\$	
978295	FIRST BAPTIST CHURCH OF CELINA	CELINA ORIGINAL DONATION (CCL), BLK 10, LOT 5	EX-XV	-	-	10,000	\$	10,000	\$	
981487	KAMRA FAMILY REVOCABLE TRUST THE	CELINA ORIGINAL DONATION (CCL), BLK 52, LOT 4 5 6		-	-	320,000	\$	320,000	\$	
981539	D'AMICO DONALD &	CELINA ORIGINAL DONATION (CCL), BLK 53, LOT 2 & 3		-	43,500.00	\$	43,500	\$	43,500	\$
981548	D'AMICO DONALD &	CELINA ORIGINAL DONATION (CCL), BLK 53, LOT 4A, 5A, 6A		-	15,600.00	\$	15,600	\$	15,600	\$
999637	ELIOTT MARK S & BARBARA L - IE	CELINA ORIGINAL DONATION (CCL), BLK 85, LOT 2B	HS	-	-	78,870	\$	78,870	\$	
977900	RINES SUZANNE & DUSTIN	CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 3 & 4B		-	11,680.00	\$	107,513	\$	107,513	\$
1462688	SANCHEZ ELIZABETH & FERRIN	CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 6A		-	-	40,000	\$	40,000	\$	
980888	CARRIER JANET	CELINA ORIGINAL DONATION (CCL), BLK 43, LOT 3A	HS	-	3,625.00	\$	132,333	\$	132,333	\$
981316	C & T CONNECTION LLC	CELINA ORIGINAL DONATION (CCL), BLK 43, LOT 3A		0.12	5,009.40	\$	53,848	\$	53,848	\$
979597	NELSON BETTY	CELINA ORIGINAL DONATION (CCL), BLK 26, LOT 16 & 8B	HS	-	-	83,389	\$	83,389	\$	
979702	NICHOLS KATHY	CELINA ORIGINAL DONATION (CCL), BLK 26, LOT 16 17 18	HS	-	-	91,906	\$	91,906	\$	
978017	MCSADDEN LIVING TRUST	CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 12		-	-	104,000	\$	104,000	\$	
978026	CELINA AREA HERITAGE ASSOCIATION	CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 14 15A		-	5,797.84	\$	178,146	\$	178,146	\$
2694760	OLALDE HAYMOND & MARIA &	CELINA ORIGINAL DONATION (CCL), BLK 68, LOT 1A,2,3A,3B,4,5A & 5D	EX-XV	-	5,075.00	\$	142,889	\$	142,889	\$
1866724	READ PAUL JR	CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 12		-	56,497.32	\$	115,022	\$	115,022	\$
999218	SIMS WILLIE JR & JANETTA	CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 4		-	-	50,747	\$	50,747	\$	
999904	WYATT R E T AL	BATEMAN 1ST AND 2ND ADDITION (CCL), BLK 60, LOT 4		-	-	22,000	\$	22,000	\$	
978927	GRUMBLES RANDY REID	CELINA ORIGINAL DONATION (CCL), BLK 17, LOT 8B 9		-	-	50,194	\$	50,194	\$	
1000017	LUPER TYRONE & MONIQUE	BATEMAN 1ST AND 2ND ADDITION (CCL), BLK 9, LOT 5A	HS	-	-	141,717	\$	141,717	\$	
988916	PRADO GERARDO	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT OUTLOT 2		-	-	135,115	\$	135,115	\$	
2055084	DALAKI MOHAMMAD A	ASB ADOT COLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 90, 1.163 ACRES		1.16	3,632.90	\$	41,825	\$	41,825	\$
21489	PRADO ARTURO	CELINA ORIGINAL DONATION (CCL), BLK 57, LOT OUTLOT 3		-	50,660.28	\$	151,981	\$	151,981	\$
988293	CELINA MOHAMMAD A	CELINA ORIGINAL DONATION (CCL), BLK 57, LOT 1B		0.02	5,289.00	\$	20,000	\$	20,000	\$
980013	CELINA MOHAMMAD A	CELINA ORIGINAL DONATION (CCL), BLK 57, LOT 1B		0.44	696.96	\$	1,120	\$	1,120	\$
978589	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 5		-	19,131.55	\$	50,000	\$	50,000	\$
977642	RODARNER NORA JILL	CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 58 6B		-	-	170,000	\$	170,000	\$	
999771	PIRANO DENNIS C & ELIZABETH	CELINA ORIGINAL DONATION (CCL), BLK 87, LOT 2A	HS	-	-	90,000	\$	90,000	\$	
981352	D'AMICO DONALD & SUZANNE	CELINA ORIGINAL DONATION (CCL), BLK 5, LOT 11 & 12		-	7,248.38	\$	207,608	\$	207,608	\$
982798	NORRIS ANN	CELINA ORIGINAL DONATION (CCL), BLK 53, LOT 10A	HS	-	57,616.81	\$	134,637	\$	134,637	\$
979659	CALDERON ALBERT & LINDA	CELINA ORIGINAL DONATION (CCL), LOT 25B	HS	-	-	138,026	\$	138,026	\$	
981165	ASH BEECH & OKLAHOMA LLC	CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 6 & OL 1	HS	-	-	51,772	\$	51,772	\$	
980077	PRADO ARTURO & MARIA L	CELINA ORIGINAL DONATION (CCL), BLK 48, LOT 1A	HS	-	24,454.58	\$	22,046	\$	22,046	\$
978534	EVERLAST INVESTMENTS LLC B SERIES B	CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 7C	HS	-	-	54,276	\$	54,276	\$	
981405	READ PAUL M JR	CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 12		-	-	148,895	\$	148,895	\$	
2614365	PEREZ EFREQUEL G & SANDY A	CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 8	HS	0.23	9,931.68	\$	291,036	\$	291,036	\$
2054382	ROBLE JOSE JORGE	CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 1R; REPLAT		-	-	54,317	\$	54,317	\$	
981389	STEIN ARENE	CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 3B & 4B	HS	-	-	18,000	\$	18,000	\$	
999383	MATHUALA DAVID	CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 5B 6B		-	-	24,000	\$	24,000	\$	
978641	MATTHEWS MARTY L	CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 3		-	-	24,000	\$	24,000	\$	
978031	READ PAUL M JR	CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 16		-	3,625.00	\$	102,458	\$	102,458	\$
981520	LOPES MELONIE ANN	CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 17A & 18A	HS	-	-	78,462	\$	78,462	\$	
978222	MORRIS JOSEPH RANDALL	CELINA ORIGINAL DONATION (CCL), BLK 53, LOT 1		-	3,375.00	\$	105,331	\$	105,331	\$
982583	PEREZ PORFIRIO & MARIA G	CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 10	HS	-	-	133,707	\$	133,707	\$	
988569	DICKERSON LEWIS	PERKINS ADDITION (CCL), LOT 9A	HS	-	-	57,776	\$	57,776	\$	
978197	VELEZ JAVIER FRANCO	CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 4		0.33	11,456.00	\$	130,000	\$	130,000	\$
981584	FLESHER LYNN & TRAE	CELINA ORIGINAL DONATION (CCL), BLK 54, LOT 4A 5 6		-	14,246.04	\$	130,000	\$	130,000	\$
999511	D'AMICO DONALD & SUZANNE	CELINA ORIGINAL DONATION (CCL), BLK 63, LOT 10 11	HS	0.15	6,490.44	\$	66,920	\$	66,920	\$
2619031	KRUPP HOLDING LLC	CELINA ORIGINAL DONATION (CCL), BLK 50, LOT 11R; REPLAT		-	-	70,000	\$	70,000	\$	
988694	SCOTT JOSIE TYLER	CELINA ORIGINAL DONATION (CCL), BLK 69, LOT 1A		-	-	38,000	\$	38,000	\$	
980745	WILLARD R L	CELINA ORIGINAL DONATION (CCL), BLK 69, LOT 1A		-	14,505.48	\$	388,521	\$	388,521	\$
1907043	READ PAUL M JR	CELINA ORIGINAL DONATION (CCL), BLK 69, LOT 2E		-	-	38,000	\$	38,000	\$	
980555	LENTS CARLA R	CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 1B		-	-	5,000	\$	5,000	\$	
980371	D'AMICO DONALD P & SUZANNE	CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 9 10 11B		-	-	64,691	\$	64,691	\$	
		CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 9 10 11B		0.40	17,424.00	\$	136,766	\$	136,766	\$
		CELINA ORIGINAL DONATION (CCL), BLK 36, LOT 8A 9A		-	-	143,156	\$	143,156	\$	

EXHIBIT A - Ownersh

1586206	SIMS WILLIE L & JANETTA D	CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 3R	HS	-	10,150.00	\$	139,755	\$	139,755
1860597	PEREZ RAUL JR &	BATEMAN 1ST AND 2ND ADDITION (CCL), BLK 6, LOT 7		-	-	\$	161,145	\$	161,145
980308	511 W WALNUT LLC	CELINA ORIGINAL DONATION (CCL), BLK 35, LOT 7 & 8 & 9A		0.42	18,125.32	\$	190,365	\$	190,365
977571	ETTER ANGIE L	CELINA ORIGINAL DONATION (CCL), BLK 4, LOT 5 & 6	HS	-	-	\$	238,443	\$	238,443
1000044	KAMY REAL PROPERTY TRUST	BATEMAN 1ST AND 2ND ADDITION (CCL), BLK 6, LOT 8		-	-	\$	24,100	\$	24,100
979454	CEUNA ISD	CELINA ORIGINAL DONATION (CCL), BLK 24, LOT 1	EX-XV	-	90,000.00	\$	873,654	\$	873,654
977560	GARCIA ROGER & MARCELA RODRIGUEZ MONTOVA	CELINA ORIGINAL DONATION (CCL), BLK 4, LOT 7 & 8	HS	-	-	\$	133,100	\$	133,100
999316	READ PAUL M JR	CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 6A		-	-	\$	82,119	\$	82,119
21411	DEL RIO VICTOR & HEMELINDA O	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT OUTLOT 5		-	5,087.00	\$	69,670	\$	69,670
981593	PIRE JACQUE	CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 7A&8A 9A		-	-	\$	30,000	\$	30,000
988202	TRAVATION PARTNERS LP	CELINA ORIGINAL DONATION (CCL), BLK 35, LOT 4B 3B 6B		-	16,500.00	\$	121,020	\$	121,020
986282	ANDERSON RANDALL & STEPHANIE	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 2		-	16,500.00	\$	121,020	\$	121,020
986282	JACKSON PHILLIPS &	CELINA ORIGINAL DONATION (CCL), BLK 40, LOT 4C	HS	-	8,555.00	\$	116,668	\$	116,668
999699	WILLIAMS DPH M & TRACI L	BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 5B		-	-	\$	4,000	\$	4,000
988319	02 INVESTMENTS LLC	CELINA ORIGINAL DONATION (CCL), BLK 57, LOT 7B		-	-	\$	15,000	\$	15,000
980941	BLK INVESTMENTS LLC	CELINA ORIGINAL DONATION (CCL), BLK 44, LOT 3		-	-	\$	110,000	\$	110,000
2107689	GRANT NICHOLAS & MANDI	ABS A0167 COLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 92, 2.0 ACRES		-	-	\$	914,563	\$	914,563
2562848	CEUNA CITY OF	CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 1R, REPEAT	HS	2.00	87,120.00	\$	190,000	\$	190,000
2520932	GRANT LARRY	CELINA ORIGINAL DONATION (CCL), LOT 1; PUBLIC SQUARE	EX-XV	0.17	7,248.38	\$	190,070	\$	190,070
2562847	NIMESH NAIDIT F FAMILY TRUST	CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 2R, REPEAT	DP, HS	0.70	30,492.00	\$	42,104	\$	42,104
2563249	CROOK FRED & LERIA A	ABS A0644 M E P & P RY CO SURVEY, TRACT 23, 15.52 ACRES		0.17	7,248.38	\$	2,530	\$	2,530
980415	CEUNA CBO PARTNERS LLC	CELINA ORIGINAL DONATION (CCL), BLK 37, LOT 5 & 6	HS	15.52	676,051.20	\$	164,024	\$	164,024
981272	LASSITER DAVID PAUL	MALONE ADDITION (CCL), BLK 2, LOT 2		-	-	\$	50,000	\$	50,000
979739	MARTINEZ FRANCISCO J & MARIA N	CELINA ORIGINAL DONATION (CCL), BLK 50, LOT 2 3B		0.43	18,909.40	\$	78,690	\$	78,690
979766	FAULKNER FAMILY WEALTH TRUST	CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 6B	HS	-	-	\$	56,982	\$	56,982
9845605	FAULKNER FAMILY WEALTH TRUST	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 2	HS	0.17	7,248.38	\$	8,000	\$	8,000
1145908	FAULKNER FAMILY WEALTH TRUST	WILDOCK HILL ADDITION (CCL), LOT 30C		-	-	\$	165,300	\$	165,300
1445908	CEUNA TX PROPERTIES LLC	WILDOCK HILL ADDITION (CCL), LOT 30B		0.24	10,454.40	\$	165,300	\$	165,300
980400	LESHOWITZ SCOTT A & MARIA	CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 6A		-	10,454.40	\$	29,418	\$	29,418
980968	TURENTINE JACKSON MORROW INC	CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 7B	HS	-	-	\$	40,687	\$	40,687
980996	READ PAUL M JR	CELINA ORIGINAL DONATION (CCL), BLK 45, LOT 2		-	22,651.20	\$	50,000	\$	50,000
978231	CEUNA CBO PARTNERS LLC	MALONE ADDITION (CCL), BLK 4, LOT 1		-	-	\$	126,744	\$	126,744
999691	GREEN WILLIE A & AREATHA	CELINA ORIGINAL DONATION (CCL), BLK 86, LOT 2		-	18,909.40	\$	50,000	\$	50,000
988239	DAMICO DONALD P & SUZANNE	CELINA ORIGINAL DONATION (CCL), BLK 53, LOT 10A 11A 12A		0.33	14,566.46	\$	182,733	\$	182,733
988621	ANDARI BOUTROS &	CELINA ORIGINAL DONATION (CCL), BLK 66, LOT 3		-	-	\$	94,504	\$	94,504
1804337	ILUMAS JUAN &	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 5C-5D-6C-6D		-	12,632.40	\$	40,000	\$	40,000
1921004	CHURCH OF CHRIST CELINA	CELINA ORIGINAL DONATION (CCL), BLK 63, LOT 6		-	-	\$	40,137	\$	40,137
977448	LAWRENCE LINNIE	CELINA ORIGINAL DONATION (CCL), BLK 5, LOT 13 14 & 15	HS	-	-	\$	62,446	\$	62,446
988364	OTITO JOEL E & DONNA K	CELINA ORIGINAL DONATION (CCL), BLK 38, LOT 8	EX-XV	-	21,750.00	\$	299,846	\$	299,846
999307	DAMICO DONALD	CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 4A 5 & 6B	HS	-	-	\$	88,911	\$	88,911
999690	TORRES CLEMENTE & GRACIELA	CELINA ORIGINAL DONATION (CCL), BLK 85, LOT 1A	HS	-	-	\$	189,489	\$	189,489
979757	VAZQUEZ FERNANDO ARRIAGA	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 4	HS	-	-	\$	91,764	\$	91,764
979695	CEUNA REALTY LP	CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 11		-	-	\$	24,407	\$	24,407
980317	SMITH STEVEN B	CELINA ORIGINAL DONATION (CCL), BLK 35, LOT 9B 10		-	-	\$	24,000	\$	24,000
979604	CEUNA CITY OF	CELINA ORIGINAL DONATION (CCL), BLK 26, LOT 19 THRU 24	EX-XV	-	-	\$	131,500	\$	131,500
978044	READ PAUL M JR	CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 17B 18B		-	3,876.84	\$	95,050	\$	95,050
977615	MARIS E L	CELINA ORIGINAL DONATION (CCL), BLK 5, LOT 1 2 3 & 4		-	14,501.12	\$	98,973	\$	98,973
1000053	PEREZ RAUL PEREZ & PRISCILLA	CELINA ORIGINAL DONATION (CCL), BLK 5, LOT 16	HS	-	-	\$	66,000	\$	66,000
999717	GREEN WILLIE ARTHUR	BATEMAN 1ST AND 2ND ADDITION (CCL), BLK 8, LOT 9	HS	-	-	\$	24,000	\$	24,000
979560	HENDERSON CHRISTOPHER &	CELINA ORIGINAL DONATION (CCL), BLK 26, LOT 7 & 9	HS	-	-	\$	102,752	\$	102,752
981726	MENDOZA SOCORRO	MALONE ADDITION (CCL), BLK 3, LOT 1 1 & 2	HS	-	10,000.00	\$	55,729	\$	55,729
1000008	2 REALE WOMEN LLC	BATEMAN 1ST AND 2ND ADDITION (CCL), BLK 6, LOT 4		-	-	\$	42,000	\$	42,000
980166	CHANDLER DOROTHY	CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 3A & 4A		-	-	\$	48,511	\$	48,511
979917	TORRES TRUJILLO & GISELDA	CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 9A	HS	-	-	\$	24,000	\$	24,000
980995	READ PAUL JR	CELINA ORIGINAL DONATION (CCL), BLK 32, LOT 1B		-	-	\$	161,203	\$	161,203
999673	PEREZ REYNE	CELINA ORIGINAL DONATION (CCL), BLK 85, LOT 4B		-	-	\$	133,866	\$	133,866
2028309	FREEMAN MARTIN E & MARTHA J	CELINA ORIGINAL DONATION (CCL), BLK 32, LOT 1C	HS	-	-	\$	66,365	\$	66,365
999405	KACZOR DONNA SUE	CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 5 & 6; 5N1: VIN #47G08351, TITLE# 68795459	HS	-	-	\$	198,620	\$	198,620
981005	OB RESOURCES, LLC	CELINA ORIGINAL DONATION (CCL), BLK 46, LOT 7		-	-	\$	51,034	\$	51,034
980335	CARLSON ERICK H & JENNIFER A	CELINA ORIGINAL DONATION (CCL), BLK 36, LOT 1 2 & 3		-	8,376.59	\$	83,766	\$	83,766
979579	24K GOLD MARRIAGE	CELINA ORIGINAL DONATION (CCL), BLK 26, LOT 10 11 & 12	HS	-	-	\$	277,345	\$	277,345
979551	CEUNA CITY OF	CELINA ORIGINAL DONATION (CCL), BLK 26, LOT 1 2 3 & 5		-	-	\$	161,909	\$	161,909
1960592	DALALI MOHAMMAD A	CENTRAL BUSINESS PARK (CCL), LOT 1C	EX-XV	-	-	\$	274,923	\$	274,923
2520905	OLD UNION CEMETERY	ABS A07671 K RICE SURVEY, TRACT 36, 8 ACRES; OLD UNION CEMETERY		-	7,501.03	\$	16,877	\$	16,877
980184	CHANDLER DOROTHY	CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 7 8	EX-XV	0.80	34,848.00	\$	100,000	\$	100,000
				-	-	\$	114,394	\$	114,394

EXHIBIT A - Ownersh

2648920	FAHIM MOHAMMED	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 11A	CELINA, TX 75009	0.08	3,675.00	\$	16,000	\$	16,000	
981281	SMITH STEVEN B	CELINA ORIGINAL DONATION (CCL), BLK 50, LOT 3A & 4	307 E BEECH ST BELINA, TX 75009	-	-	-	87,000	\$	87,000	
999682	JOHNSON BARTON C LIVING TRUST THE	CELINA ORIGINAL DONATION (CCL), BLK 86, LOT 1A	ILLINOIS ST N BELINA, TX 75009	-	-	-	20,000	\$	20,000	
999254	ANDREWS JESSIE & LAURA MAE	CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 9	302 E ELM ST BELINA, TX 75009	-	-	-	24,000	\$	24,000	
980264	LABHART MARK TRAVIS & CARRIE JOYCE	CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 11A & 12	501 W PECAN ST BELINA, TX 75009	-	-	-	215,291	\$	215,291	
977928	WISE LYLE & NENA	CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 6A	209 N OHIO ST BELINA, TX 75009	-	3,250.00	\$	50,215	\$	50,215	
988729	PRADO VICTOR EDUARDO	CELINA ORIGINAL DONATION (CCL), BLK 69, LOT 2B	210 S ARKANSAS ST BELINA, TX 75009	-	-	-	54,600	\$	54,600	
981263	TORRES ALEJANDRA &	CELINA ORIGINAL DONATION (CCL), BLK 50, LOT 1	311 E BEECH ST BELINA, TX 75009	-	-	-	98,284	\$	98,284	
980406	BOUGHER MARY DAVIS	CELINA ORIGINAL DONATION (CCL), BLK 37, LOT 1 2 & 4	504 W MAIN ST BELINA, TX 75009	HS	-	-	273,439	\$	273,439	
979882	WILLIAMS ORVILLE RICHARD & CATHEY ELAINE	CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 6A	401 W MAPLE ST BELINA, TX 75009	-	-	-	96,347	\$	96,347	
980148	CHANDLER DOROTHY	CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 1A 2A	310 N ARIZONA ST BELINA, TX 75009	-	-	-	115,856	\$	115,856	
988355	ELUE HELEN L	CELINA ORIGINAL DONATION (CCL), BLK 58, LOT 7	408 S NEW MEXICO ST BELINA, TX 75009	HS	-	-	42,727	\$	42,727	
978185	STAFFORD WILMA SUE	CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 4A 5A	211 W POPLAR ST BELINA, TX 75009	HS	-	-	45,212	\$	45,212	
981735	MCGRAW HELEN RUTH KINDEL &	MALONE ADDITION (CCL), BLK 3, LOT 3	314 E MALONE ST BELINA, TX 75009	HS	-	19,000.00	\$	50,000	\$	50,000
978179	SMITH ALVIN	CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 3C 4B	208 W POPLAR ST BELINA, TX 75009	HS	-	-	38,575	\$	38,575	
981646	OLIVER INVESTMENTS LP	CELINA ORIGINAL DONATION (CCL), BLK 19, LOT 3B	318 N CONSUMERS BELINA, TX 75009	HS	-	-	10,000	\$	10,000	
980932	KIRBY CANTONIL & SHERYL L	CELINA ORIGINAL DONATION (CCL), BLK 53, LOT 7B 8B & 9B	213 S OKLAHOMA DR BELINA, TX 75009	HS	-	-	86,326	\$	86,326	
999913	WYATT PHOIN	CELINA ORIGINAL DONATION (CCL), BLK 44, LOT 2	106 E ELM ST BELINA, TX 75009	-	-	-	153,895	\$	153,895	
999911	HICKS JOHN HOWARD	BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 3B	515 E ELM ST BELINA, TX 75009	-	14,501.12	\$	5,000	\$	5,000	
999931	TMS AVIATION PARTNERS LP	BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 4B	605 E ELM ST BELINA, TX 75009	-	-	-	4,500	\$	4,500	
988195	ARRIAGA FERNANDO & MARISOL G CANTERAS NIETO DE ARRAGE	CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 4A 5A 6A	BELINA, TX 75009	-	3,001.28	\$	7,803	\$	7,803	
981600	HUGHES JENNIFER D & BILLY DALE JR	CELINA ORIGINAL DONATION (CCL), BLK 54, LOT 7B 8B 9B	312 S OKLAHOMA DR BELINA, TX 75009	HS	0.26	11,325.60	\$	86,028	\$	86,028
999922	JONES GLADYS	CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 1A 2A 3A	401 S NEW MEXICO ST BELINA, TX 75009	-	-	-	185,230	\$	185,230	
999968	SANCHEZ GILBERT J	BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 4A	603 E ELM ST BELINA, TX 75009	-	-	-	21,300	\$	21,300	
1834242	EMORY ABRIL	BATEMAN 1ST AND 2ND ADDITION (CCL), BLK 4, LOT 1	308 S TEXAS ST BELINA, TX 75009	-	-	-	83,983	\$	83,983	
995986	BUTLER LORA LEE &	CELINA ORIGINAL DONATION (CCL), BLK 54, LOT 11B & 12B	309 S NEW MEXICO ST BELINA, TX 75009	HS	-	-	18,816	\$	18,816	
2138670	TM RENTAL PARTNERS LP	BATEMAN 1ST AND 2ND ADDITION (CCL), BLK 4, LOT 3	312 S TEXAS ST BELINA, TX 75009	-	-	-	81,237	\$	81,237	
981637	GREEN WILLIE A	CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 8B & 9	E ASH ST BELINA, TX 75009	-	9,375.00	\$	28,125	\$	28,125	
2138667	TM RENTAL PARTNERS LP	CELINA ORIGINAL DONATION (CCL), BLK 54, LOT 10C	E ASH ST BELINA, TX 75009	-	-	-	15,000	\$	15,000	
981646	MORALES RAUL & MARIA	CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 7 & 8A	311 S NEW MEXICO ST BELINA, TX 75009	-	9,375.00	\$	30,469	\$	30,469	
988186	LANTON GRACE H	CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 11C 12C	405 S NEW MEXICO ST BELINA, TX 75009	0.12	5,009.40	\$	20,000	\$	20,000	
2632311	MARTINEZ ORSINIO & NORRIE Y	CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 1B 2B 3B	405 S NEW MEXICO ST BELINA, TX 75009	0.26	11,238.48	\$	184,736	\$	184,736	
7632312	MARTINEZ ORSINIO & NORRIE Y	CELINA ORIGINAL DONATION (CCL), BLK 88, LOT 2B- AMENDING	607 W BEECH ST BELINA, TX 75009	HS	0.34	14,984.64	\$	282,360	\$	282,360
2643736	RETHWISCH ROARK	CELINA ORIGINAL DONATION (CCL), BLK 88, LOT 1B- AMENDING	308 N ILLINOIS ST BELINA, TX 75009	HS	0.52	22,520.52	\$	299,750	\$	299,750
2598355	CELINA SC LTD	CELINA ORIGINAL DONATION (CCL), BLK 88, LOT 3	613 W BEECH ST BELINA, TX 75009	HS	1.81	78,800.04	\$	413,150	\$	413,150
981628	GREEN WILLIE	CELINA S C ADDITION (CCL), BLK 1, LOT 1	FM 455 BELINA, TX 75009	2.37	103,411.44	\$	1,643,965	\$	1,643,965	
995897	JES MARIUS MEINT	CELINA ORIGINAL DONATION (CCL), BLK 54, LOT 10B	E OAK ST BELINA, TX 75009	-	-	-	15,000	\$	15,000	
988248	BUTLER LONDRO	BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 1C	306 S TEXAS ST BELINA, TX 75009	-	-	-	26,000	\$	26,000	
2649735	GRAMADOS MARIA CRISTINA	CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 10B 11B 12B	407 S NEW MEXICO ST BELINA, TX 75009	-	-	-	81,556	\$	81,556	
999806	CELINA SC LTD	CELINA ORIGINAL DONATION (CCL), BLK 88, LOT 2	312 N ILLINOIS ST BELINA, TX 75009	0.91	39,813.84	\$	85,000	\$	85,000	
980843	CROSS CECILE	CELINA ORIGINAL DONATION (CCL), BLK 89, LOT 89A & OL 1	402 N ILLINOIS ST BELINA, TX 75009	1.47	64,207.00	\$	347,933	\$	347,933	
21483	STILES DAVID LEE ETAL	FIRST CELINA BANK (CCL), BLK 1, LOT 1R- REPLAT	BELINA, TX 75009	0.62	27,137.88	\$	343,229	\$	343,229	
978552	WELCH BRENDA MURRAY	CELINA ORIGINAL DONATION (CCL), BLK 43, LOT 1 2B	112 E OAK ST BELINA, TX 75009	-	-	-	38,674	\$	38,674	
2648919	CELINA REALTY LP	ABS A070771 K RICE SURVEY, TRACT 31, 33B ACRES	203 N TEXAS ST BELINA, TX 75009	0.34	14,723.00	\$	35,000	\$	35,000	
1846368	CELINA CITY OF	CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 1B 2B	206 N OHIO ST BELINA, TX 75009	HS	-	5,988.21	\$	59,109	\$	59,109
1846368	CELINA CITY OF	ABS A0702 COLIN COUNTY SCHOOL LAND #15 SURVEY, SHEET 1, TRACT 28, 4.96 ACRES	STATE HWY 289 BELINA, TX 75009	4.96	3,625.00	\$	144,000	\$	144,000	
978561	CELINA REAL ESTATE LP	ABS A070771 K RICE SURVEY, TRACT 30, 40 ACRES	BELINA, TX 75009	EX XV	4.00	216,101.16	\$	918,430	\$	918,430
2620860	ELIOTT WHITNEY	CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 10	206 W BEECH ST BELINA, TX 75009	0.27	11,718.00	\$	60,000	\$	60,000	
988612	GARCIA ANGEL VARGAS	CELINA ORIGINAL DONATION (CCL), BLK 66, LOT 2	305 W BEECH ST BELINA, TX 75009	-	-	-	32,000	\$	32,000	
979819	READ PAUL M JR	CELINA ORIGINAL DONATION (CCL), BLK 66, LOT 2	208 N TEXAS ST BELINA, TX 75009	-	7,250.00	\$	82,939	\$	82,939	
2648921	CELINA REALTY LP	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 10	405 W BEECH ST BELINA, TX 75009	-	-	-	56,127	\$	56,127	
2648918	FAHIM MOHAMMED	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 11B	304 N COLORADO ST BELINA, TX 75009	0.08	3,625.00	\$	16,000	\$	16,000	
2635613	CELINA CITY OF	WESTRIDGE APARTMENTS (CCL), LOT R002; ROW	302 N COLORADO ST BELINA, TX 75009	0.08	3,625.00	\$	187,803	\$	187,803	
992411	LM CELINA 115 LP	ABS A0702 COLIN COUNTY SCHOOL LAND #15 SURVEY, SHEET 2, TRACT 44, 2.89 ACRES	SOUTH ALABAMA BELINA, TX 75009	0.17	7,535.88	\$	1,000	\$	1,000	
2620959	XPONENTIAL HOLDINGS LLC	CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 9	MALONE RD BELINA, TX 75009	2.89	125,888.00	\$	240	\$	240	
988747	DAVIS HELEN	CELINA ORIGINAL DONATION (CCL), BLK 69, LOT 2D	307 W BEECH ST BELINA, TX 75009	HS	-	7,250.00	\$	82,500	\$	82,500
995520	OUSLEY JON	CELINA ORIGINAL DONATION (CCL), BLK 63, LOT 12	206 S ARKANSAS ST BELINA, TX 75009	-	-	-	102,850	\$	102,850	
999450	MCCOMAS RICHARD & CHRISTINA	CELINA ORIGINAL DONATION (CCL), BLK 63, LOT 1B	412 E PECAN ST BELINA, TX 75009	-	7,077.00	\$	60,349	\$	60,349	
979720	READ PAUL M JR	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 1B	411 E BEECH ST BELINA, TX 75009	-	-	-	87,000	\$	87,000	
982360	TRIVEDI GROUP LLC	CELINA ORIGINAL DONATION (CCL), LOT 7A	312 N TEXAS ST BELINA, TX 75009	-	-	-	50,552	\$	50,552	
2628487	UNDERWOOD SOFT	CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 6B- AMENDED	317 N COLORADO ST BELINA, TX 75009	-	-	-	24,000	\$	24,000	
1882213	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 15, LOT 11 & 12	313 N ILLINOIS ST BELINA, TX 75009	0.17	7,230.96	\$	136,654	\$	136,654	
978695	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 15, LOT 1 2 3 4 5A	305 W PECAN ST BELINA, TX 75009	-	17,500.00	\$	228,180	\$	228,180	
1698935	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 35, LOT 7B 8B 9B	N OHIO ST BELINA, TX 75009	-	3,641.62	\$	58,266	\$	58,266	
978703	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 15, LOT 7B 8A	116 N OHIO ST BELINA, TX 75009	-	3,327.98	\$	138,102	\$	138,102	
2624846	UNDERWOOD SOFT	CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 9A	114 N OHIO ST BELINA, TX 75009	-	2,000.00	\$	123,876	\$	123,876	
2645937	BULL SHERYL	CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 5R- AMENDED	512 W MAPLE ST BELINA, TX 75009	0.17	7,230.96	\$	46,559	\$	46,559	
2509947	NEPTUNE INVESTMENTS LP	MALONE ADDITION (CCL), BLK 60, LOT 7	BELINA, TX 75009	-	7,250.00	\$	16,500	\$	16,500	
981655	NEPTUNE INVESTMENTS LP	MALONE ADDITION (CCL), LOT 1; ABANDON ALLEY	MALONE ST E BELINA, TX 75009	0.01	609.84	\$	5,000	\$	5,000	
				0.25	10,846.44	\$	34,000	\$	34,000	

2556820	CEUNA CITY OF	ABS A1055 JOHN WILLOCK SURVEY, TRACT 5, .446 ACRES	EX-XV	18,428	
2556819	CEUNA CITY OF	ABS A1055 JOHN WILLOCK SURVEY, TRACT 4, .408 ACRES	EX-XV	269,772	
2556809	CEUNA CITY OF	ABS A0975 INO WILLOCK SURVEY, TRACT 12, .126 ACRES	EX-XV	4,116	
980834	ASH-BEECH & OKLAHOMA LLC	CEUNA ORIGINAL DONATION (CCL), BLK 42, LOT 5		43,500	\$
980781	BURNETT ROBERT M	CEUNA ORIGINAL DONATION (CCL), BLK 42, LOT 1, 2, 3 & 4B		167,710	\$
981174	WALDRUP MARY K	CEUNA ORIGINAL DONATION (CCL), BLK 48, LOT 1B		51,951	\$
999860	SVORODA FRANK	CEUNA ORIGINAL DONATION (CCL), BLK 90, LOT 3C	HS	53,281	\$
988373	LAWRENCE LUNNIE	CEUNA ORIGINAL DONATION (CCL), BLK 58, LOT 9		24,000	\$
2551220	SOUTH SIDE OF ASH LLC	ABS A0975 INO WILLOCK SURVEY, TRACT 20, .1808 ACRES		-	\$
2556533	CEUNA CITY OF	GOODSELL ADDITION II (CCL), LOT R002; ROW		7,875.65	\$
2137985	CEUNA GRAIN LLC	ABS A0975 INO WILLOCK SURVEY, TRACT 6, 1.2546 ACRES	EX-XV	4,499.75	\$
2565591	CEUNA BUSINESS CENTER LTD	GOODSELL ADDITION II (CCL), LOT 2		15,751	\$
2566530	CEUNA BUSINESS CENTER LTD	CEUNA ORIGINAL DONATION (CCL), LOT 1		4,500	\$
977795	STONE DAM P	CEUNA ORIGINAL DONATION (CCL), BLK 6, LOT 116.1 LH 12C		150,873	\$
977866	MATHEUALA DIEGO G	CEUNA ORIGINAL DONATION (CCL), BLK 6, LOT 23, 24C, 25C, 26C, 27C		150,873	\$
977896	CEUNA LODGE	CEUNA ORIGINAL DONATION (CCL), BLK 6, LOT 11, 12A, 11, 12B, 11F		314,012	\$
978795	STILES DAVID LEE ETAL	CEUNA ORIGINAL DONATION (CCL), BLK 6, LOT 16, 17, 18A, 19A, 19B, 20A, 20B & 21		593,141	\$
977802	GRAY JARRELL DWAIN & SUSAN KAY DBA STAR REAL ESTATE	CEUNA ORIGINAL DONATION (CCL), BLK 6, LOT 9A		91,874	\$
977762	CEUNA REALTY LP	CEUNA ORIGINAL DONATION (CCL), BLK 6, LOT 6 & 7		220,185	\$
977731	GUNTER WATER SUPPLY CORP	CEUNA ORIGINAL DONATION (CCL), BLK 6, LOT 8A		97,181	\$
1531179	O'NEAL WENDELL M	ABS A0644 M P & P RY CO SURVEY, TRACT 10, .11 ACRES	EX-XR	42,000	\$
977857	MATHEUALA DIEGO G	CEUNA ORIGINAL DONATION (CCL), BLK 6, LOT 22		1,106,750	\$
2656-433	ST PHILLIPS BAPTIST CHURCH	CEUNA ORIGINAL DONATION (CCL), BLK 58, LOT 3R		176,472	\$
977777	CEUNA REAL ESTATE LP	CEUNA ORIGINAL DONATION (CCL), BLK 6, LOT 10A		175,139	\$
988328	LAWRENCE LUNNIE	CEUNA ORIGINAL DONATION (CCL), BLK 58, LOT 1 & 2		135,791	\$
988630	CEUNA ISO	CEUNA ORIGINAL DONATION (CCL), BLK 67, LOT 1		3,520	\$
2556813	CEUNA CITY OF	ABS A0975 INO WILLOCK SURVEY, TRACT 16, .0944 ACRES	EX-XV	73,665	\$
2556816	CEUNA CITY OF	ABS A0975 INO WILLOCK SURVEY, TRACT 19, .204 ACRES	EX-XV	51,947	\$
977759	GIBSON KELLI & CHRISTY	CEUNA ORIGINAL DONATION (CCL), BLK 6, LOT 8C, 8D, 8C-9D, 10C-10D, 13A		128,216	\$
978155	TORRES ALONSO & REBECCA	CEUNA ORIGINAL DONATION (CCL), BLK 6, LOT 8B, 8C, 8D, 8E, 8F, 8G, 8H, 8I, 8J, 8K, 8L, 8M, 8N, 8O, 8P, 8Q, 8R, 8S, 8T, 8U, 8V, 8W, 8X, 8Y, 8Z, 8AA, 8AB, 8AC, 8AD, 8AE, 8AF, 8AG, 8AH, 8AI, 8AJ, 8AK, 8AL, 8AM, 8AN, 8AO, 8AP, 8AQ, 8AR, 8AS, 8AT, 8AU, 8AV, 8AW, 8AX, 8AY, 8AZ, 8BA, 8BB, 8BC, 8BD, 8BE, 8BF, 8BG, 8BH, 8BI, 8BJ, 8BK, 8BL, 8BM, 8BN, 8BO, 8BP, 8BQ, 8BR, 8BS, 8BT, 8BU, 8BV, 8BW, 8BX, 8BY, 8BZ, 8CA, 8CB, 8CC, 8CD, 8CE, 8CF, 8CG, 8CH, 8CI, 8CJ, 8CK, 8CL, 8CM, 8CN, 8CO, 8CP, 8CQ, 8CR, 8CS, 8CT, 8CU, 8CV, 8CW, 8CX, 8CY, 8CZ, 8DA, 8DB, 8DC, 8DD, 8DE, 8DF, 8DG, 8DH, 8DI, 8DJ, 8DK, 8DL, 8DM, 8DN, 8DO, 8DP, 8DQ, 8DR, 8DS, 8DT, 8DU, 8DV, 8DW, 8DX, 8DY, 8DZ, 8EA, 8EB, 8EC, 8ED, 8EE, 8EF, 8EG, 8EH, 8EI, 8EJ, 8EK, 8EL, 8EM, 8EN, 8EO, 8EP, 8EQ, 8ER, 8ES, 8ET, 8EU, 8EV, 8EW, 8EX, 8EY, 8EZ, 8FA, 8FB, 8FC, 8FD, 8FE, 8FF, 8FG, 8FH, 8FI, 8FJ, 8FK, 8FL, 8FM, 8FN, 8FO, 8FP, 8FQ, 8FR, 8FS, 8FT, 8FU, 8FV, 8FW, 8FX, 8FY, 8FZ, 8GA, 8GB, 8GC, 8GD, 8GE, 8GF, 8GG, 8GH, 8GI, 8GJ, 8GK, 8GL, 8GM, 8GN, 8GO, 8GP, 8GQ, 8GR, 8GS, 8GT, 8GU, 8GV, 8GW, 8GX, 8GY, 8GZ, 8HA, 8HB, 8HC, 8HD, 8HE, 8HF, 8HG, 8HH, 8HI, 8HJ, 8HK, 8HL, 8HM, 8HN, 8HO, 8HP, 8HQ, 8HR, 8HS, 8HT, 8HU, 8HV, 8HW, 8HX, 8HY, 8HZ, 8IA, 8IB, 8IC, 8ID, 8IE, 8IF, 8IG, 8IH, 8II, 8IJ, 8IK, 8IL, 8IM, 8IN, 8IO, 8IP, 8IQ, 8IR, 8IS, 8IT, 8IU, 8IV, 8IW, 8IX, 8IY, 8IZ, 8JA, 8JB, 8JC, 8JD, 8JE, 8JF, 8JG, 8JH, 8JI, 8JJ, 8JK, 8JL, 8JM, 8JN, 8JO, 8JP, 8JQ, 8JR, 8JS, 8JT, 8JU, 8JV, 8JW, 8JX, 8JY, 8JZ, 8KA, 8KB, 8KC, 8KD, 8KE, 8KF, 8KG, 8KH, 8KI, 8KJ, 8KL, 8KM, 8KN, 8KO, 8KP, 8KQ, 8KR, 8KS, 8KT, 8KU, 8KV, 8KW, 8KX, 8KY, 8KZ, 8LA, 8LB, 8LC, 8LD, 8LE, 8LF, 8LG, 8LH, 8LI, 8LJ, 8LK, 8LM, 8LN, 8LO, 8LP, 8LQ, 8LR, 8LS, 8LT, 8LU, 8LV, 8LW, 8LX, 8LY, 8LZ, 8MA, 8MB, 8MC, 8MD, 8ME, 8MF, 8MG, 8MH, 8MI, 8MJ, 8MK, 8ML, 8MN, 8MO, 8MP, 8MQ, 8MR, 8MS, 8MT, 8MU, 8MV, 8MW, 8MX, 8MY, 8MZ, 8NA, 8NB, 8NC, 8ND, 8NE, 8NF, 8NG, 8NH, 8NI, 8NJ, 8NK, 8NL, 8NM, 8NO, 8NP, 8NQ, 8NR, 8NS, 8NT, 8NU, 8NV, 8NW, 8NX, 8NY, 8NZ, 8OA, 8OB, 8OC, 8OD, 8OE, 8OF, 8OG, 8OH, 8OI, 8OJ, 8OK, 8OL, 8OM, 8ON, 8OO, 8OP, 8OQ, 8OR, 8OS, 8OT, 8OU, 8OV, 8OW, 8OX, 8OY, 8OZ, 8PA, 8PB, 8PC, 8PD, 8PE, 8PF, 8PG, 8PH, 8PI, 8PJ, 8PK, 8PL, 8PM, 8PN, 8PO, 8PP, 8PQ, 8PR, 8PS, 8PT, 8PU, 8PV, 8PW, 8PX, 8PY, 8PZ,			

CELINA ORIGINAL DONATION (CCL), BLK 58, LOT 10A, 10B, 11A, 11B, 12A & 12B

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EXHIBIT A - Ownershship

982743	GRAHAM ROBERT E & JESSICA	PERKINS ADDITION (CCL), LOT 18A, 18B & 18C	703 W ELM ST BELINA, TX 75009	HS	-	-	-	142,281	\$	142,281
982636	MEIRA OSCAR D & JESSICA	PERKINS ADDITION (CCL), LOT 11C	714 W MAIN ST BELINA, TX 75009	HS	0.27	-	11,543.40	-	\$	157,246
982672	STARK BILLIE JOYCE & JESSICA	PERKINS ADDITION (CCL), LOT 13C	BELINA, TX 75009	HS	-	-	-	6,725	\$	6,725
982734	ALEXANDER WELDON & PEGGY	PERKINS ADDITION (CCL), LOT 17C	715 W ELM ST BELINA, TX 75009	HS	-	-	-	104,293	\$	104,293
982762	CAVAZOS OSCAR	OUSLEY ADDITION (CCL), LOT 1A	209 N TEXAS ST BELINA, TX 75009	HS	-	-	17,163.00	-	\$	93,982
982725	WALKER DONALD & JESSICA	PERKINS ADDITION (CCL), LOT 17B	713 W ELM ST BELINA, TX 75009	HS	-	-	-	37,208	\$	37,208
988453	FILGIONI MICHELE IVYONE & JESSICA	CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 6B	301 E ELM ST BELINA, TX 75009	EX-XV	-	-	-	155,806	\$	155,806
988462	FOSTER CODY	CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 7 & 8A	301 E ELM ST BELINA, TX 75009	EX-XV	-	-	-	155,806	\$	155,806
988463	FOSTER CODY	CELINA ORIGINAL DONATION (CCL), BLK 52, LOT 10	310 E OAK ST BELINA, TX 75009	HS	-	-	-	177,079	\$	177,079
981502	GALVANADA	CELINA ORIGINAL DONATION (CCL), BLK 52, LOT 10	310 E OAK ST BELINA, TX 75009	HS	-	-	-	177,079	\$	177,079
978464	SALGADO RICARDO F & GSELLT	CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 4	308 W MAPLE ST BELINA, TX 75009	HS	-	-	-	58,215	\$	58,215
978419	MATA ADRIANA MATA	CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 13	308 W MAPLE ST BELINA, TX 75009	HS	-	-	-	58,023	\$	58,023
2589921	DCH HOLDINGS LP - SITE 3	CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 7B & 8B	503 N COLORADO ST BELINA, TX 75009	HS	-	-	-	24,000	\$	24,000
982690	PHILLIPS FAMILY TRUST THE	PERKINS ADDITION (CCL), LOT 15	404/406 N OHIO ST BELINA, TX 75009	HS	-	-	7,255.00	191.132	\$	191.132
982627	PEREZ PORFIRIO	PERKINS ADDITION (CCL), LOT 11B	719 W ELM ST BELINA, TX 75009	HS	-	-	-	12,500	\$	12,500
982645	HUGHES MARK & RENEE	PERKINS ADDITION (CCL), LOT 12A	718 W MAIN ST BELINA, TX 75009	HS	-	-	-	53,303	\$	53,303
982654	LUAMAS JUAN & RENEE	PERKINS ADDITION (CCL), LOT 13A	712 W MAIN ST BELINA, TX 75009	HS	-	-	-	174,392	\$	174,392
982663	NOBLES RUSTY & STACY	PERKINS ADDITION (CCL), LOT 13B	205 S KENTUCKY ST BELINA, TX 75009	HS	-	-	-	116,902	\$	116,902
2648131	RICH KAREN L & JESSICA	OUSLEY ADDITION (CCL), LOT 2R	207 S KENTUCKY ST BELINA, TX 75009	HS	-	-	-	53,957	\$	53,957
1936267	CORNELIUS DON KETH	PERKINS ADDITION (CCL), LOT 18D	213 N TEXAS ST BELINA, TX 75009	HS	0.48	-	21,039.48	-	\$	150,000
980763	MARTINEK FARMING LLC	CELINA ORIGINAL DONATION (CCL), BLK 41, LOT 1	707 W ELM ST BELINA, TX 75009	HS	0.30	-	12,980.88	-	\$	103,870
2505381	SOUTH SIDE OF ASH LLC	CELINA ORIGINAL DONATION (CCL), BLK 41, LOT 1	104 E ASH ST BELINA, TX 75009	HS	2.01	-	87,556.00	-	\$	192,124
2557395	BANWA ANISE	BANWA ADDITION (CCL), LOT 10B & 10C	BELINA, TX 75009	EX-XV	0.94	-	40,824.43	-	\$	81,649
959383	HASKELL LEMMON PARTNERS LTD	PERKINS ADDITION (CCL), LOT 10B & 10C	1513 S PRESTON RD BELINA, TX 75009	EX-XV	0.94	-	40,824.43	-	\$	81,649
2674660	STATE OF TEXAS	MCLEOD ADDITION (CCL), BLK 680, LOT 31B-1, ROW	STATE HWY 289 BELINA, TX 75009	EX-XV	0.05	-	2,234.63	-	\$	562,390
982397	KING ROBERT LEE II	PERKINS ADDITION (CCL), LOT 2A	710 W PECAN ST BELINA, TX 75009	HS	-	-	-	57,223	\$	57,223
982388	HENDERSON MARY HELEN	PERKINS ADDITION (CCL), LOT 1	704 W PECAN ST BELINA, TX 75009	HS	-	-	-	101,846	\$	101,846
982468	SERIES FOUR OF MOTORHEAD PROPERTIES LLC	PERKINS ADDITION (CCL), LOT 5B	711 W WALNUT ST BELINA, TX 75009	HS	-	-	-	120,583	\$	120,583
982440	KNIGHT CHRIS & LESLIE	PERKINS ADDITION (CCL), LOT 4C	715 W WALNUT ST BELINA, TX 75009	HS	-	-	-	80,369	\$	80,369
982413	LANHAM JACK D & GINGER W	PERKINS ADDITION (CCL), LOT 3	716 W PECAN ST BELINA, TX 75009	HS	-	-	-	94,369	\$	94,369
982486	FRAULICK JAMES	PERKINS ADDITION (CCL), LOT 6B	705 W WALNUT ST BELINA, TX 75009	HS	0.38	-	16,335.00	-	\$	111,312
982459	BERRY TIM	PERKINS ADDITION (CCL), LOT 5A	709 W WALNUT ST BELINA, TX 75009	HS	-	-	-	128,134	\$	128,134
2674904	STATE OF TEXAS	ABS A0167 COLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET R01, TRACT 29-1, .0833 ACRES; ROW	STATE HWY 289 BELINA, TX 75009	EX-XV	0.08	-	3,628.55	-	\$	4,165
2674905	STATE OF TEXAS	ABS A0167 K RICE SURVEY, SHEET R01, TRACT 8-1, .0833 ACRES; ROW	STATE HWY 289 BELINA, TX 75009	EX-XV	0.08	-	3,628.55	-	\$	4,165
982401	ENDERLIN WILLIAM J III	PERKINS ADDITION (CCL), LOT 2B	714 W PECAN ST BELINA, TX 75009	HS	-	-	-	15,171	\$	15,171
982431	MOORE TIM & PAULA	PERKINS ADDITION (CCL), LOT 4B	107 N FLORIDA DR BELINA, TX 75009	HS	-	-	-	77,717	\$	77,717
1586108	OWNER OF RECORD	CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 5A-6A	207 N ILLINOIS ST BELINA, TX 75009	HS	0.09	-	3,789.72	-	\$	80,210
980237	MUNIZ ROBERT S	CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 5C & 6B	211 N ILLINOIS ST BELINA, TX 75009	HS	-	-	-	111,021	\$	111,021
979481	JACKES STEVEN JOSEPH & DANIELE E	CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 4 & 5B	508 W BEGET ST BELINA, TX 75009	HS	-	-	-	31,690	\$	31,690
979481	VAUGHN BARRY D & TAMMY D	CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 4 & 5B	404 W WALNUT ST BELINA, TX 75009	HS	0.25	-	10,980.00	-	\$	262,032
979524	BUSH PHILIP & MARY GWEN	CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 10A-11A-12A	107 S COLORADO ST BELINA, TX 75009	HS	-	-	-	156,079	\$	156,079
2556961	PARSONS THOMAS & ALICA	CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 9	111 S COLORADO ST BELINA, TX 75009	HS	-	-	-	200,586	\$	200,586
979490	CARTER COY ET AL	CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 7B-1; REPLAT,	112 S ARIZONA ST BELINA, TX 75009	HS	0.33	-	14,374.80	-	\$	417,725
979463	CARLOCK JAMES D & NINA L REV LT	CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 5A 6	417 W WALNUT ST BELINA, TX 75009	HS	-	-	-	144,965	\$	144,965
979437	PEREZ ALEJANDRO MATEHUALA & JESSICA	CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 1A-2A, 3	101 S COLORADO ST BELINA, TX 75009	DVA, DWHs, HS	-	-	-	173,014	\$	173,014
2556855	SCHULTZ ALISON DAWN	SCHULTZ VETERINARY HOSPITAL ADDITION (CCL), BLK 12, LOT 15 16 17	509 N COLORADO ST BELINA, TX 75009	HS	0.53	-	23,217.48	-	\$	101,640
2677306	STATE OF TEXAS	SCHULTZ VETERINARY HOSPITAL ADDITION (CCL), LOT R002; ROW	10645 COUNTY ROAD 93 BELINA, TX 75009	EX-XV	1.16	-	50,368.43	-	\$	1,076,173
1011513	CELEINA CITY OF	SCHULTZ VETERINARY HOSPITAL ADDITION (CCL), BLK 4, LOT R001; ROW	MALONE ST BELINA, TX 75009	EX-XV	0.04	-	1,873.08	-	\$	1,000
2137987	CELEINA CITY OF	ABS A0170 K RICE SURVEY, TRACT 26, .184677 ACRES	STATE HWY 289 BELINA, TX 75009	EX-XV	0.03	-	1,467.97	-	\$	8,074
2680232	PROSPER REALTY PARTNERS LLC	CELINA ORIGINAL DONATION (CCL), BLK 35, LOT 1 2 3	706 E PECAN ST BELINA, TX 75009	EX-XV	18.47	-	804,453.01	-	\$	9,611,888
2713113	DR METER PROPERTY LLC	CELINA ORIGINAL DONATION (CCL), BLK 35, LOT 1UR; REPLAT	PRESTON RD BELINA, TX 75009	EX-XV	0.17	-	7,274.52	-	\$	8,350
980291	DELGADO MISTY & JESSICA	CELINA ORIGINAL DONATION (CCL), BLK 35, LOT 1UR; REPLAT	112 N ARIZONA ST BELINA, TX 75009	HS	-	-	-	366,132	\$	366,132
980283	C & I CONNECTION LLC	CELINA ORIGINAL DONATION (CCL), BLK 35, LOT 4 & 5B	501 W WALNUT ST BELINA, TX 75009	EX-XV	0.33	-	14,505.48	-	\$	587,389
2678220	STATE OF TEXAS	MCLEOD ADDITION (CCL), LOT R001; ROW	1371 S PRESTON RD BELINA, TX 75009	EX-XV	2.35	-	59,851.44	-	\$	595,711
2678200	STATE OF TEXAS	ABS A0167 K RICE SURVEY, SHEET R01, TRACT 26-1, .0203 ACRES; ROW	508 W PECAN ST BELINA, TX 75009	HS	0.30	-	11,068.00	-	\$	190,259
999361	CARRIER JANET	CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 1	STATE HWY 289 BELINA, TX 75009	EX-XV	0.05	-	2,369.66	-	\$	127,757
979962	FLORES PEDRO F & JESSICA	CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 1	STATE HWY 289 BELINA, TX 75009	EX-XV	0.02	-	884.27	-	\$	2,030
982832	ESTEP DAVID A & MONICA L	CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 3B	411 E PECAN ST BELINA, TX 75009	HS	-	-	6,969.60	-	\$	22,500
982841	RHOEDER DAVID & JESSICA	MCLEOD ADDITION (CCL), LOT 4	409 E PECAN ST BELINA, TX 75009	HS	-	-	-	104,520	\$	52,648
979944	MATEHUALA DAVID	CELINA ORIGINAL DONATION (CCL), LOT 5-17 & 18A-22A	308 E MAPLE ST BELINA, TX 75009	HS	0.33	-	14,505.00	-	\$	145,672
2526959	GLOVER GARY D	CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 2 & 3C	416 E CHERRYWOOD ST BELINA, TX 75009	HS	7.84	-	341,336.16	-	\$	1,277
979980	PRADO MARIA	CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 4B-1; REPLAT	312 E MAPLE ST BELINA, TX 75009	HS	-	-	-	38,000	\$	38,000
982614	LONG GLEN RAY	CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 4B-2; REPLAT	302 E MAPLE ST BELINA, TX 75009	HS	-	-	7,418.27	-	\$	120,629
982607	CENTRAL RICO LTD	CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 3E	304 E MAPLE ST BELINA, TX 75009	HS	-	-	6,969.60	-	\$	150,343
982605	PANISH ARJUN JEAN	MCLEOD ADDITION (CCL), LOT 2	410 E CHERRYWOOD ST BELINA, TX 75009	HS	-	-	-	103,803	\$	103,803
		ABS A0167 COLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 27, 2.029 ACRES	1050 S OLANOWA DR BELINA, TX 75009	HS	2.03	-	88,383.00	-	\$	117,784
		MCLEOD ADDITION (CCL), LOT 1	404 E CHERRYWOOD ST BELINA, TX 75009	HS	-	-	-	122,014	\$	172,014
								133,806	\$	133,806

EXHIBIT A - Ownersh

987299	VELEZ-RAMIREZ JOSE &	OUSLEY ADDITION (CCL), BLK F, LOT 3A 3C	303 N TEXAS ST BELINA, TX 75009	-	-	-	26,000	\$	26,000	\$
1834215	CELIINA TX PROPERTIES LLC	CELIINA ORIGINAL DONATION (CCL), BLK 30, LOT 3G	N NEW MEXICO ST BELINA, TX 75009	-	-	-	15,000	\$	15,000	\$
979953	AON CONSTRUCTION LLC	CELIINA ORIGINAL DONATION (CCL), BLK 30, LOT 3A	E MALONE ST BELINA, TX 75009	0.44	10,297.08	-	60,000	\$	60,000	\$
981254	JIMENEZ RICARDO	CELIINA ORIGINAL DONATION (CCL), BLK 49, LOT 11B 12 10B & 11A	312 E BEECH ST BELINA, TX 75009	-	16,117.20	-	38,000	\$	38,000	\$
967676	CENTRAL FISCO LTD	ABS A0167 COLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 27.9, 23.923 ACRES	STATE HWY 279BELINA, TX 75009	23.92	1,042,085.88	-	3,899	\$	3,899	\$
2042535	FACULTAS GROUP LLC	ABS A0132 B B & C RY CO SURVEY, TRACT 34, 1.03 ACRES	1123 S OKLAHOMA DR BELINA, TX 75009	1.03	44,867.00	-	108,600	\$	108,600	\$
2021124	TAM WINGVAN & CHY VAN CHUNG	CELIINA ORIGINAL DONATION (CCL), BLK 49, LOT 10C & 11C	310 BEECH ST BELINA, TX 75009	-	3,497.87	-	95,023	\$	95,023	\$
988818	CARTER JESSIE L	CELIINA ORIGINAL DONATION (CCL), BLK 70, LOT 6	OAK ST E BELINA, TX 75009	-	-	-	24,000	\$	24,000	\$
988455	SCOTT JOSIE TYLER	CELIINA ORIGINAL DONATION (CCL), BLK 70, LOT 9	OAK ST E BELINA, TX 75009	-	-	-	24,000	\$	24,000	\$
988836	MADRIGAL MARILU	CELIINA ORIGINAL DONATION (CCL), BLK 70, LOT 8	OAK ST E BELINA, TX 75009	-	-	-	24,000	\$	24,000	\$
988564	STONEBARKER CHURCH	CELIINA ORIGINAL DONATION (CCL), BLK 70, LOT 10	OAK ST E BELINA, TX 75009	-	-	-	24,000	\$	24,000	\$
2590151	WILLARD CATTLE CO LTD	ABS A0132 B B & C RY CO SURVEY, TRACT 14, 64.543 ACRES	COUNTY ROAD 55 BELINA, TX 75009	64.54	2,811,493.08	-	10,521	\$	10,521	\$
9889171	FACULTAS GROUP LLC	ABS A0132 B B & C RY CO SURVEY, TRACT 15, 10.706 ACRES	1123 S OKLAHOMA DR BELINA, TX 75009	HS	466,353.16	-	5,647	\$	5,647	\$
991181	MARTINEK FARMING LLC	ABS A0132 B B & C RY CO SURVEY, TRACT 12, 34.815 ACRES	OKLAHOMA DR BELINA, TX 75009	34.82	1,515,541.40	-	3,795	\$	3,795	\$
988872	CHURCH OF GOD IN CHRIST	CELIINA ORIGINAL DONATION (CCL), BLK 70, LOT 7	414 E OAK ST BELINA, TX 75009	-	-	-	24,000	\$	24,000	\$
988774	STEVENS ILLUE	CELIINA ORIGINAL DONATION (CCL), BLK 70, LOT 2	ELM ST E BELINA, TX 75009	-	-	-	24,000	\$	24,000	\$
981030	KHAIKHAH DANLOUSH	CELIINA ORIGINAL DONATION (CCL), BLK 46, LOT 4	206 E WALNUT ST BELINA, TX 75009	-	7,000.00	-	24,000	\$	24,000	\$
979935	CELIINA TX PROPERTIES LLC	CELIINA ORIGINAL DONATION (CCL), BLK 30, LOT 1	402 N NEW MEXICO ST BELINA, TX 75009	-	13,068.00	-	51,401	\$	51,401	\$
979971	ASRE INC	CELIINA ORIGINAL DONATION (CCL), BLK 30, LOT 3D	301 E MALONE ST BELINA, TX 75009	-	6,973.96	-	218,958	\$	218,958	\$
987823	SARRETT RONALD D	MCLEROY ADDITION (CCL), LOT 3	414 E CHERRYWOOD ST BELINA, TX 75009	HS	-	-	111,162	\$	111,162	\$
981236	FRANCO JAVIER C &	CELIINA ORIGINAL DONATION (CCL), BLK 49, LOT 9 10A	306 E BEECH ST BELINA, TX 75009	HS	-	-	146,318	\$	146,318	\$
987215	NEH LLC	OUSLEY ADDITION (CCL), LOT 4B	311 N TEXAS ST BELINA, TX 75009	-	-	-	119,668	\$	119,668	\$
988872	CELIINA CITY OF ETAL	CELIINA ORIGINAL DONATION (CCL), BLK 70, LOT 12	OAK ST E BELINA, TX 75009	EX-XV	-	-	15,000	\$	15,000	\$
988663	ST PHILLIPS BAPTIST CHURCH	CELIINA ORIGINAL DONATION (CCL), BLK 70, LOT 11	406 E OAK ST BELINA, TX 75009	-	-	-	54,785	\$	54,785	\$
988765	ST PHILLIPS BAPTIST CHURCH	CELIINA ORIGINAL DONATION (CCL), BLK 70, LOT 1	BELINA, TX 75009	-	-	-	37,400	\$	37,400	\$
988681	JACKSON ROBERT	CELIINA ORIGINAL DONATION (CCL), BLK 70, LOT 13	ELM ST BELINA, TX 75009	-	-	-	12,000	\$	12,000	\$
988682	JACKSON ROBERT	CELIINA ORIGINAL DONATION (CCL), BLK 70, LOT 14	ELM ST BELINA, TX 75009	-	-	-	12,000	\$	12,000	\$
988620	CHERRY DWIGHT E	CELIINA ORIGINAL DONATION (CCL), BLK 70, LOT 5	304 S TEXAS ST BELINA, TX 75009	HS	-	-	152,772	\$	152,772	\$
988783	CHERRY DWIGHT E	CELIINA ORIGINAL DONATION (CCL), BLK 70, LOT 3	ELM ST E BELINA, TX 75009	-	-	-	15,000	\$	15,000	\$
988900	CARTER JESSE	CELIINA ORIGINAL DONATION (CCL), BLK 70, LOT 14	302 S ARKANSAS ST BELINA, TX 75009	-	-	-	30,000	\$	30,000	\$
2615075	SANGANI SARVA	CELIINA ORIGINAL DONATION (CCL), BLK 46, LOT 5B & 6	208 E WALNUT ST BELINA, TX 75009	-	16,278.37	-	48,000	\$	48,000	\$
981067	PRESELEY REVOCABLE TRUST	CELIINA ORIGINAL DONATION (CCL), BLK 46, LOT 5C	106 N OKLAHOMA DR BELINA, TX 75009	-	7,501.03	-	24,000	\$	24,000	\$
981049	PRESELEY REVOCABLE TRUST	CELIINA ORIGINAL DONATION (CCL), BLK 46, LOT 5A	212 E WALNUT ST BELINA, TX 75009	-	8,197.99	-	26,000	\$	26,000	\$
981021	CELIINA REALTY LP	CELIINA ORIGINAL DONATION (CCL), BLK 46, LOT 3	204 E WALNUT ST BELINA, TX 75009	0.17	7,501.03	-	24,000	\$	24,000	\$
981003	SANGANI SARVA	CELIINA ORIGINAL DONATION (CCL), BLK 46, LOT 1A & 1B & 2	205 E PECAN ST BELINA, TX 75009	-	29,010.96	-	87,033	\$	87,033	\$
2682343	STATE OF TEXAS	BAWA ADDITION (CCL), LOT ROOZ, ROW	STATE HWY 289 BELINA, TX 75009	EX-XV	0.01	243.94	3,903	\$	3,903	\$
2684642	CARRION DANIEL	MALONE ADDITION (CCL), BLK 5, LOT QL1B 5C	BUSINESS HWY 289 BELINA, TX 75009	0.39	17,162.64	-	42,000	\$	42,000	\$
2684998	CELIINA CITY OF	MCLEROY ADDITION (CCL), LOT ROOZ, ROW	BUSINESS HWY 289 BELINA, TX 75009	EX-XV	0.36	15,681.60	101,930	\$	101,930	\$
2689551	CELIINA CITY OF	CELIINA CITY PARK ADDITION (CCL), BLK 1, LOT 1	FM 478 BELINA, TX 75009	EX-XV	44.82	1,952,359.20	6,429,394	\$	6,429,394	\$
2689550	CELIINA CITY OF ETAL	CITY OF CELIINA DOWNTOWN PUMP STATION (CCL), BLK 43, LOT 4R	307 S OKLAHOMA DR BELINA, TX 75009	EX-XV	1.79	77,788.16	522,658	\$	522,658	\$
2691463	GALYON PHILIP D &	CELIINA ORIGINAL DONATION (CCL), BLK 17, LOT 1R, AMENDED	203 S OHIO ST BELINA, TX 75009	HS	0.32	13,808.52	347,598	\$	347,598	\$
2691464	FARROW BENJAMIN & HOLLY	CELIINA ORIGINAL DONATION (CCL), BLK 17, LOT 1R, AMENDED	308 W MAIN ST BELINA, TX 75009	HS	0.28	12,371.04	524,542	\$	524,542	\$
2691232	MORGAN CHARLES MARTY	DWICO ADDITION (CCL), BLK 84, LOT 1	618 W MAIN ST BELINA, TX 75009	HS	0.19	8,459.04	109,769	\$	109,769	\$
2714191	O'BREILY ALTO ENTERPRISES LLC	CELIINA REFILL ADDITION (CCL), BLK 1, LOT 3	441 S PRESTON RD BELINA, TX 75009	HS	0.19	8,459.04	109,769	\$	109,769	\$
2720871	FUNG ILL M &	WALNUT ADDITION (CCL), BLK A, LOT 1	703 W WALNUT ST BELINA, TX 75009	-	1.06	46,347.84	1,259,832	\$	1,259,832	\$
2720870	ENGLISHLENA BENE	WALNUT ADDITION (CCL), BLK A, LOT 2	701 W WALNUT ST BELINA, TX 75009	-	0.26	11,499.94	232,822	\$	232,822	\$
2720874	CELIINA CITY OF	WALNUT ADDITION (CCL), LOT ROO1, (ROW)	WALNUT ST BELINA, TX 75009	EX-XV	0.03	1,219.68	15,000	\$	15,000	\$
978320	GBT REAL ESTATE SERVICES LLC	CELIINA ORIGINAL DONATION (CCL), BLK 11, LOT 1A 2A	BELINA, TX 75009	-	-	46,848.78	93,698	\$	93,698	\$
1517273	GBT REAL ESTATE SERVICES LLC	CELIINA ORIGINAL DONATION (CCL), BLK 11, LOT 1B 2B	BELINA, TX 75009	-	-	17,550.00	35,100	\$	35,100	\$
2137984	GBT REAL ESTATE SERVICES LLC	CELIINA ORIGINAL DONATION (CCL), BLK 11, LOT QL 1	BELINA, TX 75009	0.41	17,999.00	-	35,998	\$	35,998	\$
2724246	CELIINA SELF STORAGE LP	ABS A0167 COLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 105, 2.3718 ACRES	307 S NEW MEXICO DR BELINA, TX 75009	2.37	103,315.61	-	1,600,428	\$	1,600,428	\$
2724247	CELIINA SELF STORAGE LP	ABS A0167 COLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 106, .9125 ACRES	307 S NEW MEXICO DR BELINA, TX 75009	0.91	39,748.50	-	599,488	\$	599,488	\$
2105690	ELAND ENERGY INC	ABS A0167 COLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 85, 13.5657 ACRES	STATE HWY 289BELINA, TX 75009	13.57	590,921.89	-	2,212	\$	2,212	\$
2726787	VARON SCCRRO FANDY OCAMPO	HABITAT ADDITION (CCL), BLK A, LOT 12R; (REPLAT)	307 S NEW MEXICO DR BELINA, TX 75009	0.17	7,492.32	-	24,000	\$	24,000	\$
2726786	WILSON JENNIFER REHEE &	HABITAT ADDITION (CCL), BLK A, LOT 1R; (REPLAT)	307 S NEW MEXICO DR BELINA, TX 75009	0.26	11,194.92	-	30,000	\$	30,000	\$
999209	GRIMALDO IRINE MATEHUALA	CELIINA ORIGINAL DONATION (CCL), BLK 60, LOT 1 & 2A	305 S NEW MEXICO DR BELINA, TX 75009	-	11,600.00	-	86,535	\$	86,535	\$
2149327	201 PRESTON ROAD LLC	ABS A0267 K RICE SURVEY, TRACT 8, 1.16 ACRES	311 E MAIN ST BELINA, TX 75009	1.16	50,529.60	-	636,388	\$	636,388	\$
2679509	201 PRESTON ROAD LLC	ABS A0267 COLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 29, .0658 ACRES	201 S PRESTON RD BELINA, TX 75009	-	-	-	3,440	\$	3,440	\$
2757446	PRENSQUIP TEXAS LLC	THE COR SUPPLY ADDITION (CCL), BLK 1, LOT 1	BELINA, TX 75009	0.06	2,735.57	-	1,936,802	\$	1,936,802	\$
2757446	PRENSQUIP TEXAS LLC	THE COR SUPPLY ADDITION (CCL), BLK 1, LOT 1	BELINA, TX 75009	0.06	2,735.57	-	1,936,802	\$	1,936,802	\$
2741481	CELIINA CITY OF	CELIINA VILLAGE (CCL), LOT ROO1, (ROW)	600 S OKLAHOMA DR BELINA, TX 75009	EX-XV	1.57	891,184	-	-	-	-
2741476	WATAN LC	CELIINA VILLAGE (CCL), BLK B, LOT 7	N FLORIDA DR BELINA, TX 75009	EX-XV	3.71	1,603.01	60,000	\$	60,000	\$
2741458	WATAN LC	CELIINA VILLAGE (CCL), BLK B, LOT 8	704 MULBERRY CT BELINA, TX 75009	EX-XV	-	9,665.00	45,000	\$	45,000	\$
2741458	WATAN LC	CELIINA VILLAGE (CCL), BLK B, LOT 7	708 MULBERRY CT BELINA, TX 75009	-	-	5,400.00	36,000	\$	36,000	\$
2741459	WATAN LC	CELIINA VILLAGE (CCL), BLK B, LOT 1	734 MULBERRY CT BELINA, TX 75009	-	-	7,325.00	36,000	\$	36,000	\$
2741460	WATAN LC	CELIINA VILLAGE (CCL), BLK B, LOT 2	730 MULBERRY CT BELINA, TX 75009	-	-	5,900.00	36,000	\$	36,000	\$
2741461	WATAN LC	CELIINA VILLAGE (CCL), BLK B, LOT 3	724 MULBERRY CT BELINA, TX 75009	-	-	5,900.00	36,000	\$	36,000	\$
2741462	WATAN LC	CELIINA VILLAGE (CCL), BLK B, LOT 4	720 MULBERRY CT BELINA, TX 75009	-	-	5,900.00	36,000	\$	36,000	\$
2741463	WATAN LC	CELIINA VILLAGE (CCL), BLK B, LOT 5	716 MULBERRY CT BELINA, TX 75009	-	-	5,900.00	36,000	\$	36,000	\$
2741467	WATAN LC	CELIINA VILLAGE (CCL), BLK B, LOT 6	712 MULBERRY CT BELINA, TX 75009	-	-	5,880.00	36,000	\$	36,000	\$
2741477	FLAKE THOMAS K JR	CELIINA VILLAGE (CCL), BLK B, LOT 9	700 MULBERRY CT BELINA, TX 75009	-	-	9,670.00	75,000	\$	75,000	\$
2741482	CELIINA CITY OF	CELIINA VILLAGE (CCL), LOT ROO2, (ROW)	N FLORIDA DR BELINA, TX 75009	EX-XV	-	1,359.07	60,000	\$	60,000	\$
2741482	CELIINA CITY OF	CELIINA VILLAGE (CCL), BLK A, LOT 1B	735 MULBERRY CT BELINA, TX 75009	-	-	5,880.00	36,000	\$	36,000	\$

7711465	WATMAN LC	CEUNA VILLAGE (CCL), BLK A, LOT 11	-	4,930.00	\$	36,000	\$	36,000
7711471	WATMAN LC	CEUNA VILLAGE (CCL), BLK A, LOT 17	-	4,930.00	\$	36,000	\$	36,000
7711470	WATMAN LC	CEUNA VILLAGE (CCL), BLK A, LOT 16	-	4,930.00	\$	36,000	\$	36,000
7711469	WATMAN LC	CEUNA VILLAGE (CCL), BLK A, LOT 15	-	4,930.00	\$	36,000	\$	36,000
7711468	WATMAN LC	CEUNA VILLAGE (CCL), BLK A, LOT 14	-	4,930.00	\$	36,000	\$	36,000
7711467	WATMAN LC	CEUNA VILLAGE (CCL), BLK A, LOT 13	-	4,930.00	\$	36,000	\$	36,000
7711466	WATMAN LC	CEUNA VILLAGE (CCL), BLK B, LOT 12	-	4,510.00	\$	36,000	\$	36,000
7711478	WESTHOFF, JOSEPH A & BARBARA	CEUNA VILLAGE (CCL), BLK B, LOT 10	-	9,835.00	\$	45,000	\$	45,000
771480	WATMAN LC	CEUNA VILLAGE (CCL), BLK A, LOT X; (COMMON AREA) (PROP DETENTION POND)	-	-	\$	1,000	\$	1,000
7742956	SVOBODA FRANK &	ABS A0370 COLLIN COUNTY SCHOOL LAND #15 SURVEY, SHEET 2, TRACT BD, 0136 ACRES	0.01	592.42	\$	500	\$	500
7742957	SVOBODA FRANK &	ABS A1055 OHN WILCOCK SURVEY, TRACT 9, .0714 ACRES	0.07	3,110.18	\$	2,000	\$	2,000
981101	MARKIS EL	CEUNA ORIGINAL DONATION (CCL), BLK 47, LOT 1 & 6; (N95° LOT 1 & ALL OF 6)	0.62	26,941.86	\$	200,343	\$	200,343
7752715	MARKIS EL	CEUNA ORIGINAL DONATION (CCL), BLK 47, LOT 3; (ALL OF LOT 3 & E 25 OF LOTS 2A & 2C)	0.50	21,671.10	\$	509,750	\$	509,750
7757830	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 28R; (REPLAT)	-	-	\$	-	\$	-
7757832	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29K; (REPLAT)	-	-	\$	-	\$	-
7757833	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29B; (REPLAT)	-	-	\$	-	\$	-
7757834	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29A; (REPLAT)	-	-	\$	-	\$	-
7757835	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29C; (REPLAT)	-	-	\$	-	\$	-
7757836	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29D; (REPLAT)	-	-	\$	-	\$	-
7757837	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29E; (REPLAT)	-	-	\$	-	\$	-
7757838	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29F; (REPLAT)	-	-	\$	-	\$	-
7757839	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29G; (REPLAT)	-	-	\$	-	\$	-
7757840	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29H; (REPLAT)	-	-	\$	-	\$	-
7757841	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29I; (REPLAT)	-	-	\$	-	\$	-
7757842	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29J; (REPLAT)	-	-	\$	-	\$	-
7757843	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29K; (REPLAT)	-	-	\$	-	\$	-
7757844	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29L; (REPLAT)	-	-	\$	-	\$	-
7757845	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29M; (REPLAT)	-	-	\$	-	\$	-
7757846	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29N; (REPLAT)	-	-	\$	-	\$	-
7757847	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29O; (REPLAT)	-	-	\$	-	\$	-
7757848	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29P; (REPLAT)	-	-	\$	-	\$	-
7757849	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29Q; (REPLAT)	-	-	\$	-	\$	-
7757850	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29R; (REPLAT)	-	-	\$	-	\$	-
7757851	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29S; (REPLAT)	-	-	\$	-	\$	-
7757852	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29T; (REPLAT)	-	-	\$	-	\$	-
7757853	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29U; (REPLAT)	-	-	\$	-	\$	-
7757854	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29V; (REPLAT)	-	-	\$	-	\$	-
7757855	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29W; (REPLAT)	-	-	\$	-	\$	-
7757856	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29X; (REPLAT)	-	-	\$	-	\$	-
7757857	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29Y; (REPLAT)	-	-	\$	-	\$	-
7757858	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29Z; (REPLAT)	-	-	\$	-	\$	-
7757859	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29AA; (REPLAT)	-	-	\$	-	\$	-
7757860	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29AB; (REPLAT)	-	-	\$	-	\$	-
7757861	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29AC; (REPLAT)	-	-	\$	-	\$	-
7757862	OPEN COUNTY PLACE I LTD	WILCOCK HILL ADDITION (CCL), LOT 29AD; (REPLAT)	-	-	\$			

**CITY OF CELINA, TEXAS
ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING THE FINAL PROJECT AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER ELEVEN, CITY OF CELINA, TEXAS INCLUDING A PERCENT OF PARTICIPATION; 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, pursuant to and as required by Section 311.003(b) of the Act, the governing body of the City (hereinafter referred to as the “City Council”) prepared a *Preliminary Reinvestment Zone Financing Plan for Reinvestment Zone Number Eleven, City of Celina, Texas*, dated December 12, 2017 attached to Ordinance No. [REDACTED] adopted December 12, 2017, for a proposed tax increment reinvestment zone containing approximately 687 acres of property located within the city limits of the City; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in the official newspaper of the City on December 1, 2017, which date is not later than the seventh (7th) day before the public hearing held on December 12, 2017; and

WHEREAS, at the public hearing on December 12, 2017 interested persons were allowed to speak for or against the creation of the zone, the boundaries of the zone, and the concept of tax increment financing, and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the zone; and

WHEREAS, after the public hearing on December 12, 2017, the City Council approved Ordinance No. [REDACTED], establishing Reinvestment Zone Number Eleven, City of Celina, Texas (hereinafter referred to as the “Zone”); and

WHEREAS, on January 9, 2018, the Board of Directors for Reinvestment Zone Number Eleven, City of Celina, Texas, authorized the preparation of the Final Project and Reinvestment Zone Financing Plan, a copy of which is attached hereto as ***Exhibit A***; and

WHEREAS, pursuant to Section 311.011(b) of the Act, a final project plan must include, (1) a description and map showing existing uses and conditions of real property in the Zone and proposed uses of that property, (2) any proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, (3) a list of estimated non project costs, and (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan; and

WHEREAS, pursuant to Section 311.011(c) of the Act, a final reinvestment zone financing plan must include (1) a detailed list describing the estimated project costs of the Zone, including administrative expenses, (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the Zone, (3) a finding that the plan is economically feasible and an economic study, (4) the estimated amount of bond indebtedness to be incurred, (5) the estimated time when related costs or monetary obligations are to be incurred, (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the Zone that levies taxes on real property in the Zone, (7) the current total appraised value of taxable real property in the Zone, (8) the estimated captured appraised value of the Zone during each year of its existence, and (9) the duration of the Zone; and

WHEREAS, the City Council hereby finds and determines that the adoption of this Ordinance, approving the Final Project and Reinvestment Zone Financing Plan, a copy of which is attached hereto as ***Exhibit A***, is in the best interests of the citizens of the City of Celina, Texas.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1. FINDINGS. Each and every one of the recitals, findings, and determinations contained in the preamble to this Ordinance is incorporated into the body of this Ordinance as if fully set forth herein and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

SECTION 2. SUFFICIENCY. The Final Project and Reinvestment Zone Financing Plan conforms with and satisfies all requirements set forth in Sections 311.011 of the Act. Specifically, the final project plan includes, but is not limited to, (1) a description and map showing existing uses and conditions of real property in the Zone and proposed uses of that property, (2) any proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, (3) a list of estimated nonproject costs, and (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan. The final reinvestment zone financing plan includes, but is not limited to, (1) a detailed list describing the estimated project costs of the Zone, including administrative expenses, (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the Zone, (3) a finding that the plan is economically feasible and an economic study, (4) the estimated amount of bond indebtedness to be incurred, (5) the estimated time when related costs or monetary obligations are to be incurred, (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the Zone that levies taxes on real property in the Zone, (7) the current total appraised value of taxable real property in the Zone, (8) the estimated captured appraised value of the Zone during each year of its existence, and (9) the duration of the Zone.

SECTION 3. FEASIBILITY. The City Council, pursuant to Section 311,011 of the Act, finds that the Final Project and Reinvestment Zone Finance Plan is feasible.

SECTION 4. APPROVING FINAL PROJECT AND REINVESTMENT ZONE FINANCING PLAN. The Board of Directors for the Zone have prepared and recommended adoption of this Final Project and Reinvestment Zone Financing Plan, and have submitted it to this City Council for approval. The City Council hereby approves the Final Project and Reinvestment Zone Financing Plan, a copy of which is attached hereto as ***Exhibit A*** and is incorporated herein for all purposes.

SECTION 5. SEVERABILITY. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, 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 Ordinance; and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THIS THE 9TH DAY OF JANUARY, 2018.

Sean Terry, Mayor

ATTEST:

Vicki Faulkner, City Secretary

APPROVED AS TO FORM:

Attorney for the City

Exhibit A

Final Project and Financing Plan TIRZ #11

Attachment: TIRZ #11 - Ordinance Approval of PFP v2 from Kacie Kell 12.18.17 with MRF edits (CC approving TIRZ #11 (Downtown) PFP)

CITY OF CELINA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER ELEVEN, CITY OF CELINA, TEXAS RECOMMENDING APPROVAL OF THE FINAL REINVESTMENT ZONE PROJECT PLAN AND FINANCING PLAN TO THE CITY COUNCIL.

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, at the public hearing on December 12, 2017, interested persons were allowed to speak for or against the creation of the zone, the boundaries of the zone, and the concept of tax increment financing, and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the zone; and

WHEREAS, after the public hearing on December 12, 2017, the City Council approved Ordinance No. _____, establishing Reinvestment Zone Number Eleven, City of Celina, Texas (the “Zone”); and

WHEREAS, on _____, the Board of Directors for Reinvestment Zone Number Eleven, City of Celina, Texas (the “Board”), met to consider and recommend to the City Council of the City the *Final Reinvestment Zone Project Plan and Financing Plan for the Zone*, a copy of which is attached hereto as **Exhibit A** (herein after referred to as the “Final Project and Finance Plan”), should be adopted by City Council ordinance as the reinvestment zone project plan and financing plan for the Zone in accordance with Section 311.011 of the Act.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER ELEVEN, CITY OF CELINA, THAT:

SECTION 1. FINDINGS. Each and every one of the recitals, findings, and determinations contained in the preamble to this Resolution is incorporated into the body of this Resolution as if fully set forth herein and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Resolution for all purposes.

SECTION 2. SUFFICIENCY. The Final Project and Financing Plan has been prepared by the Board and conforms with and satisfies all requirements set forth in Sections 311.011 of the Act. Specifically, the final reinvestment zone project plan includes, but is not limited to, (1) a description and map showing existing uses and conditions of real property in the Zone and proposed uses of that property, (2) any proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, (3) a list of estimated nonproject costs, and (4) a statement of a method of relocating

persons to be displaced, if any, as a result of implementing the plan. The final financing plan includes, but is not limited to, (1) a detailed list describing the estimated project costs of the Zone, including administrative expenses, (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the Zone, (3) a finding that the plan is economically feasible and an economic study, (4) the estimated amount of bond indebtedness to be incurred, (5) the estimated time when related costs or monetary obligations are to be incurred, (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the Zone that levies taxes on real property in the Zone, (7) the current total appraised value of taxable real property in the Zone, (8) the estimated captured appraised valued of the Zone during each year of its existence, and (9) the duration of the Zone.

SECTION 3. FEASIBILITY. The Board finds that the Final Project and Finance Plan is feasible.

SECTION 4. RECOMMENDING FINAL PROJECT AND FINANCING PLAN. The Board hereby recommends to the City Council the Final Project and Financing Plan, a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes. The Board has prepared and adopted this Final Project and Financing Plan, and hereby recommend to the City Council that they approve the Final Project and Financing Plan as the reinvestment zone project plan and financing plan for the Zone.

SECTION 5. SEVERABILITY. 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 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 6. EFFECTIVE DATE. This Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER ELEVEN, CITY OF CELINA, THIS THE ____ DAY OF JANUARY, 2018.

Board Chair Person

ATTEST:

Vicki Faulkner, City Secretary

APPROVED AS TO FORM:

Attorney for City of Celina, Texas

Exhibit A
Final Reinvestment Zone Project Plan and Financing Plan

Attachment: Downtown TIRZ Board Resolution Adopting Final Project and Finance Plan_TIRZ No 11 MRF comments (CC approving TIRZ #11



City Secretary
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Vicki Faulkner, City Secretary
CC: Jason Laumer, City Manager
Date: January 9, 2018
Re: May 2018 General Election

Action Requested:

Consider and act upon a resolution of the City Council of the City of Celina, Texas, ordering and calling a General Election for the purpose of electing a council member for Place 2 and a council member for Place 3 for three (3) year terms each; authorizing a joint election with the Collin County Elections Administrator, Denton County Elections Administrator and the political subdivisions located entirely or partially inside the boundaries of Denton County and Celina Independent School District Board of Trustees to be held on May 5, 2018. (Faulkner)

Background Information:

This resolution calls the annual General Election on May 5, 2018, in accordance with the Celina Home Rule Charter and the Texas Election Code.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

Resolution

Staff Recommendation:

Approval of resolution.

**CITY OF CELINA, TEXAS
RESOLUTION 2018-**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ORDERING AND CALLING A GENERAL ELECTION FOR THE PURPOSE OF ELECTING A COUNCIL MEMBER FOR PLACE 2, AND A COUNCIL MEMBER FOR PLACE 3 FOR THREE (3) YEAR TERMS EACH; AUTHORIZING A JOINT ELECTION WITH THE COLLIN COUNTY ELECTIONS ADMINISTRATOR, DENTON COUNTY ELECTIONS ADMINISTRATOR AND THE POLITICAL SUBDIVISIONS LOCATED ENTIRELY OR PARTIALLY INSIDE THE BOUNDARIES OF DENTON COUNTY AND CELINA INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES TO BE HELD ON MAY 5, 2018; PROVIDING FOR ALL NECESSARY ACTIONS; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 41.001(a)(1) of the Texas Election Code (hereinafter the “Code”) establishes the first Saturday in May as a Uniform Election Date for the purposes of conducting a General or Special Election; and

WHEREAS, Chapter 271 of the Code provides for joint elections between municipalities and school districts; and

WHEREAS, Section 3.004(a)(3) of the Code provides that the governing body of a municipality shall be the authority to order a General or Special Election; and

WHEREAS, Section 3.005(c)(2) of the Code provides that an election ordered by an authority of a municipality shall be ordered not later than the 78th day before Election Day; and

WHEREAS, Section 31.092 of the Code provides that the County Election Officer (the “Election Officer”) may contract with the City to perform election services; and

WHEREAS, the City, the Celina Independent School District and Collin County Community College (Collin County only) will contract with Denton County and Collin County, Texas through its Election Officer to perform election services pursuant to Section 31.091; and

WHEREAS, Section 2.053 of the Code provides that a City Council may, in its discretion, declare a candidate elected to office if: (1) the candidate is the only person who has qualified to appear on the ballot for that office, and (2) no write-in candidates have submitted their names to be placed on the list for write-in candidates; and

WHEREAS, the City Council desires to and hereby calls a General Election to be conducted on May 5, 2018, to elect one (1) Council Member for Place 2, and one (1) Council Member for Place 3 for three (3) year terms each.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1
INCORPORATION

All of the above premises are true and correct and are hereby incorporated in the body of this Resolution as if fully set forth herein.

SECTION 2
DATE OF ELECTION

It is hereby ordered that a General Election (the "Election") shall be held in and throughout the City of Celina on Saturday, May 5, 2018 under the direction and administration of the Election Officers.

SECTION 3
PURPOSE OF ELECTION

The purpose of said General Election is to elect Council Member for Place 2 and a Council Member for Place 3, for three (3) year terms each.

SECTION 4
ELIGIBILITY FOR CANDIDACY

As set forth in Section 3.02 Qualifications of the Celina Home Rule Charter, and where applicable, in the Code, no person shall be eligible for a public elective office of this city, unless that person is a qualified voter of the City; at least 18 years of age on the first day of the term to be filled at the election, have resided in the City not less than six (6) months immediately preceding the deadline for filing an application for a place on the ballot; and shall meet the requirements as set forth in Section 141.001 of the code; has not been determined mentally incompetent by a final judgment of a court, has not been finally convicted of a felony from which the person has not been pardoned or otherwise released from the resulting disabilities; and has resided continuously in the State of Texas for 12 (twelve) months immediately preceding the deadline for filing an application for a place on the ballot (preceding the date of the election for a write-in candidate).

SECTION 5
APPLICATION FOR A PLACE ON THE BALLOT

Pursuant to Section 143.007 (c)(2) of the Code, any eligible and qualified person may have that person's name printed upon the official ballot as a candidate for the office(s) hereinbefore set forth by filing the person's sworn application with the City Secretary not later than 5:00 p.m. of the 78th

day before election day, and not earlier than the 30th day before the date of the filing deadline. Each such application shall be on a form as prescribed by the Code. The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing by the City Secretary as provided by Section 52.094 of the Code. Notice of the time and place for such drawing shall be given in accordance with Section 52.094(c)(d) of the Code.

SECTION 6

CANCELLATION OF ELECTION

If only one person who has qualified to appear on the ballot for each office hereinbefore set forth, and no write-in candidates have submitted their names to be placed on the list for write-in candidates, the City Council may declare the candidates elected to office and cancel the election called herein.

SECTION 7

RUNOFF ELECTION

In the event a candidate for office fails to receive a majority of all votes cast for that office, a runoff election for that office shall be conducted on a date provided by Section 2.025 of the Code. The runoff election shall be held in accordance with the Code.

SECTION 8

ELECTION PRECINCT, POLLING PLACE, AND HOURS

The polling place in Collin County for the Election shall be at the Celina Independent School District Administration Building, 205 S. Colorado Street, Celina, Collin County, Texas, the polling place in Denton County for the Election shall be posted at a time when determined by Denton County Elections Administrator. In accordance with Section 41.031 of the Code, said polling place shall be open between the hours of 7:00 a.m. and 7:00 p.m. on the date of the Election.

SECTION 9

APPOINTMENT JUDGES AND CLERKS

The Election Officers shall arrange for the appointment, notifications, training and compensation of all Election Judges and Alternate Judges in accordance with law. The presiding Judge shall appoint not less than two (2) nor more than nine (9) qualified elections clerks to serve and assist in the conduct of the election in accordance with law.

SECTION 10

COMPENSATION OF THE JUDGE AND CLERKS

The Election Judge and the Alternate Election Judge shall be compensated in accordance with Section 32.091 of the Code. The Election Judge or Clerk who delivers the returns of the Election,

keys to the ballot boxes or other election equipment, and unused election supplies shall also be paid the additional sum of \$25.00 for delivering such materials. Any payment referred to in this Section shall not exceed the maximum amounts set forth in Sections 32.091 and 32.092 of the Code.

SECTION 11

METHOD OF VOTING

The Election Officer(s) is hereby authorized and instructed to provide and furnish all necessary election supplies to conduct the election. Voting at the Election shall be by use of a Direct Record Electronic Voting System. Preparation of the official ballots for the Election shall conform to the requirements of the Code, and in so doing shall permit the voter to vote for one (1) Council Member for Place 2, and one (1) Council Member for Place 3.

SECTION 12

GOVERNING LAW; QUALIFIED VOTERS

The Election shall be held in accordance with the Constitution of the State of Texas, the Code, and the Home Rule Charter, and all resident, qualified electors of the City shall be eligible to vote at the election. Election materials shall be printed in both English and Spanish for use at the polling place and for early voting for the Election.

SECTION 13

PUBLICATION AND POSTING OF NOTICE

Notice of the Election shall be given by posting a Notice of Election in both English and Spanish at the Celina City Hall, on the bulletin board or other location used for posting notices of the meetings of the City Council not later than twenty-one (21) days prior to the date upon which the Election is to be held, and by publication of said notice at least once in a newspaper published in the City or if none, then in a newspaper of general circulation within the City, the date of said publication to be not less than ten (10) days nor more than thirty (30) days prior to the date set for the Election. Upon publication of the election notice, the City Secretary shall secure a publisher's affidavit, which complies with the requirements of the Code. In addition thereto, a copy of the notice shall also be filed with the City Secretary at least twenty-one (21) days before the Election.

SECTION 14

EARLY VOTING

Early voting by personal appearance shall be conducted by the Election Officer(s), who is hereby appointed the Early Voting Clerk. The main early voting location for Collin County voters shall be located at Collin County Elections, 2010 Redbud Blvd., #102, McKinney, Texas. The main early voting location for Denton County voters shall be located at Denton County Elections, 701 Kimberly Drive, Denton, Texas. Additional branch locations will be identified in the contract

executed with the Denton County Elections Administrator. Additional branch locations will be identified in the contract executed with the Collin County and Denton County Elections Administrator. The City Secretary may change the places and times of the locations contained in the contract without further City Council action after consulting with the Denton County Elections administrator and Collin County Elections administrator and determining that a change in the places or times is necessary. For the period early voting for the election is permitted by law, the Early Voting Clerk shall keep said office open Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m., commencing on Monday, April 23, 2018 and terminating on Tuesday, May 1, 2018 except that early voting on April 30, 2018, and May 1, 2018, shall be between the hours of 7:00 a.m. and 7:00 p.m., and (Collin County only) Saturday, April 28, 2018, (8 a.m. to 5:00 p.m.). Early voting will not be conducted on any official State and/or national holiday during the period of early voting, unless required by the Code.

Application for early voting by mail shall be delivered to the Early Voting Clerk at the same address(s) and not later than the close of regular business in the Early Voting Clerk's office or 12:00 p.m., whichever is later, on April 24, 2018.

Early voting, both by personal appearance and by mail, shall be by use of ballots which conform to the requirements of the Code, and in so doing shall permit the voters to vote for one (1) Council Member for Place 2, and one (1) Council Member for Place 3 for three (3) year terms each. The Early ballots shall be canvassed by the Early Ballot Board, which is hereby created under the direction of the Election Officer.

SECTION 15

DELIVERY OF RETURNS

Pursuant to Section 66.051 of the Code, immediately after the closing of the poll on the day of the Election, the election officers named in this Ordinance shall make four (4) copies of the returns. The returns shall be delivered as follows: The Election Judge shall deliver envelope #1 in person to the presiding officer of the local canvassing authority. If the presiding officer of the local canvassing authority is unavailable, the envelope shall be delivered to the general custodian of election records who shall then deliver it to the local canvassing authority before the time set for convening the local canvass. The Election Judge shall deliver envelope #2 to the general custodian of election records. The Election Judge shall retain envelope #3. The Election Judge shall deliver envelope #4 in person to the voter registrar. If the voter registrar is unavailable, the envelope shall be delivered to the general custodian of election records, who shall deliver it to the voter registrar on the next regular business day. All election records and supplies shall be preserved by the City Secretary in accordance with the Code.

SECTION 16

CANVASSING OF RETURNS

In accordance with Section 67.003 of the Code, the City Council shall canvass the returns not earlier than May 8, 2018, or later than May 16, 2018.

SECTION 17
NECESSARY ACTIONS

The Mayor, City Council, Election Officer and City staff, in consultation with the City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code in carrying out and conducting the Election, whether or not expressly authorized herein.

SECTION 18
SEVERABILITY CLAUSE

It is hereby declared to be the intent of the City Council of the City of Celina that the phrases, clauses, sentences, paragraphs, and sections of this Resolution are severable, and if any phrase, clause, sentence, paragraph, or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Resolution, since the same would have been enacted by the City Council without incorporation of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 19
ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Celina is hereby directed to engross and enroll this Resolution by copying the descriptive caption in the minutes of the City Council and by filing this Resolution in the records of the City.

SECTION 20
EFFECTIVE DATE

This Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, this the 9th day of January, 2018.

Sean Terry, Mayor

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

APPROVED AS TO FORM:

Lance Vanzant, City Attorney

Attachment: 2018- General Election (General Election)

Resolution No. 2018-

7

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Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Senior Planner
 CC: Jason Laumer, City Manager
 Date: January 9, 2018
 Re: Burnco PD

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending ordinance no. 2006-57, as heretofore amended, the same being the comprehensive zoning ordinance, and amending the official zoning map of the city by designating the zoning an approximately 18.74 acre tract of land, situated in the Collin County School land Survey, Abstract No. 167, from AG to a Planned Development with a base zoning designation of HI, Heavy Industrial, that is approximately, the property is generally located west of the BNSF Railroad, south of the future Collin County Outer Loop, north of CR 53, and east of CR 52. (Burnco PD) (Rodriguez)

Background Information:

The property is currently zoning AG, which is the zoning district properties are placed in upon annexation, which occurred November 21, 2017. The applicant first submitted to the City regarding the proposed concrete batch plant in late 2016, and the Planning & Zoning Commission approved their Extraterritorial Jurisdiction General Development Plan in February 2017. Since the planning of this proposed batch plant started prior to annexation proceedings, the use is vested. The owner has also ensured that the site meets city standards.

The purpose of this Planned Development is to allow for the use of the concrete batch plant, which is generally permitted through a Conditional Use Permit in the HI, Heavy Industrial, zoning district, as well as allow for the use of a mixture of masonry and metal for facade materials on the structures of the property.

Design Standards:

The design standards for Burnco matches the regulations on the adjacent TXI concrete batch plant, which includes a 100' landscape buffer along CR 53, and no outside storage will be allowed to face the right-of-way without proper screening. There is also a maximum height of 45' for stored materials. The Planned Development will also allow for the accessory structures on the property to be metal with a 4-foot masonry wainscot on all sides, which is similar to other PDs that have been approved along the railroad. All other design standards will defer back to the base zoning district as it exists or may be amended.

Thoroughfare Plan:

The Burnco property is located south of the future Collin County Outer Loop (500' of ROW). In regards to where this property is located in proximity to the Outer Loop, the Outer Loop will be essentially flying over the BNSF Railroad and will not be at grade with the Burnco property at all, so it will be almost completely hidden from view because the Outer Loop.

Comprehensive Plan:

The City's Comprehensive Plan designates this area with Industrial/Mixed-Use. It's also noteworthy that it's directly adjacent to an existing permanent concrete batch plant (TXI), so this use would be consistent with both the City's Comprehensive Plan, as well as the surrounding uses in the area.

Board Review/Citizen Input:

The public hearing notice was published in the Celina Record on Friday, December 1, 2017. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved city tax roll, who are located within 200 feet of any property affected. Zoning change signs were also posted on the property. As of December 15, 2017, staff has received no letters either in support or in opposition to the proposal.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

Development Standards

Concept Plan

Staff Recommendation:

Staff recommends approval as presented.



PD Development Regulations for Burnco

District Regulations

It is the intent of this ordinance that all uses permitted by the planned development conform to the applicable City of Celina development guidelines as they exist at the time of development.

The Base zoning district shall be HI, Heavy Industrial Zoning Districts. Any development standards not amended by this PD shall revert back to the City's Code of Ordinances.

Uses

In Addition to the allowed uses within the HI, Heavy Industrial Zoning District the following uses shall also be allowed.

Light Manufacturing

Concrete or asphalt batching plant (temporary)	Permitted
Concrete or asphalt batching plant (permanent)	Permitted

Design Standards

(c) Height regulations.

- (1) Main building(s). 45 feet/three stories.
- (2) Accessory building(s). 25 feet/one story.
- (3) Material storage. The onsite storage of materials shall not exceed 45 feet in height.
- (4) Other. Refer to [article 14.05](#), development standards and use regulations, for other regulations.

(d) Area regulations.

- (1) Size of lot.
 - (A) Minimum lot area. None.
 - (B) Minimum lot width. 100 feet.
 - (C) Minimum lot depth. 200 feet.
- (2) Size of yards.
 - (A) Minimum front yard. 50 feet; all yards adjacent to a street shall be considered a front yard. See divisions 2 through 6 of article 14.05 for any additional setback requirements.

- (B) Minimum side yard. 30 feet; 30 feet adjacent to a public street or residential lot.
- (C) Minimum rear yard. 30 feet.
- (D) Adjacent to a single-family district. Any nonresidential use that is over one story in height and that is located adjacent to (and not across a right-of-way from) any single-family zoning district shall be set back from the applicable property line by 50 feet.
- (E) This subsection shall also apply to accessory structures.
- (3) Minimum open space requirement. 15% of the total lot area.
- (4) Maximum impervious surface. 85% of the total lot area, including main buildings, accessory buildings, parking lots, and loading areas.
- (e) Parking requirements. Refer to [article 14.05, division 2](#).
- (f) Landscaping requirements. In addition to the requirements found within [article 14.05, division 3](#) the following requirements shall also apply:
 - (1) Landscape Buffer Required: There shall be a minimum 100 ft landscape buffer along County Road 53.
- (g) Accessory buildings.
 - (1) There may be a maximum of three (3) accessory buildings per lot.
 - (2) Accessory buildings shall have a minimum of 4 feet of masonry wainscoting around the perimeter of the structure.
- (h) Special requirements.
 - (1) Temporary facilities or structures. Recreational vehicles, manufactured homes, travel trailers, motor homes or other nonpermanent structures, shall not be allowed.
 - (2) Open storage. Open storage shall not be located in front of or on top of the building, shall not be located facing any street, and must be screened in accordance with the provisions of article 14.05, division 4. Storage must not be visible from any public street or adjacent property. Open storage shall comply with article 14.05, division 6.

CITY OF CELINA, TEXAS

ORDINANCE 2017-
Burnco Planned Development #90

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS AN APPROXIMATELY 18.74 ACRE TRACT OF LAND SIUTED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN TO BE ZONED "PD" PLANNED DEVELOPMENT DISTRICT #90; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF ZONING CLASSIFICATION; PROVIDING FOR ZONING DESIGNATION AND DEVELOPMENT STANDARDS; PROVIDING FOR REVISION OF ZONING MAP; PROVIDING FOR COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, the Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Title 7 Chapter 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the tract comprising the property has been depicted in detail in Exhibit "B" attached hereto; and incorporated herein; and

WHEREAS, the concept plan and development regulations set forth in Exhibit "C" and Exhibit "D" attached hereto and incorporated herein define the base zoning districts and provide for certain modifications to such district regulations.

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the

Attachment: Burnco Ordinance (Burnco PD)

City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the 2030 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1 **INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2 **FINDINGS**

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3 **AMENDMENT OF ZONING CLASSIFICATION**

That the zoning classification is hereby established as “PD” Planned Development District, #84 on a certain tract of land described in in Exhibit “A” and depicted in Exhibit “B”.

SECTION 4 **ZONING DESIGNATION AND DEVELOPMENT STANDARDS**

4.01 That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City’s Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, depicted in Exhibit “B” attached hereto and incorporated herein, as “PD” Planned Development District #90.

4.02 This ordinance only regulates the uses allowed for the property identified above. All development and construction shall occur in accordance with the requirements of this ordinance; the concept plan set forth in Exhibit “C”; the development standards set forth in Exhibit “D” and all other applicable ordinances, rules, and regulations of the City.

SECTION 5 **REVISION OF ZONING MAP**

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6 **COMPLIANCE REQUIRED**

That the property depicted on Exhibit “A” hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7 **PENALTY**

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8 **CUMULATIVE REPEALER CLAUSE**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9 **SAVINGS CLAUSE**

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10 **SEVERABILITY**

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11 **PUBLICATION CLAUSE**

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this ____ day of January, 2018.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Exhibit "A"

Property Description

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS: TRICYCLE LANE TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, IS THE OWNER OF THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN COLLIN COUNTY, TEXAS, A PART OF THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167, AND BEING OUT OF AND A PART OF THAT CERTAIN TRACT SAID TO CONTAIN 49.616 ACRES AS DESCRIBED IN A DEED TO DREWRY INVESTMENTS LLC, RECORDED UNDER CLERK'S DOCUMENT NO. 20150511000543490, SAID TRACT OR PARCEL OF LAND MORE PARTICULARLY BEING AND INCLUDING ALL THAT CERTAIN 18.74 ACRE TRACT DESCRIBED IN A DEED RECORDED UNDER CLERK'S DOCUMENT NO. 20170306000289870, SAID TRACT IS HEREIN DESCRIBED AS FOLLOWS; TO WIT:

BEGINNING AT AN ONE-HALF INCH IRON ROD FOUND IN COUNTY ROAD NO. 53 FOR THE SOUTHEAST CORNER OF SAID 49.616 ACRE TRACT AND THE SOUTHEAST CORNER OF THE PREMISES HEREIN DESCRIBED, SAID CORNER BEING THE NORTHEAST CORNER OF A RECORD ONE ACRE TRACT DESCRIBED IN A DEED TO H.W. STONE RECORDED IN VOLUME 5812, PAGE 3638 OF THE COLLIN COUNTY DEED RECORDS;

THENCE SOUTH 89 DEGREES 38 MINUTES 56 SECONDS WEST 1542.09 FEET TO AN ONE-HALF INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 49.616 ACRE TRACT FOR THE SOUTHWEST CORNER HEREOF, SAID CORNER BEING ON THE EAST LINE OF A 37.00 ACRE TRACT DESCRIBED IN A DEED TO CELINA TORK LTD RECORDED UNDER CLERK'S DOCUMENT NO. 2007-210230;

THENCE ALONG THE WEST LINE OF SAID 49.616 ACRE TRACT, COMMON WITH THE EAST LINE OF SAID 37.00 ACRE TRACT, NORTH 00 DEGREES 52 MINUTES 29 SECONDS WEST 157.41 FEET TO A 5/8 INCH IRON ROD FOUND WITH CAP MARKED "LAMBSTAR" (HEREINAFTER CALLED 5/8 INCH IRON ROD FOUND) ON THE FUTURE SOUTH RIGHT-OF-WAY LINE OF THE COLLIN COUNTY OUTER LOOP FOR THE NORTHWEST CORNER HEREOF;

THENCE WITH SAID FUTURE SOUTH RIGHT-OF-WAY LINE, NORTH 63 DEGREES 26 MINUTES 18 SECONDS EAST 715.01 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT SUBTENDED BY AN ANGLE OF 6 DEGREES 22 MINUTES 50 SECONDS AND A RADIUS OF 3713.94 FEET (WITH A CHORD THAT BEARS NORTH 69 DEGREES 36 MINUTES 07 SECONDS EAST 413.38 FEET) AN ARC LENGTH OF 413.59 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 53 DEGREES 45 MINUTES 09 SECONDS EAST 104.81 FEET TO AN ONE-HALF INCH IRON ROD SET WITH CAP MARKED "J.E. SMITH 3700" (HEREINAFTER CALLED ONE-HALF INCH IRON ROD SET) FOR CORNER;

THENCE ALONG A CURVE TO THE RIGHT SUBTENDED BY AN ANGLE OF 3 DEGREES 01 MINUTE 40 SECONDS AND A RADIUS OF 3749.44 FEET (WITH A CHORD THAT BEARS NORTH 75 DEGREES 49 MINUTES 12 SECONDS EAST 198.12 FEET) AN ARC LENGTH OF 198.14 FEET TO AN ONE-HALF INCH IRON ROD SET FOR CORNER;

THENCE NORTH 84 DEGREES 31 MINUTES 19 SECONDS EAST 276.43 FEET TO AN ONE-HALF INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 51 DEGREES 02 MINUTES 22 SECONDS EAST 35.69 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE ALONG A CURVE CONCAVE TO THE WEST SUBTENDED BY AN ANGLE OF 17 DEGREES 13 MINUTES 36 SECONDS AND A RADIUS OF 704.89 FEET (WITH A CHORD THAT BEARS SOUTH 03 DEGREES 01 MINUTE 52 SECONDS WEST 211.14 FEET) AN ARC LENGTH OF 211.94 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

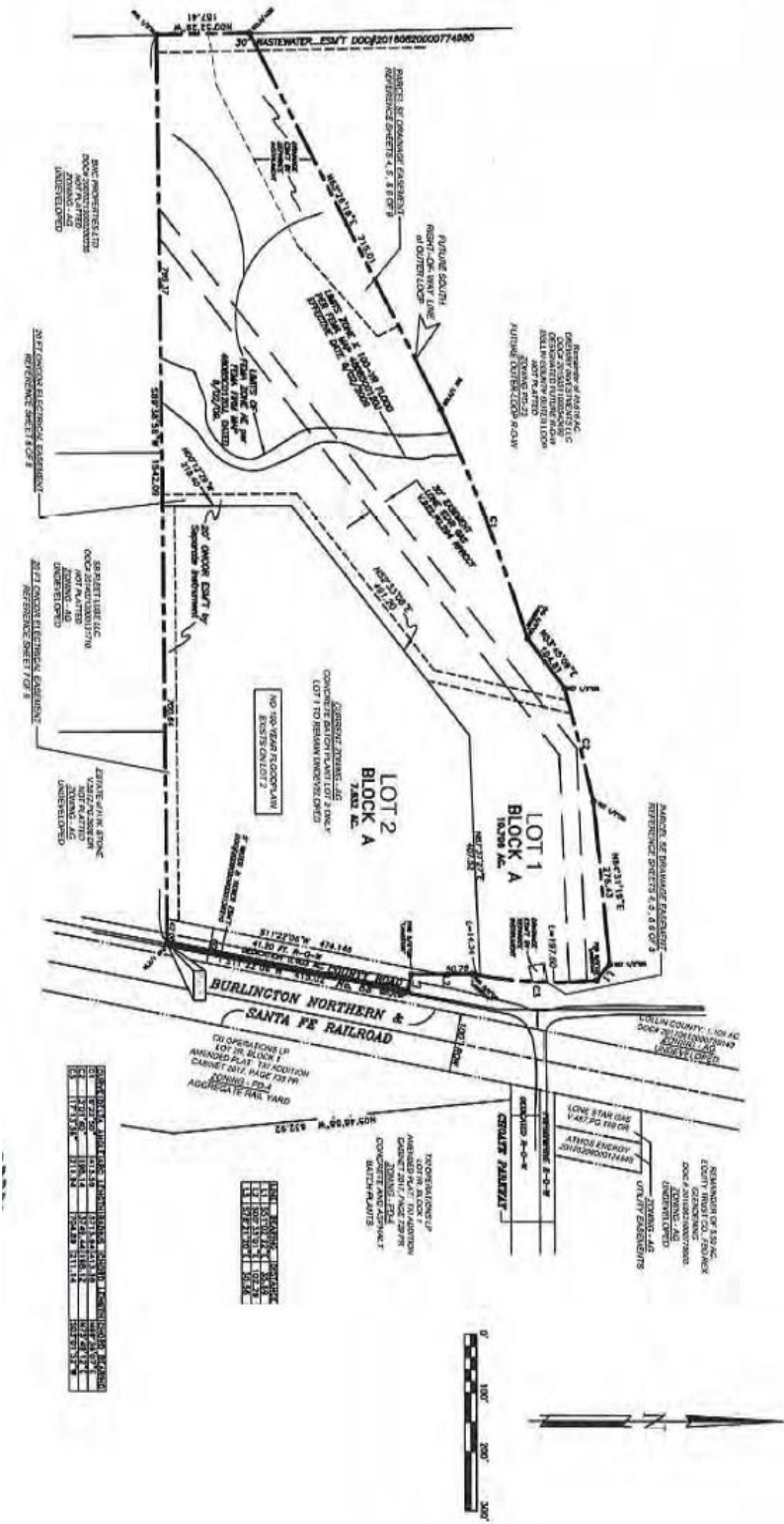
THENCE SOUTH 00 DEGREES 33 MINUTES 01 SECONDS EAST 102.29 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND ON THE WEST SIDE OF COUNTY ROAD NO. 53 FOR A RE-ENTRANT CORNER HEREOF;

THENCE SOUTH 78 DEGREES 21 MINUTES 20 SECONDS EAST 30.56 FEET TO AN ONE-HALF INCH IRON ROD SET IN SAID COUNTY ROAD NO. 53 ON THE EAST LINE OF SAID 49.616 ACRE TRACT FOR THE SOUTHEAST CORNER OF SAID "FUTURE RIGHT-OF-WAY", SAID CORNER BEING EXTERIOR ELL CORNER HEREOF;

THENCE WITH SAID ROAD AND ALONG THE EAST LINE OF SAID 49.616 ACRE TRACT, SOUTH 11 DEGREES 22 MINUTES 06 SECONDS WEST A DISTANCE OF 415.02 FEET TO THE PLACE OF BEGINNING AND CONTAINING 18.74 ACRES (816334 SQUARE FEET) OF LAND.

Attachment: Burnco Ordinance (Burnco PD)

Exhibit “B”



Attachment: Burnco Ordinance (Burnco PD)



Finance Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Jay Toutouchian, Finance Director
Date: January 9, 2018
Re: Ordinance Amending the Budget for Fiscal Year 2017-2018

Action Requested:

Consider and act upon an ordinance of the City Council of the City of Celina, Texas, amending the budget for the fiscal year 2017-2018. (personnel) (Toutouchian)

Background Information:

This amendment adds four (4) Full-Time Equivalent (FTE) positions.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Funding for these positions will come from current year General Fund balance.

Legal Review:

City Attorney has reviewed.

Supporting Documents:

Budget Amendment Ordinance
Exhibit A

Staff Recommendation:

Approve

**CITY OF CELINA, TEXAS
ORDINANCE 2018-____**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING THE BUDGET FOR THE FISCAL YEAR 2017-2018; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR FINDINGS; PROVIDING FOR AMENDMENT; PROVIDING FOR A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin County and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, the Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, pursuant to the provisions of Subsection (a) of Section 102.007 of Chapter 102 of the Local Government Code and the provisions of Chapter 2.02 of the Home Rule Charter of the City of Celina (hereinafter "the City"), the budget for 2017-2018 fiscal year of the City was finally approved by the City Council, being the governing body thereof, by its Ordinance No. 2017-53, passed and adopted on the 12th day of September, 2017, (hereinafter the "Budget");

WHEREAS, Subsection (b) of Section 102.009 of the Local Government Code provides that, after final approval of the budget, the governing body of the municipality may spend municipal funds only in strict compliance with the budget, except in an emergency, but Section 102.010 of said Code provides that the provisions of Chapter 102 thereof do not prevent the governing body of such municipality from making changes in the budget for municipal purposes; and

WHEREAS, Subsection (c) of Section 102.009 of said Code provides that the governing body of a municipality may authorize an expenditure as an amendment to the original budget only in the case of grave public necessity to meet an unusual and unforeseen condition that could not have been included in the original budget through the use of reasonably diligent thought and attention; and

WHEREAS, the adoption of this ordinance and the amendment of the Budget is necessary for an in the best interest of the health, safety and general welfare of the inhabitants of the City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

**SECTION 1
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 2
FINDINGS**

Attachment: Budget Amendment Ordinance (Amend Budget for new FTEs)

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas, and of the public health, safety and welfare.

SECTION 3 **AMENDMENT TO THE BUDGET**

3.01 A grave public necessity exists and to meet an unusual and unforeseen conditions that could not have been included in the original budget through the use of the reasonably diligent thought and attention and the Budget must be amended and revised with respect of the new or additional receipts and expenditures set forth in Exhibit "A" attached hereto and made a part hereof.

3.02 The proposed changes are set forth in Exhibit "A" attached hereto and made a part hereof.

3.03 All of the changes set forth in Exhibit "A" are for municipal purposes.

3.04 The several amounts stated in Exhibit "A" as the amended or revised expenditures are hereby appropriated to and for the objects and purposes therein named.

SECTION 4 **CUMULATIVE REPEALER CLAUSE**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5 **SAVINGS CLAUSE**

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting the budget which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 6 **SEVERABILITY**

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 7
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 8
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage in accordance with law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 9th day of January, 2018.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Attachment: Budget Amendment Ordinance (Amend Budget for new FTEs)

AMENDMENT # 18-001

ADDITIONAL FULL TIME EQUIVALENT EMPLOYEES (FTE) AMENDMENT

Account No.	Account Description				Current Budget	Proposed Budget	Increase/ (Decrease)
<u>Expenditures</u>							
	General Fund						
	<i>Payroll Expense</i>	<i>1 FTE</i>	<i>Dept. 509</i>	<i>General Svcs Office</i>	\$ 258,930	\$ 306,666	\$ 47,736
		<i>1 FTE</i>	<i>Dept. 510</i>	<i>Development Svcs</i>	\$ 1,105,450	\$ 1,192,950	\$ 87,500
		<i>1 FTE</i>	<i>Dept. 520</i>	<i>Engineering</i>	\$ 627,887	\$ 790,387	\$ 162,500

Summary

Increase expenditures by \$297,736

Decrease Fund Balance by \$297,736

Budget amendment to add four (4) FTE positions as described below:

(1) One HR/Payroll Clerk in the General Services Office department.

Funding for this position is available in the General Fund Balance.

(1) Plan Reviewer in the Development Services department which will be funded from General Fund Balance.

(1) Construction Inspector and (1) Engineer in the Engineering Department which will be funded from General Fund Balance.

Attachment: Budget Amendment Form-New FTEs (Amend Budget for new FTEs)