



**TIRZ #11 DOWNTOWN REGULAR MEETING
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, NOVEMBER 12, 2019
4:55 PM**

AGENDA

I. CALL TO ORDER:

II. MINUTES APPROVAL:

1. TIRZ #11 Downtown - Regular Meeting - Sep 10, 2019 4:55 PM

III. ACTION ITEM:

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

IV. ADJOURNMENT:

City Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

The Board 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 Tarrant, TRMC
City Secretary, City of Celina, TX

Date Notice Removed



**TIRZ #11 DOWNTOWN REGULAR MEETING
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, SEPTEMBER 10, 2019
4:55 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Sean Terry	City of Celina	Mayor	Present	
Wayne Nabors	City of Celina	Place 2	Present	
Carmen Roberts	City of Celina	Place 4	Present	
Chad Anderson	City of Celina	Place 6	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Mindy Koehne	City of Celina	Place 5	Present	
Justin Steiner	City of Celina	Place 1	Present	

II. ACTION ITEM:

1. TIRZ #11 Downtown - Regular Meeting - Jan 9, 2018 5:02 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Wayne Nabors, Place 2
SECONDER: Chad Anderson, Place 6
AYES: Terry, Nabors, Roberts, Anderson, Hopkins, Koehne

2. Consider and act upon a resolution of the Board of Directors of Tax Increment Investment Zone No. Eleven to recommend approval of an incentive agreement between the City of Celina and Celina Community Development Corporation for projects within Tax Increment Investment Zone No. Eleven (Downtown). (CDC TIRZ/sales tax agreement) (DeBuff)

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

3. Consider and act upon a resolution of the Board of Directors of Tax Increment Investment Zone No. Eleven to recommend approval of an incentive agreement between the City of Celina and Celina Economic Development Corporation for projects within Tax Increment Investment Zone No. Eleven (Downtown). (EDC TIRZ/sales tax agreement) (DeBuff)

Minutes Acceptance: Minutes of Sep 10, 2019 4:55 PM (Minutes Approval)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chad Anderson, Place 6
SECONDER:	Carmen Roberts, Place 4
AYES:	Terry, Nabors, Roberts, Anderson, Hopkins, Koehne, Steiner

III. ADJOURNMENT:

There being no further comment Chairman Terry adjourned the meeting at 4:57 p.m.

Chairman

Secretary

Date Minutes Approved

Minutes Acceptance: Minutes of Sep 10, 2019 4:55 PM (Minutes Approval)



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Karla Stovall, Assistant City Manager
CC: Jason Laumer, City Manager
Date: November 12, 2019
Re: TIRZ 11 Budget Resolution

Action Requested:

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

Background Information:

The Tax Increment Reinvestment Zone (TIRZ) #11 budget will be updated to include certain revenue and expenses for the fund for FY2020. Initial budget amendment to TIRZ 11 will establish funding for a professional services agreement that the City will be entering into upon City Council approval.

Board Review/Citizen Input:

The EDC board approved funding of the TIRZ #11 contribution on November 5, 2019.

Alternatives:

Financial Considerations:

Revenue from EDC: \$50,000

Expense for professional services agreement \$22,000

Legal Review:

City Attorney has reviewed.

Supporting Documents:

Resolution

Staff Recommendation:

RESOLUTION TIRZ #11

A RESOLUTION OF THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER ELEVEN, CITY OF CELINA, TEXAS, APPROVING CERTAIN PROJECT EXPENDITURES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas (hereinafter referred to as the “City”), pursuant to Chapter 311 of the Texas Tax Code, as amended (hereinafter referred to as the “Act”), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, on December 12, 2017, pursuant to and as required by the Act, the governing body of the City (hereinafter referred to as the “City Council”) approved and adopted by Ordinance No. 2017-136, a *Final Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number Eleven, City of Celina, Texas*, and a *Final Project Plan*, for a tax increment reinvestment zone containing approximately 687 acres of property located within the City of Celina, Texas; and

WHEREAS, the Board of Directors of Reinvestment Zone Number Eleven, City of Celina, Texas, desires to authorize through the passage of Resolution on November 12, 2019 for TIRZ # 11, for certain expenditures (1) for payment of professional services of \$22,000 directly related to facilitate development and encourage development within the zone; all of which the Board found were authorized expenditures under the Act; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER ELEVEN OF THE CITY OF CELINA, TEXAS:

SECTION 1. The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. the Board of Directors of Reinvestment Zone Number Eleven, City of Celina, Texas, in accordance with the Act, hereby authorize certain expenditures (1) for payment of professional services of \$22,000 directly related to facilitate development and encourage development within the zone.

SECTION 3. That if any section, article paragraph, sentence, clause, phrase or word in this Resolution, or the application thereto to any persons or circumstances, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution; and the Board of Directors hereby declares it would have passed such remaining portions of this Resolution despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 4. That this Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER ELEVEN, CITY OF CELINA, TEXAS, THIS THE 12th DAY OF NOVEMBER 2019.

Board Chairman

ATTEST:

Vicki Faulkner, City Secretary

APPROVED AS TO FORM:

Lance Vanzant, Attorney for the City

Attachment: TIRZ 11 Resolution 11122019 (Budget Approval)