

The Life of a PID in North Texas

Project Schedule

DATE	ACTION	NOTES	RESPONSIBLE PARTY	SVLO DOC. #
April 28, 2015	City Council approval of Wells South development agreement	COMPLETED To be recorded with county clerk after Hillwood closes on the property.	City	47804/44243
June 9, 2015	First draft of SAP submitted to City Team and TIRZ structure confirmed.	COMPLETED	SVLO	47693 (SAP)
June 9, 2015	<u>REGULAR CITY COUNCIL MEETING:</u> <ul style="list-style-type: none"> Accepted PID Petition and called 7/14 public hearing on PID Creation Accepted Conditional Annexation Petition for Wells South and called 7/14 public hearing Approved resolution calling 7/14 public hearing on TIRZ Creation 	COMPLETED <ul style="list-style-type: none"> PID creation petition (Signed / Unsigned) Resolution accepting PID creation petition (Signed / Unsigned) Conditional annexation petition for Wells South (Signed / Unsigned) Resolution calling TIRZ public hearing 	City	47590/47282 49456/47887 47588/47286 47706
June 12, 2015	Publication of notices of 7/14 public hearings on TIRZ Creation and PID Creation	COMPLETED Bond counsel will need 5 affidavits of publication and tear sheets of newspaper notices	City	48363 (PID) 48364 (TIRZ)
June 15, 2015	Mail notice to Property Owners of 7/14 PID creation public hearing and TIRZ creation public hearing	COMPLETED Statutory deadline: July 3, 2015	City	48366 (PID) 48362 (TIRZ)
July 1, 2015	Scheduled installation of zoning notification signs	COMPLETED Statutory deadline: July 6, 2015 (14 days prior to July 21 st P&Z hearing)	Hillwood	N/A
July 1, 2015	Newspaper Notices <ul style="list-style-type: none"> Send notice of 7/21 P&Z zoning public hearing to newspaper for 7/3 publication Mailed Notice <ul style="list-style-type: none"> Zoning notice to owners within 200 feet and the independent school district 	COMPLETED Statutory zoning notice deadline is July 3, 2015 (at least 17 days before July 21 st P&Z hearing) Zoning ordinance requires notice to be mailed 12 days prior to P&Z meeting.	City	48766 48767
July 10, 2015	Post notice of July 14, 2015 City Council meeting	COMPLETED	City	48935 (Agenda)
July 14, 2015	<u>DEADLINE</u> for Hillwood to submit photograph verifying that zoning sign is erected on the property	COMPLETED Required one week prior to 7/21/15 P&Z meeting	Hillwood	48929

Project Schedule

DATE	ACTION	NOTES	RESPONSIBLE PARTY	SVLO DOC. #
July 14, 2015	REGULAR CITY COUNCIL MEETING: <ul style="list-style-type: none"> Conduct public hearing on PID creation Consider resolution creating PID Conduct public hearing on TIRZ creation and continue public hearing to August 11th City Council meeting 	COMPLETED <ul style="list-style-type: none"> Resolution creating PID (Signed / Unsigned) Official minutes of July 14, 2015 Council Meeting 	City	49592/48645 50333
July 15, 2015	Newspaper Notices <ul style="list-style-type: none"> Send notice of 7/29 annexation public hearings for Wells South to newspaper for 7/17 publication City Website Notice of Annexation for Wells South Mailed Notice <ul style="list-style-type: none"> Notice of Wells South annexation mailed to school district 	COMPLETED Statutory annexation notice deadline is July 17, 2015 (10-20 days before July 29th hearings) Mailed annexation notice to school district shall contain a description of: (1) the area within the district proposed for annexation; (2) any financial impact on the district resulting from the annexation, including any changes in utility costs; and (3) any proposal the municipality has to abate, reduce, or limit any financial impact on the district. The municipality may not proceed with the annexation unless the municipality provides the required notice.	City	Website notice: 49049 Mailed notice: 49112 Newspaper notice: 49322
July 17, 2015	Notice of 7/29 annexation public hearings for Wells South published in the newspaper	COMPLETED	City	49322
July 21, 2015	REGULAR P&Z MEETING: Conduct a public hearing and provide recommendation on PD zoning ordinance	COMPLETED	City	50742v8
July 24, 2015	DEADLINE to post agenda of 7/29 City Council meeting	COMPLETED	City	49043v12
July 24, 2015	Hillwood withdraws pending zoning application	COMPLETED	Hillwood	N/A
July 24, 2015	PID creation resolution published in the newspaper	COMPLETED Bond counsel will need 5 affidavits of publication and tear sheets of newspaper notices for each series of PID bonds.	City	50397
July 28, 2015	File new zoning application	COMPLETED This is a new zoning application that includes the 60' strip of CR 83 ROW. Staff indicated the deadline is 7/30; however, the application should be filed before staff provides notice to the newspaper on 7/29 for publication on 7/31.	Hillwood	49250

Project Schedule

DATE	ACTION	NOTES	RESPONSIBLE PARTY	SVLO DOC. #
July 29, 2015	Send notice of 8/18 P&Z zoning public hearing to newspaper for 7/31 publication	COMPLETED Celina zoning ordinance requires zoning notices to be published at least 17 days before 8/18 P&Z hearing; notices are published on Fridays requiring a 7/29 submittal and 7/31 publication	City	N/A
July 29, 2015	SPECIAL CITY COUNCIL MEETING: Conduct two public hearings on annexation of Wells South	COMPLETED	City	
July 31, 2015	Publication of notice of 8/18 P&Z public hearing on zoning	COMPLETED Deadline is 8/1, but paper is only published on Fridays so it will need to be published 7/31	City	49449
August 4, 2015	Zoning notification signs to be installed and remain in place until after City Council consideration of PD zoning	COMPLETED Zoning ordinance deadline: 14 days prior to 8/18 P&Z meeting	Hillwood	N/A
August 6, 2015	Zoning notice mailed to owners within 200 feet and the independent school district	COMPLETED Zoning ordinance requires notice to be mailed 12 days prior to 8/18 P&Z meeting.	City	49450 49451 49452
August 7, 2015	DEADLINE to post agenda of 8/11 City Council meeting	COMPLETED	City	49043
August 11, 2015	DEADLINE for Hillwood to submit photograph verifying that zoning signs are erected on the property	COMPLETED In addition to doc. 49817, see Patrick Cowden's 8/7/15 email to Brooks Wilson including photos.	Hillwood	49817
August 11, 2015	REGULAR CITY COUNCIL MEETING: <ul style="list-style-type: none"> Resolution approving sale of certificates of obligation and approving notice of intent to issue certificates of obligation at September 17, 2015 special city council meeting Public hearing on the TIRZ (continued from July 15, 2015). City will continue public hearing to September 8, 2015 regular city council meeting. 	COMPLETED	City	49043v13
August 14, 2015	DEADLINE to post agenda of 8/18 P&Z meeting	COMPLETED	City	49633v1
August 18, 2015	REGULAR P&Z MEETING: Conduct a public hearing and provide recommendation on PD zoning ordinance	Public hearing on new zoning application COMPLETED	City	49633v1
August 21, 2015	Published notice of September 8 th City Council public hearing on Wells South development agreement amendments	COMPLETED	City	50107

Project Schedule

DATE	ACTION	NOTES	RESPONSIBLE PARTY	SVLO DOC. #
August 21, 2015	DEADLINE to post agenda of 8/25 City Council meeting	COMPLETED	City	49043v14
August 25, 2015	SPECIAL CITY COUNCIL MEETING: Approval of contracts for sewer line projects	COMPLETED	City	49043v14
September 4, 2015	DEADLINE to post agenda of 9/8 City Council meeting	COMPLETED	City	49043
September 8, 2015	REGULAR CITY COUNCIL MEETING: <ul style="list-style-type: none"> Approval of amended and restated Wells South development agreement City Council minute entry or resolution instituting annexation proceedings for Wells South Continue public hearing on the TIRZ from August 11, 2015 regular city council meeting to September 17, 2015 	<p>Draft amended and restated development agreement provides that Hillwood will close on the latter of (1) October 25, 2015; or (2) 15 days after receipt of notice from the city confirming (a) the city has closed on the certificates of obligation for those projects; and (b) the city council has approved distribution of the POS.</p> <p>Institution of annexation proceedings required 20-40 days after the July 29, 2015 annexation public hearings; annexation must be completed within 90 days after the September 8th City Council meeting (December 7th)</p> <p>COMPLETED</p>	City	48435
September 11, 2015	Distribute draft TIRZ preliminary project and finance plan	Misty provided initial draft to Julie Fort September 1, 2015. Misty filed last draft with City Secretary September 11, 2015, in anticipation of September 17, 2015, creation public hearing COMPLETED	SVLO	49904
September 11, 2015	Distribute draft TIRZ creation ordinance	COMPLETED	City	50306
September 11, 2015	DEADLINE to mail written notice to owners, entities that provides services, and railroads within the CR 83 and CR 84 annexation tracts	COMPLETED	City	50311 50312
September 14, 2015	DEADLINE to post agenda of 9/17 special City Council meeting	COMPLETED		
September 16, 2015	Draft Appraisal full narrative distributed	<p>Comments from Jeffries/Mark Curran and Hillwood/Danny Ellis expected 9/21/15.</p> <p>Appendix to POS</p>	Jefferies	50468

Project Schedule

DATE	ACTION	NOTES	RESPONSIBLE PARTY	SVLO DOC. #
September 17, 2015	<u>SPECIAL CITY COUNCIL MEETING:</u> <ul style="list-style-type: none"> Consider ordinance approving the issuance and sale of certificates of obligation Consider resolution directing staff to prepare the service plan for the CR 83 and CR 84 annexations, calling the annexation public hearings, and directing staff to provide all required notices Continue public hearing on the TIRZ from September 8, 2015 regular city council meeting Consider ordinance creating TIRZ (including preliminary project and finance plan and appointing TIRZ board) 	COMPLETED	City	50662 (CO ordinance) 50636 (CR 83 annexation) 50637 (CR 84 annexation) 50663 (TIRZ ordinance)
September 18, 2015	Distribute PID reimbursement agreement	COMPLETED Appendix to POS	SVLO	50343
September 18, 2015	Distribute draft POS for Major Improvement Bonds ("MIA Bonds") Distribute draft POS for Neighborhood Improvement Area #1 Bonds ("NIA #1 Bonds")	COMPLETED	AK	50546 (MIA) 50545 (NIA #1)
September 18, 2015	Distribute draft bond indenture for MIA Bonds Distribute draft bond indenture NIA #1 Bonds	COMPLETED Appendix to POS	Fulbright	50516 (NIA #1) 50736 (MIA)
September 18, 2015	Distribute draft continuing disclosure agreement of Issuer for MIA Bonds Distribute draft continuing disclosure agreement of Developer for MIA Bonds Distribute draft continuing disclosure agreement of Issuer for NIA #1 Bonds Distribute draft continuing disclosure agreement of Developer for NIA #1 Bonds	COMPLETED Jim Sabonis requested AK use recent McLendon-Chisholm disclosure as a base document. Jim Sabonis confirmed FSW will be the dissemination agent. Appendix to POS	AK	51169 (MIA – Issuer CDA) 51168 (MIA-Dev. CDA) 50492 (NIA #1 – Issuer CDA) 50493 (NIA #1-Dev. CDA)
September 21, 2015	Distribute resolution approving PID reimbursement agreement	COMPLETED	City/Julie Fort	50536
September 21, 2015	Distribute TIRZ reimbursement agreement	COMPLETED – Distributed draft 9.29.15	SVLO	50705

Project Schedule

DATE	ACTION	NOTES	RESPONSIBLE PARTY	SVLO DOC. #
September 25, 2015	Distribute updated MIA Bond Indenture Distribute updated NIA #1 Bond Indenture	COMPLETED Appendix to POS	Fulbright	
September 25, 2015	Distribution of MIA POS to City for October 13, 2015 consideration (incl. Forms of Indenture, SAP, CDA of City, CDA of Issuer, and PID reimbursement agreement) Distribution of NIA #1 POS to City for October 13, 2015 consideration (incl. Forms of Indenture, SAP, CDA of City, CDA of Issuer, and PID reimbursement agreement)	COMPLETED – 2 nd draft distributed 9.24.15 AK needs team comments NLT 9/23/15.	AK	50545 (NIA #1) 50737 (MIA)
September 25, 2015	Distribution of numbers for inclusion in MIA POS Distribution of numbers for inclusion in NIA #1 POS	COMPLETED	Jefferies	51172
September 25, 2015	Distribute draft PID cost determination resolution		City/Julie Fort	50984
September 25, 2015	Distribute resolution approving distribution of MIA POS subject to (1) approval by City Manager, FA and Bond Counsel; and (2) Hillwood closing on the purchase of the property prior to the distribution of the POS Distribute resolution approving distribution of NIA #1 POS subject to (1) approval by City Manager, FA and Bond Counsel; and (2) Hillwood closing on the purchase of the property prior to the distribution of the POS	COMPLETED Resolution relating to NIA #1 Bonds distributed on 09.25.15	Fulbright	50677 (applies to both NIA #1 bonds and MIA bonds)
September 25, 2015	Distribute form of resolution authorizing execution of release of portions of the CR 83 and CR 84 easements	SVLO circulated the form of the release on 8/28/15. City attorney to draft the resolution authorizing execution of the release. This resolution will be considered on 12/7/15.	City/Julie Fort	49972.1
October 2, 2015	DEADLINES: Publish notice of 10/13 annexation public hearings for CR 83 and CR 84 annexation tracts published in newspaper Post notice of CR 83 and CR 84 10/13 annexation public hearings on city website Mail notice of CR 83 and CR 84 10/13 annexation public hearings to (1) Celina ISD, and (2) Prosper ISD	Statutory annexation notice deadline is 10/2/15 (10-20 days before October 13 th public hearings) Mailed annexation notice to school districts shall contain a description of: (1) the area within the district proposed for annexation; (2) any financial impact on the district resulting from the annexation, including any changes in utility costs; and (3) any proposal the municipality has to abate, reduce, or limit any financial impact on the district. The municipality may not proceed with the annexation unless the municipality provides the required notice. COMPLETED	City	50810 (published) 50814 (website) 50820 (mailed)

Project Schedule

DATE	ACTION	NOTES	RESPONSIBLE PARTY	SVLO DOC. #
October 13, 2015	<u>REGULAR CITY COUNCIL MEETING:</u> City Council holds public hearings on CR 83 and CR 84 annexations	Institution of annexation proceedings required 20-40 days after the 10/13/2015 public hearings; annexation must be completed within 90 days after the 10/13/15 annexation public hearings COMPLETED	City	n/a
October 16, 2015	Distribute updated PID SAP	COMPLETED – Last draft distributed by DPGF 10/16/15 Appendix to POS	DPFG	47693
October 16, 2015	Distribute TIRZ Final Project and Finance Plan	COMPLETED	SVLO	51127
October 19, 2015	Distribute resolution calling December 7, 2015 public hearing on PID levy and assessment, approving preliminary SAP and proposed assessment roll, and directing notice of December 7 hearing	COMPLETED	City/Julie Fort	50984
October 23, 2015	Distribute ordinance approving final TIRZ Project and Finance Plan	COMPLETED	City/Julie Fort	51258
October 23, 2015	Distribute ordinance approving TIRZ reimbursement agreement	COMPLETED	City/Julie Fort	51257

Project Schedule

DATE	ACTION	NOTES	RESPONSIBLE PARTY	SVLO DOC. #
October 27, 2015	TIRZ BOARD MEETING <ul style="list-style-type: none"> Consider and act to elect board officers. Approve Final TIRZ Project and Finance Plan Approve TIRZ reimbursement agreement REGULAR CITY COUNCIL MEETING: <ul style="list-style-type: none"> Consider ordinance approving TIRZ Final Project and Finance Plan Consider ordinance approving TIRZ reimbursement agreement Consider PID cost determination resolution Consider resolution approving distribution of MIA POS and the NIA #1 POS subject to (1) approval by City Manager, FA and Bond Counsel; and (2) Hillwood closing on the purchase of the property prior to the distribution of the POS Consider resolution calling November 10, 2015 public hearing on PID levy and assessment, approving preliminary SAP and proposed assessment roll, and directing notice of November 10th hearing 	COMPLETED Conditions precedent to annexation are approval of the TIRZ reimbursement agreement and the off-site utility credit agreement contemplated by Section 6.04(d) of the development agreement. The amended and restated development agreement provides that Hillwood will close on the latter of (1) October 25, 2015; or (2) 15 days after receipt of notice from the city confirming (a) the city has closed on the certificates of obligation for those projects; and (b) the City Council has approved distribution of the POS.	City	51730 51732
October 27, 2015	Comments to Appraisal full narrative expected	Last draft distributed 10/20/15. Danny Ellis working to correct Celina ISD tax information. Appendix to POS	Jefferies	50468
October 28, 2015	File proposed PID Assessment Roll with City Secretary and make available for public inspection	Send file stamped copy of proposed assessment roll to working group for file	City	51742
October 28, 2015	Submit notice of November 10 PID assessment public hearing to paper for publication on October 30, 2015	COMPLETED	City	51353 51618 (Affidavit)
October 28, 2015	Final MIA POS distributed for comments Final NIA #1 POS distributed for comments	COMPLETED	AK	
October 29, 2015	Distribute forms of opinion of general counsel to Developer and Special Counsel to Developer for MIA Bonds Distribute forms of opinion of general counsel to Developer and Special Counsel to Developer for NIA#1 Bonds	COMPLETED	SVLO	50675 (MIA) 50674 (NIA #1) 51332 (SVLO/MIA) 51332 (SVLO/NIA #1)

Project Schedule

DATE	ACTION	NOTES	RESPONSIBLE PARTY	SVLO DOC. #
October 29, 2015	Distribute draft general certificate of the Developer for MIA Bonds and NIA #1 Bonds	COMPLETED	SVLO	50676
October 29, 2015	Mail notices to property owners of November 10 PID assessment public hearing	COMPLETED SVLO to provide tax roll to City showing addresses of current property owners	City	51327
October 30, 2015	Comments on Final NIA #1 POS due Comments on Final MIA POS due	COMPLETED		
October 30, 2015	Publish notice of November 10 PID assessment public hearing	COMPLETED	City	51361
November 5, 2015	Electronic Posting of NIA #1 POS Electronic Posting of MIA POS	These versions will contain language stating the Developer intends to purchase the property on or before November 20, 2015. After closing on the property, updated versions will be electronically posted.	AK	50535 (NIA) 50536 (MIA) As posted 11.5.2015
November 5, 2015	Formal marketing of MIA Bonds and NIA #1 Bonds commences		Jefferies	
November 10, 2015	<u>REGULAR CITY COUNCIL MEETING:</u> <ul style="list-style-type: none"> Institute annexation proceedings for CR 83 Institute annexation proceedings for CR 84 Open public hearing on levying of PID assessments and continue to December 7, 2015. 	Institution of annexation proceedings required 20-40 days after the 10/13/15 annexation public hearings; annexation must be completed within 90 days after the 10/13/15 public hearings (ANNEXATION ACTIONS COMPLETED)	City	
November 10, 2015	Distribute draft bond purchase agreement for MIA Bonds Distribute draft bond purchase agreement for NIA #1 Bonds	Purchase agreements will have forms of (or content of) the following documents related to the applicable bond issue: opinion of city attorney, opinion of general counsel to developer, opinion of special counsel to the Developer, closing certificate of Developer, closing certificate of City, closing certificate of Trustee, Letter of Representation of Appraiser; Letter of Representation of Special Consultant. BPAs are not attached to the applicable POS.	AK	51666 (MI) 51667 (NIA #1)
November 13, 2015	Distribute draft bond ordinance for MIA Bonds Distribute draft bond ordinance for NIA #1 Bonds	Ordinances will approve form of BPA, Indenture of Trust, POS and OS, CDA, and Ag Redemption Agreement for each respective series of bonds	Fulbright	51743 (MIA) 51744 (NIA #1)

Project Schedule

DATE	ACTION	NOTES	RESPONSIBLE PARTY	SVLO DOC. #
November 13, 2015	Closing of City certificate of obligations for water and sewer improvements and delivery of funds to the City	Construction of water and sewer improvements to begin. Water will take 200 days to complete and sewer will take a maximum of 300 days to complete. COMPLETED This closing is a prerequisite to Hillwood's closing.	FSW and Fulbright	
November 19, 2015	Distribute MIA Assessment Ordinance Distribute NIA #1 Assessment Ordinance Distribute Resolution approving PID Reimbursement Agreement	COMPLETED	Fulbright	51835 (MIA) 51836 (NIA #1) 51834
November 20, 2015	DEADLINE to publish notice of December 7 City Council public hearing on zoning	COMPLETED	City	51838
November 20, 2015	Distribute draft ag redemption agreement for MIA Bonds Distribute draft ag redemption agreement for NIA#1 Bonds	COMPLETED	City/Julie Fort	51936
November 20, 2015	Call to discuss market update and cash flows	Call to include Jefferies, AK, Hillwood, SVLO, City, Fulbright, MRF/Julie Fort, and SVLO	ALL	
November 20, 2015	Hillwood closed on property purchase	The amended and restated development agreement provides that Hillwood will close on the latter of (1) October 25, 2015; or (2) 15 days after receipt of notice from the city confirming (a) the city has closed on the certificates of obligation for those projects; and (b) the City Council has approved distribution of the POS. The amended and restated development agreement will be recorded with county clerk after Hillwood closes on the property	Hillwood	51913 (Promissory Note) 51914 (Term Loan Agreement)
November 20, 2015	DEADLINE to submit documents to City Secretary for December 7 City Council meeting	Documents in final form except for pricing information	City	
November 23, 2015	Investors conference call – Net Road Show	Decision makers include Hillwood, Jefferies and First Southwest.	Jefferies	51920
November 24, 2015	Pre-file transcript with the Texas Attorney General	AG must receive no later than December 2, 2015, to complete a December 22, 2015, closing.	Fulbright	
November 25, 2015	Final MIA POS sign off from FA and Bond Counsel Final NIA #1 POS sign off from FA and Bond Counsel	COMPLETED	FSW and Fulbright	

Project Schedule

DATE	ACTION	NOTES	RESPONSIBLE PARTY	SVLO DOC. #
November 25, 2015	Electronic posting of updated MIA POS Electronic posting of updated NIA #1 POS	COMPLETED	AK	50535 (NIA) 50536 (MIA) Version 2 is as supplemented 11.25.2015
November 28, 2015	Record development agreement following Hillwood's closing on the property		Hillwood	
December 2, 2015	Proposed bond pricing posted electronically	"go to print"	Jefferies	
December 2, 2015	Bond pre-pricing call (2 p.m.)		ALL	
December 3, 2015	Bond final pricing call		ALL	
December 4, 2015	<u>DEADLINE</u> to post agenda of December 7 th City Council meeting		City	
December 7, 2015	<p><u>SPECIAL CITY COUNCIL MEETING: Items must be posted on the agenda in this order and considered and acted on in this order:</u></p> <ol style="list-style-type: none"> 1. Conduct public hearing on levying of PID assessments. 2. Consider ordinance levying PID assessments and approving a final service and assessment plan (required by development agreement as condition to annexation) 3. Consider resolution approving PID reimbursement agreement 4. Consider ordinance authorizing issuance and sale of MIA Bonds (required by development agreement as condition to annexation) 5. Consider ordinance authorizing issuance and sale of NIA #1 Bonds (required by development agreement as condition to annexation) 6. Consider ordinance annexing CR 83, CR 84, and Wells South 7. Consider a resolution authorizing execution of release on portions of the CR 83 and CR 84 road easements over the Wells South property 8. Conduct a public hearing and consider an ordinance zoning the property 	<p>The annexation must be completed within 90 days after the September 8th institution of annexation proceedings for Wells South (by December 7th).</p> <p>Per the development agreement, prior to posting the December 7th City Council agenda, the City shall have:</p> <ol style="list-style-type: none"> 1. Appropriated funds for, and entered into contracts for the construction of, the water line and sewer line 2. Created the TIRZ, approved the project and finance plan, and approved a TIRZ reimbursement agreement <p>Conditions precedent to annexation are approval of the TIRZ reimbursement agreement and the off-site utility credit agreement.</p> <p>Ordinances releasing easements will be approved on 12/7 but effective upon the first segment of the new Coit Road when the property being completed and accepted by the city.</p>	City	

Project Schedule

DATE	ACTION	NOTES	RESPONSIBLE PARTY	SVLO DOC. #
December 7, 2015	<u>DEADLINE</u> to complete annexation of Wells South without starting the process over	Statutory deadline is 90 days from the September 8 th institution of annexation proceedings	City	
December 8, 2015	Distribute draft Final MIA OS for review Distribute draft Final NIA #1 OS for review		AK	
December 8, 2015	Submit notice of December 7 th PD zoning ordinance adoption to paper for publication on December 11, 2015		City	
December 10, 2015	<u>DEADLINE</u> to remove zoning signs		Hillwood	
December 11, 2015	Notice of PD zoning ordinance adoption published in newspaper		City	
December 14, 2015	Comments due on Final MIA OS Comments due on Final NIA #1 OS		ALL	
December 14, 2015	<u>DEADLINE</u> to file MIA Bond transcript with Attorney General <u>DEADLINE</u> to file NIA #1 Bond transcript with Attorney General	Confirm whether bond transcript will be pre-filed with the AG	Fulbright	
December 14, 2015	Electronic posting of Final MIA OS Electronic posting of Final NIA #1 OS		Jefferies	
December 22, 2016	Bond Closing		FSW and Fulbright	

Table of Documents

Public Improvement District Neighborhood Improvement Area #1

Document Number	Document Description
1.	Certificate of City Secretary certifying the following creation documents: a. Resolution No. 2015-47R Accepting Petition to Create PID and Calling Public Hearing; b. Affidavit of Publication of Notice of Public Hearing Regarding PID Creation; c. Copy of Notice of Public Hearing Regarding PID Creation Mailed to Property Owners; d. Resolution No. 2015-51R Authorizing PID Creation and the minutes pertaining thereto; e. Affidavit of Publication of Resolution Authorizing PID Creation; f. Resolution No. 2015-54R Calling Public Hearing Regarding Service and Assessment Plan and Assessment Roll; g. Affidavit of Publication of Notice of Public Hearing Regarding Service and Assessment Plan and Assessment Roll; and h. Notice of Public Hearing Regarding Service and Assessment Plan and Assessment Roll Mailed to Property Owners.
2.	Ordinance Approving Service and Assessment Plan, including Assessment Roll, and Levying Assessments
3.	Service and Assessment Plan, including Assessment Roll
4.	Certificates of Collin Central Appraisal District
5.	Bond Ordinance
6.	Indenture of Trust
7.	Resolution Approving Preliminary Official Statement
8.	Bond Purchase Agreement
9.	Final Official Statement ¹
10.	Continuing Disclosure Agreement of Issuer
11.	Continuing Disclosure Agreement of Developer
12.	General Certificate of the City
13.	General Certificate of Developer
14.	Signature and No-Litigation Certificate
15.	Signature Identification and Incumbency Certificate of Trustee
16.	Certificate of City – Request and Authorization to Authenticate Bonds
17.	Resolution Approving Reimbursement Agreement
18.	Reimbursement Agreement

19.	Closing Certificate of City
20.	Closing Certificate of Developer
21.	Closing Certificate of Trustee
22.	DPFG, Inc. Letter of Representation
23.	Jackson Claiborn, Inc. (Appraiser) Letter of Representation
24.	Certificate as to Tax Exemption
25.	Issue Price Certificate
26.	Filed Information Report – Form 8038-G
27.	Closing Instruction Letter
28.	Receipt and Disbursement of Funds
29.	Attorney General Opinion and Comptroller's Registration Certificate
30.	Opinion of Bond Counsel
31.	Supplemental Opinion of Bond Counsel
32.	Opinion of City Attorney
33.	Opinion of Underwriter's Counsel
34.	Opinion of Special Counsel to Developer
35.	Opinion of Developer's General Counsel
36.	Filed Development Agreement
37.	Filed Agreement Regarding Conveyance of Right of Redemption and Waiver of Agricultural Valuation
38.	Certificate of Lender
39.	TIRZ documents: (a) Resolution Setting a Public Hearing on the Creation of a Tax Increment Reinvestment Zone Within the City of Celina, Texas; (b) Affidavit of Publication of the Notice of Public Hearing Regarding the Creation of the Zone as required by Section 311.003(c) of the Texas Tax Code; (c) Ordinance authorizing the creation of the Zone; (d) Ordinance approving the Final Project and Finance Plan for the Zone; and (e) Resolution of the Zone Board approving the Final Project and Finance Plan. (f) TIRZ Reimbursement Agreement.

Table of Documents

Public Improvement District Major Improvement Area

Document Number	Document Description
1.	Certificate of City Secretary certifying the following creation documents: a. Resolution No. 2015-47R Accepting Petition to Create PID and Calling Public Hearing; b. Affidavit of Publication of Notice of Public Hearing Regarding PID Creation; c. Copy of Notice of Public Hearing Regarding PID Creation Mailed to Property Owners; d. Resolution No. 2015-51R Authorizing PID Creation and the minutes pertaining thereto; e. Affidavit of Publication of Resolution Authorizing PID Creation; f. Resolution No. 2015-54R Calling Public Hearing Regarding Service and Assessment Plan and Assessment Roll; g. Affidavit of Publication of Notice of Public Hearing Regarding Service and Assessment Plan and Assessment Roll; and h. Notice of Public Hearing Regarding Service and Assessment Plan and Assessment Roll Mailed to Property Owners.
2.	Ordinance Approving Service and Assessment Plan, including Assessment Roll, and Levying Assessments
3.	Service and Assessment Plan, including Assessment Roll
4.	Certificates of Collin Central Appraisal District
5.	Bond Ordinance
6.	Indenture of Trust
7.	Resolution Approving Preliminary Official Statement
8.	Bond Purchase Agreement
9.	Final Official Statement ¹
10.	Continuing Disclosure Agreement of Issuer
11.	Continuing Disclosure Agreement of Developer
12.	General Certificate of the City
13.	General Certificate of Developer
14.	Signature and No-Litigation Certificate
15.	Signature Identification and Incumbency Certificate of Trustee
16.	Certificate of City – Request and Authorization to Authenticate Bonds
17.	Resolution Approving Reimbursement Agreement
18.	Reimbursement Agreement
19.	Closing Certificate of City

¹ Preliminary Official Statement intentionally omitted; a copy is on file with the City.

20.	Closing Certificate of Developer
21.	Closing Certificate of Trustee
22.	DPFG, Inc. Letter of Representation
23.	Jackson Claiborn, Inc. (Appraiser) Letter of Representation
24.	Certificate as to Tax Exemption
25.	Issue Price Certificate
26.	Filed Information Report – Form 8038-G
27.	Closing Instruction Letter
28.	Receipt and Disbursement of Funds
29.	Attorney General Opinion and Comptroller's Registration Certificate
30.	Opinion of Bond Counsel
31.	Supplemental Opinion of Bond Counsel
32.	Opinion of City Attorney
33.	Opinion of Underwriter's Counsel
34.	Opinion of Special Counsel to Developer
35.	Opinion of Developer's General Counsel
36.	Filed Development Agreement
37.	Filed Agreement Regarding Conveyance of Right of Redemption and Waiver of Agricultural Valuation
38.	Certificate of Lender
39.	TIRZ documents: (a) Resolution Setting a Public Hearing on the Creation of a Tax Increment Reinvestment Zone Within the City of Celina, Texas; (b) Affidavit of Publication of the Notice of Public Hearing Regarding the Creation of the Zone as required by Section 311.003(c) of the Texas Tax Code; (c) Ordinance authorizing the creation of the Zone; (d) Ordinance approving the Final Project and Finance Plan for the Zone; and (e) Resolution of the Zone Board approving the Final Project and Finance Plan. (f) TIRZ Reimbursement Agreement

Questions?

Presented by:

Julie Fort

Messer, Rockefeller & Fort, PLLC

6351 Preston Road, Suite 350

Frisco, Texas 75034

julie@txmunicipallaw.com

972-668-6400