



NOTICE OF A MEETING
(In compliance with Sec. 551.041, Et. Seq., Tex. Gov't. Code)

Notice is hereby given that the City of Jersey Village Tax Increment Reinvestment Zone No. 2 (TIRZ) Board will hold a meeting on January 10, 2022 at 5:30 p.m. in the Civic Center Auditorium located at 16327 Lakeview Drive, Jersey Village, Texas 77040. All agenda items are subject to action. The City of Jersey Village TIRZ reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

A quorum of the City of Jersey Village City Council may be in attendance at this meeting.

ITEM(S) to be discussed and acted upon by the Board are listed on the attached agenda.

AGENDA

- A. Open Meeting. Call the meeting to order and the roll of appointed officers will be taken. *Board Chairman*
- B. **CITIZENS' COMMENTS** - Any person who desires to address the City of Jersey Village Tax Increment Reinvestment Zone No. 2 (TIRZ) Board regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Board Members are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the TIRZ Board.
- C. Election of chairperson and vice-chairperson. *Board Chairman*
- D. Consider approval of the minutes for the meetings held on August 30, 2021. *Lorri Coody, Board Secretary*
- E. Consider approving and recommending the Tax Increment Reinvestment Zone Number 2 FY 2021 Annual Report to the City Council. *Austin Bless, City Manager*
- F. Adjourn

CERTIFICATION

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City Hall, 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: January 3, 2022 at 3:00 p.m. and remained so posted until said meeting was convened.



Lorri Coody, City Secretary

In compliance with the Americans with Disabilities Act, the City of Jersey Village will provide for reasonable accommodations for persons attending City Council meetings. Requests for accommodations must be made to the City Secretary by calling 713 466-2102 forty-eight (48) hours prior to the meetings. Agendas are posted on the Internet Website at www.jerseyvillagetx.com

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

TIRZ2 BOARD MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 10, 2022

- B. CITIZENS' COMMENTS** - Any person who desires to address the City of Jersey Village Tax Increment Reinvestment Zone No. 2 (TIRZ) Board regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Board Members are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the TIRZ Board.

**TAX INCREMENT REINVESTMENT ZONE NO. 2 BOARD
CITY OF JERSEY VILLAGE, TEXAS
AGENDA REQUEST**

AGENDA DATE: January 10, 2022

AGENDA ITEM: C

AGENDA SUBJECT: Election of chairperson and vice-chairperson.

Department/Prepared By: Lorri Coody

Date Submitted: December 28, 2021

EXHIBITS: None

BUDGETARY IMPACT: None

CITY MANAGER APPROVAL:

BACKGROUND INFORMATION:

In accordance Ordinance 2017-26, each year the Board shall elect one of its members to serve as Chairman for a term of one year that begins on January 1. The Board of Directors may elect a Vice-Chairman to preside in the absence of the Chairman or when there is a vacancy in the office of Chairman.

The current Chairman is James MacDonald and the current Vice Chairman is Ceri Davies.

Staff recommends that the Board elect both a Chairman and a Vice Chairman.

RECOMMENDED ACTION:

Elect Officers

**MINUTES OF THE MEETING OF THE JERSEY VILLAGE
TAX INCREMENT REINVESTMENT ZONE NO. 2 BOARD**

August 30, 2021 – 6:00 p.m.

TAX INCREMENT REINVESTMENT ZONE NO. 2 BOARD OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENEED ON AUGUST 30, 2021 AT 6:00 P.M. IN THE CIVIC CENTER MEETING ROOM, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

Pursuant to Section 418.016 of the Texas Government Code, on March 16, 2020, the Governor of the State of Texas granted the Office of the Attorney General's request for the temporary suspension of certain provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in-person meetings that assemble large groups of people, as a precautionary measure to contain the spread of novel coronavirus COVID-19.

Accordingly, the public was not allowed to be physically present at this meeting of the City of Jersey Village, Texas, Tax Increment Reinvestment Zone No. 2 Board but the meeting was available to members of the public and allowed for two-way communications for those desiring to participate via telephone with the following toll-free number: **346-248-7799 along with Webinar ID: 841 2802, 0732.**

A. The meeting was called to order at 6:02 p.m. by James MacDonald Chairperson, and the roll of appointed officers was taken. Board Members and staff present were:

James MacDonald, Chairman
Ceri Davies, Vice Chairman
Ty Camp, Board Member
Sean Anger, Board Member
John Baucum, Board Member
Ashley Hart, Board Member

City Manager, Austin Bleess
City Secretary, Lorri Coody
IT Director – Bob Blevins

Board Member Judith Tidwell was not present at this meeting. Council Liaison, James Singleton was present at this meeting.

B. CITIZENS' COMMENTS - Any person who desires to address the City of Jersey Village Tax Increment Reinvestment Zone No. 2 (TIRZ) Board regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Board Members are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the TIRZ Board.

There were no Citizen's Comments.

C. Consider approval of the minutes for the meetings held on January 18, 2021.

Board Member Baucum moved to approve the minutes for the meeting held on January 18, 201. Board Member Anger seconded the motion. The vote follows:

Ayes: Board Members Davies, Anger, Baucum, Hart, and Camp
Chairman MacDonald

Nays: None

The motion carried.

D. Discuss and take appropriate action concerning authorizing payment to Brookstone L.P. for City Hall Preconstruction work for the City Hall building to be located within TIRZ Number 2.

Austin Bless, City Manager, introduced the item. Background information is as follows:

The City has been working with Brookstone L.P. for several months to develop the Guaranteed Maximum Price, Design Development Estimate, and the Schematic Design Estimate for the new City Hall Building. Brookstone L.P.'s pre-construction costs came to a total of \$42,000. Pre-construction costs can be included as a part of the construction contract for a project, or, as is the case here, the pre-construction costs can be paid separate and apart from a construction contract. If, after the payment of the pre-construction costs, the City enters into a construction contract with Brookstone L.P. and the project starts before the end of June 2022, then half of the pre-construction costs would be credited to the GMP of the project.

The City Council has transferred money from the Capital Improvement Project Fund to the TIRZ 2 Fund for this bill to be paid. Since the money to pay for this is coming from the TIRZ Fund, but the money was allocated by a budget amendment from the Council and not through the TIRZ Board budgeting process, the TIRZ Board should approve the payment of this invoice.

There was discussion about the work being done. There was also discussion about funding. Some wondered what would happen if the Board chose not to approve this invoice. City Manager Bless stated that this is an action to keep good faith with the builder. There was further discussion about payment of the invoice. Some members had concern about the status of the project and how paying this invoice fits into the project as a whole. City Manager Bless explained that approving this invoice is to pay Brookstone for the work that they have already done on this project. Approving the invoice does not approve any additional work. It is merely paying an outstanding bill for work that has already been done. There was discussion about the funds available to the TIRZ2. City Manager Bless explained the process and answered questions from Board Members. The City Hall Project timeline was discussed as some wondered if there would be any benefit to delay payment of this invoice until better information is available about the status of the project. The Board engaged in additional discussion about the invoice and the items included in same.

With no further discussion on the matter, Board Member Camp moved to authorize payment to Brookstone L.P. for City Hall Preconstruction work for the City Hall building to be located within TIRZ Number 2. Board Member Anger seconded the motion. The vote follows:

Ayes: Board Members Davies, Anger, Hart, and Camp
Chairman MacDonald

Nays: Board Member Baucum

The motion carried.

E. Adjourn

There being no further business on the Agenda the meeting adjourned at 6:20 p.m.



Lorri Coody, City Secretary

**TAX INCREMENT REINVESTMENT ZONE BOARD
CITY OF JERSEY VILLAGE, TEXAS
AGENDA REQUEST**

AGENDA DATE: January 10, 2022

AGENDA ITEM: E

AGENDA SUBJECT: Consider approving and recommending the Tax Increment Reinvestment Zone Number 2 FY 2021 Annual Report to the City Council.

PREPARED BY: Austin Bless, City Manager **DATE SUBMITTED:** December 28, 2021

EXHIBIT: [TIRZ 2 Annual Report for FY 2021](#)

BACKGROUND INFORMATION: The Tax Increment Financing Act requires all cities or counties that designate a Tax Increment Reinvestment Zone to file an annual report with the Comptroller's office and the chief executive officer of each taxing unit that levies property taxes on real property in a reinvestment zone. The report must include:

- the amount and source of revenue in the tax increment fund established for the zone;
- the amount and purpose of expenditures from the fund;
- the amount of principal and interest due on outstanding bonded indebtedness;
- the tax increment base and current captured appraised value retained by the zone; and
- the captured appraised value shared by the municipality or county and other taxing units, the total amount of tax increments received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality or county.

As such staff has prepared the following report. It is recommended by Staff that the TIRZ Board recommend Council approve this report.

RECOMMENDED MOTION:

MOTION: To approve and recommend the Tax Increment Reinvestment Zone Number 2 FY2021 Annual Report to the City Council.



TAX INCREMENT
REINVESTMENT ZONE
NUMBER 2, CITY OF
JERSEY VILLAGE, TX
ANNUAL REPORT
FY2021

RECOMMENDED FOR APPROVAL BY TIRZ
BOARD ON JANUARY 10, 2022

APPROVED BY CITY COUNCIL ON
JANUARY 17, 2022
Resolution 2022-XX

City of Jersey Village, Texas - City Officials

City Council – October 2020 – September 2021

Mayor	Andrew Mitcham (May 2021) Bobby Warren (Current)
Place 1	Drew Wasson
Place 2	Greg Holden (May 2021) Michelle Mitcham (Current)
Place 3	Bobby Warren (May 2021) Sheri Sheppard (Current)
Place 4	James Singleton
Place 5	Gary Wubbenhorst

City Staff

City Manager	Austin Bleess
City Secretary	Lorri Coody

TIRZ Board of Directors

BOARD MEMBER	POSITION	APPOINT DATE	TERM ENDS
John Baucum	1	12/19	12/21
Ty Camp	2	08/17	12/21
Ceri Davies, Vice Chairman	3	08/17	12/22
Sean Anger	4	01/19	12/22
James MacDonald, Chairman	5	08/17	12/22
Ashley Hart	6	12/20	12/21
Judy Tidwell	7	06/19	12/22

Purpose

The Board shall act as an advisory board to the City Council in the operation and administration of Zone Number 2; and all actions by the board are subject to City Council approval.

Duties and Responsibilities

The authority and responsibility of the board expressly includes:

1. Make recommendations to the City Council regarding the administration of the Zone;
2. Make recommendations to the City Council regarding agreements that are necessary or convenient to implement the project plan and reinvestment zone financing plan;
3. Make recommendations to the City Council regarding agreements with local governments or political subdivisions for management of the zone or implementing the project plan and reinvestment zone financing plan;
4. Make recommendations to the City Council regarding the expenditure of TIF Fund Number 2 funds related to development and redevelopment of land within the zone, in conformance with the following process;
5. Act as the lead entity in working with other boards and commissions regarding incentives, regulations, infrastructure, and all other physical and economic development decisions related to the Zone number 2; and
6. Provide a progress report to the City Council annually, or as requested by the City Council.

Membership

This Board of Directors consists of seven (7) members: five (5) Directors shall be appointed by the City Council; and two (2) Directors shall be appointed by the County Commissioners Court. Since Harris County has elected not to participate in the TIRZ, all seven Director seats have been appointed by the City Council.

Description of Zone

In accordance with the Tax Increment Financing Act (Texas Tax Code Chapter 311), Reinvestment Zone Number Two, Jersey Village, Texas (TIRZ No. 2) was established by Ordinance 2017-26 of the Jersey Village City Council on July 17, 2017.

Purpose of Zone

The City of Jersey Village teamed with consultants to gather input from community stakeholders (from agencies like Harris County, the Houston-Galveston Area Council, METRO, and private land owners) and develop a conceptual plan for the area south of U.S. 290, known as Jersey Village Crossing. Jersey Village Crossing is a proposed 274 acre mixed-use development that includes a major Transit-Oriented Development component that incorporates preliminary designs for a light rail stop. Recent economic trends indicate that workers want to live in places with destinations, public and civic spaces, vibrant

social life, recreational opportunities, and a reasonable commute—all of which are usually included in a mixed-use development.

The purpose of this TIRZ is to support this development.

Financial State of the Zone

Chapter 311.016 (a)(1) of the Texas Tax Code requires an annual status report be filed with the chief officer of each taxing unit that levies property taxes in a reinvestment zone and the state comptroller. The established base year for TIRZ No. 2 reporting was Fiscal Year 2017. This report covers Fiscal 2021, which was October 1, 2020 – September 30, 2021.

Amount and Source of Revenue

The tax increment captured for the fiscal year was negative. As there was no captured value of the TIRZ there was no income for the TIRZ.

The City Council did transfer \$42,000 from the City of Jersey Village CIP Funds dedicated for the city hall construction to the TIRZ 2.

Amount and Purpose of Expenditures

There was \$42,000 spent for schematic design, design development, and pricing for a new city hall.

Amount Of Principal And Interest Due

The TIRZ has no bonded indebtedness.

Tax Increment Base And Current Captured Appraised Value Retained By The Zone

Base Year Value (FY2017)	Net Taxable Value (FY2021)	Captured Appraised Value (FY2021)
\$20,633,175	\$19,814,320	-\$818,855

Captured Appraised Value Shared By The Municipality And The Total Amount Of Tax Increments Received

Taxing Jurisdiction & Participation Rate	Captured Appraised Value	Tax Rate per \$100/Value	Amount of Increment
Jersey Village (100%)	-\$818,855	0.723466	\$ -

Currently Jersey Village is the only taxing entity participating in the TIRZ and is participating at 100%.

Fund Balance History:

	FY2018	FY2019	FY2020	FY2021
Revenues	0	0	0	\$42,000
Expenditures	0	0	0	\$42,000
Net Income (Loss)	0	0	0	0
Ending Fund Balance	0	0	0	0

Map 1: Location of Tax Increment Reinvestment Zone

The boundaries of the TIRZ are depicted below.

