

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

February 1, 2018 – 6:00 p.m.

TAX INCREMENT REINVESTMENT ZONE NO. 2 BOARD OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENEED ON FEBRUARY 1, 2018 AT 6:00 P.M. IN THE CIVIC CENTER MEETING ROOM, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

**A. The meeting was called to order at 6:00 p.m. by Board Chairman, James Travis Singleton, Jr., and the roll of appointed officers was taken. Board Members and staff present were:**

James Travis Singleton, Jr., Chairman	City Manager, Austin Bleess
Ty Camp, Board Member	City Secretary, Lorri Coody
Ceri Davies, Board Member	
James MacDonald, Board Member	
Simon Hughes, Board Member	

Board Members David Ambrose and Geoff Butler were not present at this meeting.

**B. Discuss and take appropriate action concerning Board Bylaws.**

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

At the last meeting there was a brief discussion on Board bylaws. Prior to this evenings meeting, Board Members were presented with several examples of TIRZ bylaws from around the State.

In reviewing the bylaws, most were simply a reiteration of what is already in the City Ordinance that created the TIRZ. As such the City Manager does not believe that Bylaws are necessary, and does not recommend adopting bylaws for this Board. However, should the Board wishes to have bylaws, this item is to discuss the Boards wishes concerning same.

After a brief discussion concerning the information presented by the City Manager, it was the consensus of the Board that bylaws are not needed. With no further discussion on the matter, Chairman Singleton called the next item on the agenda as follows:

**C. Consider Resolution No. 2018-01, approving and recommending the Final Reinvestment Zone Project Plan and Financing Plan to the City Council.**

Austin Bleess, City Manager, introduced the item. He told the Board that tonight the Board will consider the proposed Project and Financing Plan for the TIRZ. He mentioned that there are a few changes in the plan that was included in the meeting packet compared to the preliminary plan presented at the last meeting. The changes are as follows:

- 1) Figure 2 has been added, which shows the Jersey Village Crossing Character Zones. This addition helps better display the zones for Map 4.
- 2) The non-project costs sections has been updated with a bit more information.
- 3) The Method of Relocation Statement has been changed. After consulting with our attorney, relocation is only for people, not businesses or utilities. There are only four parcels in the Zone that are residential in nature. They are all located in the District D Transition Zone, which means

they could stay. If people need to be relocated, \$2 million has been allocated for that; and it would be done in accordance with the applicable requirements.

- 4) The calculation on TIRZ Values has been modified. Since we only have approximately \$18 million of the total TIRZ property values currently in our City limits that drops the base value of the TIRZ. We are proposing those values to be added by annexation in 2019. Therefore, that changes our projected annual assessed values and the incremental taxes collected. It increases the total amount by about \$11 million.
- 5) Changes to our projected annual assessed values and the incremental taxes collected, changes the proposed budget. Accordingly, various lines have been increased/decreased in the budget on page 11 of the document, and more has been put into the infrastructure (water, sewer, streets, etc.).
- 6) The TOD Plan, which was emailed to everyone in November, indicates the roads that are proposed in Map 4 that would be owned by the City. That question was brought up in our last meeting. The costs for those would be covered in our TIRZ budget. As noted on pages 10-11, I took the original costs and used an inflation factor of 4% to come up with the budget amounts in the preliminary budget. I have added some money to those numbers with the new budget. I think the budget is good, but of course you never truly know what the costs will be until the project is engineered and put out for bids.

These are the main changes to the plan. Other changes were just small house keeping items. Once again this is just a plan. We can change it as we go, and the plan could change depending upon what developer does the project.

In completing the introduction by the City Manager, the Board engaged in discussion about the plan. There was some concern that the actual plan document does not indicate that changes/amendments can be made to the Plan. City Manager Bless explained that this is not necessary because the Ordinance creating the TIRZ outlines that capability.

Some members wanted to know about the discussions that the City has had with developers for the TIRZ area to affirm that the dollar amounts in the plan are accurate. The City Manager explained that the City is speaking with developers and these discussions are ongoing. He explained that some developers are more interested than others are in developing this area.

Some members wanted to know if the plan is approved tonight and a developer comes with an idea to develop the area, what will be the next steps in the process. City Manager Bless explained that once a developer presents the City with a proposal, Staff will review the proposal to understand the costs and needed in terms of infrastructure and if proceeding with the proposal is wise. If so, the proposal will be presented to the TIRZ Board for review and for making a recommendation to City Council concerning the proposal.

Some members wanted to know what will happen to residents living in the area if we receive a proposal from a developer. City Manager Bless explained that there are four (4) parcels in the TIRZ area. If there are people living on the property, the developers will propose a plan to relocate the residents.

There was discussion about approving the plan. Some members wanted to know that in approving the plan is the Board/City committing dollars to spend. City Manager Bless explained that no monies will be spent until the developers come forward with a proposal that is approved by City Council. The plan

does not commit the City to any dollars. It is more for marketing purposes and will be amended when a developer's proposal is presented.

The Board then discussed the zoning for the City's ETJ. City Manager Bless explained that upon receiving a proposal, any land to be developed in the ETJ will be rezoned when it comes into the City.

The Board discussed residential housing units as some wanted to know if there will be a requirement for low-income housing. City Manager Bless explained that should the City consider Community Block Development Grants (CBDG), then perhaps; but the current plan does not include these grants as a source of funding.

This is a thirty-year plan. Some members wanted to know if the plan could be terminated sooner than thirty years. City Manager Bless stated that the City Council has the authority to terminate the plan early.

The \$17 million in interest outlined in the plan was discussed. City Manager Bless explained how this number was calculated as well as the figures in the table on page 11.

It was noted that the plan does not have Sales Tax Revenues, impact fee revenues, or water and sewer fee revenue. All of these will go back to the general fund.

With no further discussion on the matter, Chairman Singleton moved to approve Resolution No. 2018-01, approving and recommending the Final Reinvestment Zone Project Plan and Financing Plan to the City Council. Board member Camp seconded the motion. The vote follows:

Ayes: Board Members Camp, Davies, McDonald  
Chairman Singleton

Nays: Board Member Hughes

The motion carried.

#### **D. Adjourn**

There being no further business on the Agenda the meeting adjourned at 6:22 p.m.

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Lorri Coody, City Secretary