



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 June 10, 2019 at 7:00 p.m. in the Civic Center Meeting Room, 16327 Lakeview Drive, Jersey Village, Texas 77040. 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 President*
- B. Consider approval of the minutes for the meetings held on January 21, 2019. *Lorri Coody, Board Secretary*

C. RECESS THE REGULAR SESSION

Recess the Regular Session to Convene into Executive Session pursuant to the Texas Open Meetings Act, Government Code Section 551.087 (2) – Economic Development Negotiations.

D. EXECUTIVE SESSION

- 1. Pursuant to the Texas Open Meeting Act Section 551.087(2) Deliberation Regarding Economic Development Negotiations, meet in a closed meeting to deliberate an offer of a financial or other incentive to a business prospect.

E. ADJOURN EXECUTIVE SESSION

Adjourn the Executive Session, stating the date and time the Executive Session ended and Reconvene the Regular Session.

F. RECONVENE THE REGULAR SESSION

- 1. Consider Resolution No. 2019-02, approving and recommending the Master Development Agreement with Collaborate Special Projects, LLC to City Council. *Austin Bleess, City Manager*

G. 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: June 7, 2019 at 11:00 a.m. and remained so posted until said meeting 9was 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 public meetings. Request 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.jerseyvillage.info.



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

January 21, 2019 – 6:00 p.m.

TAX INCREMENT REINVESTMENT ZONE NO. 2 BOARD OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENEED ON JANUARY 21, 2019 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 City Secretary, Lorri Coody, and the roll of appointed officers was taken. Board Members and staff present were:

Ty Camp, Board Member	City Manager, Austin Bless
Ceri Davies, Board Member	City Secretary, Lorri Coody
Sean Anger, Board Member	City Attorney, Scott Bounds
James MacDonald, Board Member	
Simon Hughes, Board Member	
Michael Drew Wasson, Board Member	

Board Member James MacDonald was not present when the meeting was called to order, but joined the meeting in session at 6:05 p.m. Board Member Andrea Grimm was not present at this meeting.

Council Liaison, Bobby Warren was present at this meeting.

Justin Ray, Mayor; Andrew Mitcham, Council Member; James Singleton, Council Member; and Gary Wubbenhorst, Council Member attended this meeting. The Council did not participate in the discussions.

B. Election of chairperson and vice-chairperson.

City Secretary, Lorri Coody, opened nominations for the office of Chairperson for a one year term beginning January 1, 2019 and ending December 31, 2019. Board Member Camp nominated Board Member James MacDonald to serve in this capacity. With no other nominations, City Secretary Coody called for a vote on the nomination of Board Member James MacDonald to serve as Chairperson. The vote follows:

Ayes: Board Members Camp, Davies, Anger, Hughes, and Wasson

Nays: None

The nomination carried and James MacDonald will serve as Chairperson for the Tax Increment Reinvestment Zone No. 2 Board for the term beginning January 1, 2019 and ending December 31, 2020.

With James MacDonald not yet being present at this meeting, City Secretary, Lorri Coody opened nominations for the office of Vice Chairperson for a one year term beginning January 1, 2019 and ending December 31, 2020. Board Member Davies nominated Board Member Ty Camp. With no other nominations, City Secretary Coody called for a vote on the nomination of Board Member Ty Camp to serve as Vice Chairperson. The vote follows:

Ayes: Board Members Davies, Anger, Hughes and Wasson

Nays: None

Abstained: Board Member Camp

Ty Camp will serve as Vice Chairperson for the Tax Increment Reinvestment Zone No. 2 Board for the term to begin on January 21, 2019 and end December 31, 2020.

Having conducted the election of officers, Vice Chairperson Camp called the next item on the agenda as follows:

C. Consider approval of the minutes for the meetings held on November 29, 2017 and February 1, 2018.

Board Member Anger moved to approve the minutes for the meetings held on November 29, 2017 and February 1, 2018. Board Member Hughes seconded the motion. The vote follows:

Ayes: Board Members Davies, Anger, Hughes and Wasson
Vice Chairperson Camp

Nays: None

The motion carried.

D. Consider Resolution No. 2019-01, approving and recommending the FY 2018 Annual Report to the City Council.

Chairman, James MacDonald, joined the meeting in progress at 6:05 p.m.

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

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.

A prepared report was included in the meeting packet. Staff recommended that the TIRZ Board recommend Council approve this report.

The Board engaged in discussion about the prepared report. Several questions were asked of the City Manager, to which he responded accordingly.

With no further discussions on the matter, Board Member Camp moved to approve Resolution No. 2019-01, approving and recommending the FY 2018 Annual Report to the City Council. Board Member Simon seconded the motion. The vote follows:

Ayes: Board Members Camp, Davies, Anger, Hughes and Wasson
Chairperson MacDonald

Nays: None

The motion carried.

A copy of Resolution No. 2019-01, approving and recommending the FY 2018 Annual Report to the City Council is attached to and made a part of these minutes as Exhibit "A."

E. Adjourn

There being no further business on the Agenda the meeting adjourned at 6:09 p.m.

Lorri Coody, City Secretary



DRAFT

Meeting Packet for the Tax Increment Reinvestment Zone 2 Board for the Meeting to be held on June 10, 2019

Exhibit A

Resolution No. 2019-01, approving and recommending
the FY 2018 Annual Report to the City Council.

DRAFT

RESOLUTION NO. 2019-01

A RESOLUTION OF THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER TWO, CITY OF JERSEY VILLAGE, TEXAS APPROVING AND RECOMMENDING THE FY2018 ANNUAL REPORT TO THE CITY COUNCIL.

WHEREAS, the City of Jersey Village, Texas is required 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; and

WHEREAS, the TIRZ Board of Directors has reviewed the FY2018 Annual Report; **NOW THEREFORE**,

BE IT RESOLVED BY THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER TWO CITY OF JERSEY VILLAGE, THAT:

SECTION 1. Finds the FY2018 Annual Report meets the requirements of laid out in the Tax Increment Financing Act.

SECTION 2. The TIRZ Board hereby approves the FY2018 Annual Report, attached hereto as Exhibit A, and recommends approval of the report to the City Council.

PASSED AND APPROVED this the 21st day of January, A.D., 2019.

s/James MacDonald, Board Chairman

ATTEST:

s/Lorri Coody, City Secretary



EXHIBIT A

FY2018 TIRZ Annual Report

DRAFT



TAX INCREMENT
REINVESTMENT ZONE
NUMBER 2, CITY OF
JERSEY VILLAGE, TX
ANNUAL REPORT
FY2018

RECOMMENDED FOR APPROVAL BY TIRZ
BOARD ON JANUARY 21, 2019

APPROVED BY CITY COUNCIL ON JANUARY XX,
2019

Ordinance 2019-XX

City of Jersey Village, Texas - City Officials

City Council

Mayor	Justin Ray
Place 1	Andrew Mitcham
Place 2	Greg Holden
Place 3	Bobby Warren
Place 4	James Singleton
Place 5	Gary Wubbenhorst

City Staff

City Manager	Austin Bless
City Secretary	Lorri Coody

TIRZ Board of Directors

BOARD MEMBER	POSITION	APPOINT DATE	TERM ENDS
James Singleton	1	08/17	Resigned 06/18
Andrea Grimm	1	06/18	12/19
Ty Camp	2	08/17	12/19
Ceri Davies	3	08/17	12/18
Geoff Butler	4	08/17	12/18
James MacDonald	5	08/17	12/18
Simon Hughes	6	10/17	12/19
David Ambrose, Vice Chairman	7	10/17	12/18

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. 1 reporting was Fiscal Year 2018.

Amount and Source of Revenue

The Tax Increment Base Value of the District is \$20,633,175. During Fiscal Year 2018 the value of the district was \$20,538,222, which is a negative captured value of \$94,953. As there was no captured value of the TIRZ there was no income for the TIRZ.

Amount and Purpose of Expenditures

There were no expenditures from the TIRZ Fund.

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 (2017)	Net Taxable Value (2018)	Captured Appraised Value (2018)
\$20,633,175	\$20,538,222	-\$94,953

Captured Appraised Value Shared By the Municipality and the Total Amount of Tax Increments Received

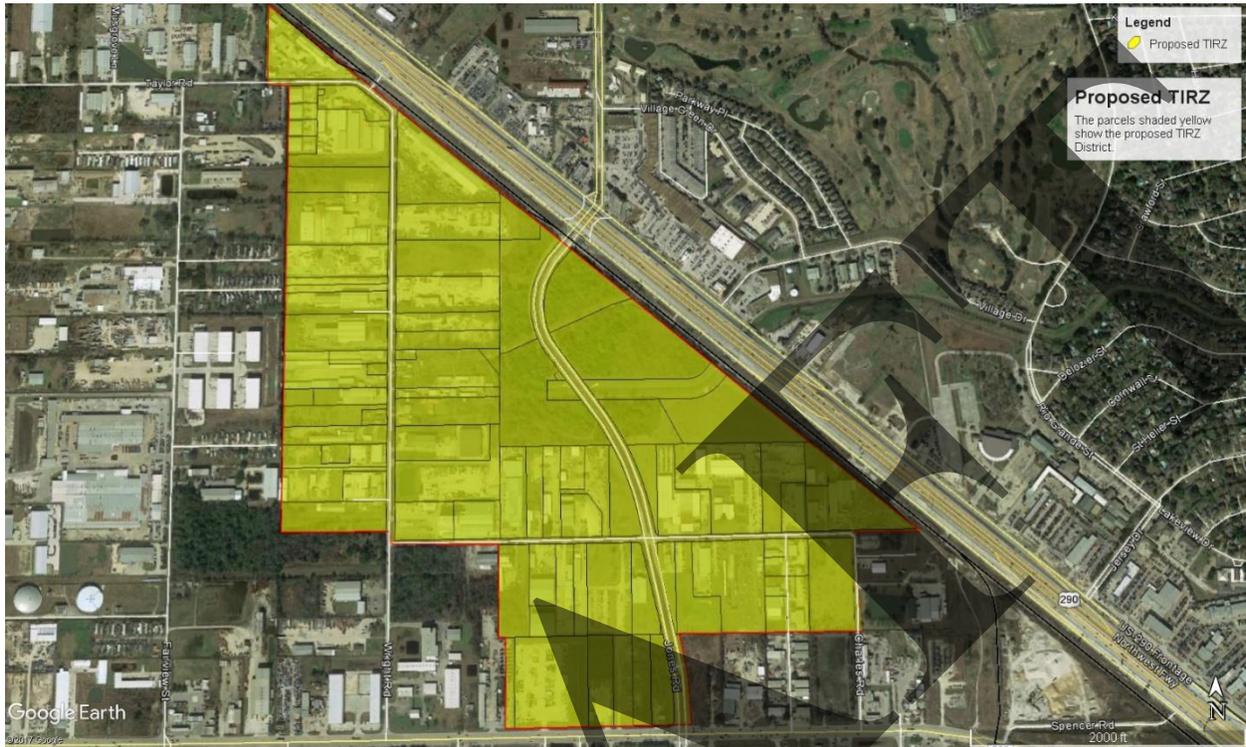
Taxing Jurisdiction & Participation Rate	Captured Appraised Value	Tax Rate per \$100/Value	Amount of Increment
Jersey Village (100%)	-\$94,953	0.7425	\$ -

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

Fund Balance History:

	FY2018
Revenues	0
Expenditures	0
Net Income (Loss)	0
Ending Fund Balance	0

Map 1: Location of Tax Increment Reinvestment Zone
The boundaries of the TIRZ are depicted below.



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

AGENDA DATE: June 10, 2019 **AGENDA ITEM:** F

AGENDA SUBJECT: Consider Resolution No. 2019-02, approving and recommending the Master Development Agreement with Collaborate Special Projects, LLC to City Council.

PREPARED BY: Austin Bless, City Manager **DATE SUBMITTED:** June 7, 2019

EXHIBITS: [Resolution No. 2019-02](#)
EX A - Master Development Agreement (Not available at time of Agenda Posting)

BACKGROUND INFORMATION:

On July 17, 2017, the City Council approved Ordinance No. 2107-26, establishing Reinvestment Zone Number Two (TIRZ), City of Jersey Village, Texas.

On August 6, 2018, City Council authorized the purchase of approximately 23.34 acres of land southeast of US 290 on either side of Jones Road in Jersey Village, Texas, for the purposes of economic development within the TIRZ District.

On March 18, 2019, City Council authorized the City Manager to enter into a Chapter 380 economic development agreement with Collaborate Special Projects, LLC for a commercial development on approximately 43 acres of land on the south side of Highway 290 adjacent to Jones Road to be called Village Center within the TIRZ District.

On May 13, 2019, City Council approved the sale of approximately 23.34 acres of land Southeast of US 290 on either side of Jones Road in Jersey Village, Texas, to Collaborate Special Projects, LLC for the purposes of economic development.

This item is to discuss approving and recommending the Master Development Agreement with Collaborate Special Projects, LLC to City Council.

RECOMMENDED MOTION:

MOTION: To approve Resolution No. 2019-02, approving and recommending the Master Development Agreement with Collaborate Special Projects, LLC to City Council.

RESOLUTION NO. 2019-02

A RESOLUTION OF THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER TWO, CITY OF JERSEY VILLAGE, TEXAS APPROVING AND RECOMMENDING THE MASTER DEVELOPMENT AGREEMENT WITH COLLABORATE SPECIAL PROJECTS, LLC TO CITY COUNCIL.

WHEREAS, on July 17, 2017, the City Council approved Ordinance No. 2107-26, establishing Reinvestment Zone Number Two (TIRZ), City of Jersey Village, Texas; and

WHEREAS, on August 6, 2018, City Council authorized the purchase of approximately 23.34 acres of land southeast of US 290 on either side of Jones Road in Jersey Village, Texas, for the purposes of economic development within the TIRZ District; and

WHEREAS, on March 18, 2019, City Council authorized the City Manager to enter into a Chapter 380 economic development agreement with Collaborate Special Projects, LLC for a commercial development on approximately 43 acres of land on the south side of Highway 290 adjacent to Jones Road to be called Village Center and within the TIRZ District; and

WHEREAS, on May 13, 2019, City Council approved the sale of approximately 23.34 acres of land Southeast of US 290 on either side of Jones Road in Jersey Village, Texas, to Collaborate Special Projects, LLC for the purposes of economic development within the TIRZ District; and

WHEREAS, it is the desire of this Board to recommend to City Council that the City enter into a Master Development Agreement regarding the development of land Southeast of US 290 on either side of Jones Road in Jersey Village, Texas, by Collaborate Special Projects, LLC for the purposes of economic development; **NOW THEREFORE**,

BE IT RESOLVED BY THE BOARD OF DIRECTORS FOR TAX REINVESTMENT ZONE NUMBER TWO CITY OF JERSEY VILLAGE, THAT:

SECTION 1. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

SECTION 2. The Board hereby recommends to the City Council the approval of the Master Development Agreement with Collaborate Special Projects, LLC, a copy of which is attached hereto as Exhibit A and is incorporated herein for all purposes.

PASSED AND APPROVED this the 10th day of June A.D., 2019.

James MacDonald, Board Chair Person

ATTEST:

Lorri Coody, City Secretary

