

**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	City Manager, Austin Bleess
Ceri Davies, Vice Chairman	City Secretary, Lorri Coody
Ty Camp, Board Member	IT Director – Bob Blevins
Sean Anger, Board Member	
John Baucum, Board Member	
Ashley Hart, Board Member	

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