



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 18, 2021 at 6:00 p.m. via videoconferencing. 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.

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 will not be allowed to be physically present at this meeting of the City of Jersey Village Tax Increment Reinvestment Zone No. 2 (TIRZ) Board, but the meeting will be available to members of the public and allow for two-way communications for those desiring to participate via telephone. To attend the meeting via telephone, please use the following toll-free number:

346-248-7799 along with Webinar ID: 872 7782 0590.

Any person interested in speaking during the public comment item on the agenda must submit his/her request via email to the City Secretary at lcoody@jerseyvillagetx.com. The request must include the speaker's name, address, topic of the comment and the phone number that will be used for teleconferencing. The request must be received no later than 12:00 p.m. on January 18, 2021.

The following will be observed by the public participating in the meeting:

- Callers will be called upon to speak by the Board Chairperson.
- Once called upon for public comment, speakers should state their name and address before speaking.
- Callers will mute their phone unless called upon to speak (*to eliminate background noise*).
- Callers should use handsets rather than speakerphone whenever possible.

The agenda packet is accessible to the public at the following link: <https://www.jerseyvillagetx.com/> under the latest news section.

For more information or questions concerning the teleconference, please contact the City Secretary at 713-466-2102. The agenda items for this meeting are as follows:

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 [January 20, 2020](#). *Lorri Coody, Board Secretary*
- E. Consider approving and recommending the Tax Increment Reinvestment Zone Number 2 FY [2020 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 11, 2021 at 3:30 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."

City of Jersey Village TIRZ No. 2 Board Meeting Packet for the Meeting to be held on January 18, 2021

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 18, 2021

AGENDA ITEM: C

AGENDA SUBJECT: Election of chairperson and vice-chairperson.

Department/Prepared By: Lorri Coody

Date Submitted: January 5, 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**

January 20, 2020 – 6:00 p.m.

TAX INCREMENT REINVESTMENT ZONE NO. 2 BOARD OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENEED ON JANUARY 20, 2020 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 Ty Camp, Vice Chairperson, and the roll of appointed officers was taken. Board Members and staff present were:

Ty Camp, Vice Chairman	City Manager, Austin Bleess
Ceri Davies, Board Member	City Secretary, Lorri Coody
Sean Anger, Board Member	
John Baucum, Board Member	
Robert Ottmann, Board Member	
Judith Tidwell, Board Member	

Chairman James MacDonald was not present at this meeting.

Council Liaison, Bobby Warren was present at this meeting.

Council Members James Singleton, Greg Holden and Gary Wubbenhorst attended this meeting. The Council did not participate in the discussions.

Council Member Greg Holden left the meeting in progress at 6:04 p.m.

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, 2020 and ending December 31, 2020. 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, Baucum, Ottmann, and Tidwell

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, 2020 and ending December 31, 2020.

City Secretary, Lorri Coody opened nominations for the office of Vice Chairperson for a one-year term beginning January 1, 2020 and ending December 31, 2020. Board Member Anger nominated Board Member Davies. With no other nominations, City Secretary Coody called for a vote on the nomination of Board Member Ceri Davies to serve as Vice Chairperson. The vote follows:

Ayes: Board Members Camp, Anger, Baucum, Ottmann, and Tidwell

Nays: None

Abstained: Board Member Davies

Ceri Davies will serve as Vice Chairperson for the Tax Increment Reinvestment Zone No. 2 Board for the term beginning January 1, 2020 and ending 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 meeting held on June 10, 2019.

Board Member Anger moved to approve the minutes for the meetings held on June 10, 2019. Board Member Ottmann seconded the motion. The vote follows:

Ayes: Board Members Davies, Anger, Baucum, Ottmann, and Tidwell

Nays: None

Abstain: Board Member Camp

The motion carried.

D. Consider approving and recommending the Tax Increment Reinvestment Zone Number 2 FY 2019 Annual Report to the City Council.

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.

As such Staff prepared a draft report that was included in the meeting packet. City Manager Bless then reviewed the draft report with the Board going section by section through the report. In completing the review, he recommended that the TIRZ Board recommend that Council approve this report.

The Board engaged in limited discussion about the base year value. City Manager Bless explained that this value does not automatically reset, so the property taxable values are from 2017. Discussion was also had about the sale of the property from the City to Collaborate. City Manager Bless explained that the current plans are to close on the property at the end of February. It is hoped to have a ground breaking in the spring of this year.

With no further discussions on the matter, Board Member Camp moved to approve and recommend the FY 2019 Annual Report to the City Council. Board Member Davies seconded the motion. The vote follows:

Ayes: Board Members Camp, Davies, Anger, Baucum, Ottmann, and Tidwell

Nays: None

The motion carried.

A copy of the FY 2019 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 6:08 p.m.

Lorri Coody, City Secretary



DRAFT



TAX INCREMENT
REINVESTMENT ZONE
NUMBER 2, CITY OF
JERSEY VILLAGE, TX
ANNUAL REPORT
FY2019

RECOMMENDED FOR APPROVAL BY TIRZ
BOARD ON JANUARY 20, 2020

APPROVED BY CITY COUNCIL ON
JANUARY 20, 2020
Resolution 2020-05

City of Jersey Village, Texas - City Officials

City Council – October 2018 - May 2019

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

City Council – May 2019 – September 2019

Mayor	Andrew Mitcham
Place 1	Drew Wasson
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
Andrea Grimm	1	06/18	12/19
Ty Camp, Vice Chairman	2	08/17	12/19
Ceri Davies	3	08/17	12/20
Geoff Butler	4	08/17	12/18
Sean Anger	4	01/19	12/20
James MacDonald, Chairman	5	08/17	12/20
Simon Hughes	6	10/17	12/19
Judy Tidwell	7	06/19	12/20

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 2018.

Amount and Source of Revenue

The Tax Increment Base Value of the District is \$20,633,175. During Fiscal Year 2019 the value of the district was \$ \$18,830,234, which is a negative captured value of \$1,707,988. 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)	Net Taxable Value (2019)	Captured Appraised Value (2019)
\$20,633,175	\$20,538,222	-\$94,953	\$18,830,234	-\$1,802,941

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%)	-\$1,802,941	0.7425	\$ -

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

Fund Balance History:

	FY2019
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: January 18, 2021

AGENDA ITEM: E

AGENDA SUBJECT: Consider approving and recommending the Tax Increment Reinvestment Zone Number 2 FY 2020 Annual Report to the City Council.

PREPARED BY: Austin Bless, City Manager **DATE SUBMITTED:** January 5, 2021

EXHIBIT: [TIRZ 2 Annual Report for FY 2020](#)

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;
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- 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 FY2020 Annual Report to the City Council.



TAX INCREMENT
REINVESTMENT ZONE
NUMBER 2, CITY OF
JERSEY VILLAGE, TX
ANNUAL REPORT
FY2020

RECOMMENDED FOR APPROVAL BY TIRZ
BOARD ON JANUARY 18, 2021

APPROVED BY CITY COUNCIL ON
JANUARY 18, 2021
Resolution 2021-XX

City of Jersey Village, Texas - City Officials

City Council – October 2019 – September 2020

Mayor	Andrew Mitcham
Place 1	Drew Wasson
Place 2	Greg Holden
Place 3	Bobby Warren
Place 4	James Singleton
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City Staff

City Manager	Austin Bless
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BOARD MEMBER	POSITION	APPOINT DATE	TERM ENDS
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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
Simon Hughes	6	10/17	12/19
Ashley Hart	6	12/20	12/21
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Map 1: Location of Tax Increment Reinvestment Zone

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