



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 (TIRZ2) Board will hold a meeting on January 06, 2025, at 6:00 p.m. in the Civic Center located at 16327 Lakeview Drive, Jersey Village, Texas 77040. A quorum of the TIRZ2 Board will be physically present at the meeting; however, some Board Members may participate in the meeting via videoconference call. 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. *Board Chairman*
- C. Election of chairperson and vice-chairperson. *Board Chairman*
- D. Consider approval of the minutes for the meetings held on January 8, 2024. *Lorri Coody, Board Secretary*
- E. Consider approving and recommending the Tax Increment Reinvestment Zone Number 2 FY 2024 Annual Report to the City Council. *Austin Bleess, 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: December 26, 2024 at 5:00 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. 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.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 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 6, 2025

- 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. *Board Chairman*

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

AGENDA DATE: January 6, 2025

AGENDA ITEM: C

AGENDA SUBJECT: Election of chairperson and vice-chairperson.

Department/Prepared By: Lorri Coody

Date Submitted: December 19, 2024

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.

In January of 2024, the Board elected James MacDonald to serve as Chairman and Ceri Davies to serve as Vice Chairman. Mr. Davies is no longer serving on this Board.

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

RECOMMENDED MOTION:

I move to elect _____ as Chairman and _____ as Vice Chairman.

TIRZ2 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 6, 2025

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

January 08, 2024 – 6:00 p.m.

TAX INCREMENT REINVESTMENT ZONE NO. 2 BOARD OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENED ON JANUARY 08, 2024, 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 6:04 p.m. by James MacDonald Chairperson, and the roll of appointed officers was taken. Board Members and staff present were:

James MacDonald, Chairman
John Baucum, Board Member
Rick Faircloth, Board Member
Ty Camp, Board Member

City Manager, Austin Bleess

Board Members Sean Anger, Ceri Davies, and Judith Tidwell were not present at this meeting.

City Secretary, Lorri Coody was not present at this meeting.

Council Liaison, James Singleton was not 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 Citizens' Comments.

C. Election of chairperson and vice-chairperson.

Nominations were opened for the office of Chairperson for a one-year term beginning January 1, 2024 and ending December 31, 2024. Board Member Camp nominated Board Member MacDonald to serve in this capacity. Board Member Faircloth seconded the nomination. With no other nominations, a vote was taken on the nomination of Board Member MacDonald to serve as Chairperson. The vote follows:

Ayes: Board Members Baucum, Camp, and Faircloth
Chairman MacDonald

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, 2024, and ending December 31, 2024.

Nominations were opened for the office of Vice Chairperson for a one-year term beginning January 1, 2024, and ending December 31, 2024. Board Member Camp nominated Board Member Ceri Davies. Board Member Baucum seconded the nomination. With no other nominations, a vote was taken on the nomination of Board Member Davies to serve as Vice Chairperson. The vote follows:

Ayes: Board Members Baucum, Camp, and Faircloth
Chairman MacDonald

TIRZ2 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 6, 2025

Nays: None

Ceri Davies will serve as Vice Chairperson for the Tax Increment Reinvestment Zone No. 2 Board for the term beginning January 1, 2024 and ending December 31, 2024.

D. Consider approval of the minutes for the meeting held on January 23, 2023.

Board Member Faircloth moved to approve the minutes for the meetings held on January 23, 2023. Board Member Camp seconded the motion. The vote follows:

Ayes: Board Members Baucum, Camp, and Faircloth
Chairman MacDonald

Nays: None

The motion carried.

E. Consider approving and recommending the Tax Increment Reinvestment Zone Number 2 FY 2023 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 has prepared the following report. It is recommended by Staff that the TIRZ Board recommend Council approve this report.

The Board engaged in discussions about the report.

With no further discussions on the matter, Board Member Faircloth moved to approve and recommend the FY 2023 Annual Report to the City Council. Board Member Camp seconded the motion. The vote follows:

Ayes: Board Members Baucum, Camp, and Faircloth
Chairman MacDonald

Nays: None

The motion carried.

A copy of the FY 2023 Annual Report to the City Council is attached to and made a part of these minutes as Exhibit "A."

F. Adjourn

There being no further business on the Agenda the meeting adjourned at 6:11 p.m.



Lorri Coody, City Secretary




**CITY OF JERSEY VILLAGE
TAX INCREMENT REINVESTMENT ZONE NO. TWO BOARD
RECOMMENDATION TO CITY COUNCIL**

The Tax Increment Reinvestment Zone No. Two Board has met in order to review, approve, and recommend the Tax Increment Reinvestment Zone Number 2 FY 2023 Annual Report to the City Council.

After review and discussion, the Board approved the FY 2023 Annual Report, attached hereto as Exhibit A, and recommended approval of the report to the City Council

Respectfully submitted, this 8th day of January 2024.

ATTEST:


Lorri Coody, City Secretary


Board Chairman

TIRZ2 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 6, 2025



RECOMMENDED FOR APPROVAL BY TIRZ BOARD ON
JANUARY 8, 2024

APPROVED BY CITY COUNCIL ON
JANUARY 22, 2024

Resolution 2024-XX

**TAX INCREMENT
REINVESTMENT ZONE
NUMBER 2
CITY OF JERSEY VILLAGE, TX
ANNUAL REPORT FY2023**

TIRZ2 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 6, 2025

City of Jersey Village, Texas - City Officials

City Council - October 2022 - September 2023

Mayor	Bobby Warren
Place 1	Drew Wasson
Place 2	Michelle Mitcham
Place 3	Sheri Sheppard
Place 4	James Singleton
Place 5	Jennifer McCrea

City Staff

City Manager	Austin Bleess
City Secretary	Lorri Coody

TIRZ Board of Directors

BOARD MEMBER	POSITION	FIRST APPOINT DATE	CURRENT TERM ENDS
John Baucum	1	12/19	12/25
Ty Camp	2	08/17	12/25
Ceri Davies, Vice Chairman	3	08/17	12/24
Sean Anger	4	01/19	12/24
James MacDonald, Chairman	5	08/17	12/24
Ashley Hart	6	12/20	12/23
Judy Tidwell	7	06/19	12/24

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 2020, which was October 1, 2019 – September 30, 2020.

Amount and Source of Revenue

There were no revenues to the TIRZ Fund.

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

Tax year 2023 is for city fiscal year 2024.

Base Year Value (2017)	\$ 20,633,175.00	
	Net Taxable Value	Captured Appraised Value
Tax Year 2018	\$ 20,538,222.00	\$ (94,953.00)
Tax Year 2019	\$ 18,830,234.00	\$ (1,802,941.00)
Tax Year 2020	\$ 19,085,570.00	\$ (1,547,605.00)
Tax Year 2021	\$ 19,814,320.00	\$ (818,855.00)
Tax Year 2022	\$ 19,794,485.00	\$ (838,690.00)
Tax Year 2023	\$20,941,893.00	\$ 308,718.00

Captured Value is the current valuation minus the Base Year Value.

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
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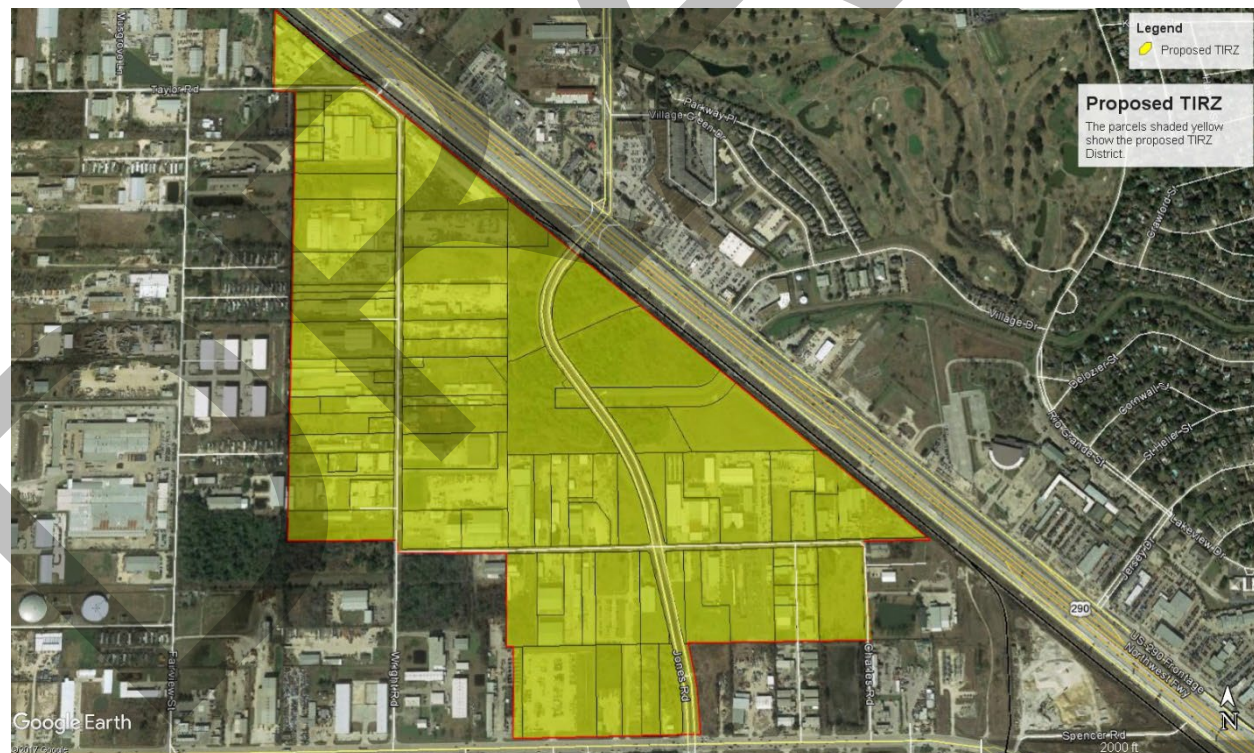
Jersey Village (100%) \$ (838,690.00) 0.7425 \$ -
 Currently Jersey Village is the only taxing entity participating in the TIRZ and is participating at 100%.

Fund Balance History:

	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
Revenues	0	0	0	\$42,000	0	0
Expenditures	0	0	0	\$42,000	0	0
Net Income (Loss)	0	0	0	0	0	0
Ending Fund Balance	0	0	0	0	0	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 6, 2025

AGENDA ITEM: E

AGENDA SUBJECT: Consider approving and recommending the Tax Increment Reinvestment Zone Number 2 FY 2024 Annual Report to the City Council.

PREPARED BY: Austin Bleess, City Manager **DATE SUBMITTED:** December 19, 2024

EXHIBIT: TIRZ 2 Annual Report for FY 2024

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: To approve and recommend the Tax Increment Reinvestment Zone Number 2 FY2024 Annual Report to the City Council.

TIRZ2 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 6, 2025



**CITY OF JERSEY VILLAGE
TAX INCREMENT REINVESTMENT ZONE NO. TWO BOARD
RECOMMENDATION TO CITY COUNCIL**

The Tax Increment Reinvestment Zone No. Two Board has met in order to review, approve, and recommend the Tax Increment Reinvestment Zone Number 2 FY 2024 Annual Report to the City Council.

After review and discussion, the Board approved the FY 2024 Annual Report, attached hereto as Exhibit A, and recommended approval of the report to the City Council

Respectfully submitted, this 6th day of January 2025.

Board Chairman

ATTEST:

Lorri Coody, City Secretary



TIRZ2 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 6, 2025



**TAX INCREMENT
REINVESTMENT ZONE
NUMBER 2
CITY OF JERSEY VILLAGE, TX
ANNUAL REPORT FY2024**

RECOMMENDED FOR APPROVAL BY TIRZ BOARD ON
JANUARY 6, 2025

APPROVED BY CITY COUNCIL ON
JANUARY 13, 2025
Resolution 2025-XX

TIRZ2 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 6, 2025

City of Jersey Village, Texas - City Officials

City Council - October 2023 - September 2024

Mayor	Bobby Warren
Place 1	Drew Wasson
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Judy Tidwell	7	06/19	12/24

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Tax Year 2023	\$20,941,893.00	\$ 308,718.00
Tax Year 2024	\$23,604,585.00	\$0

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