



TAX INCREMENT
REINVESTMENT ZONE
NUMBER 2, CITY OF
JERSEY VILLAGE, TX
ANNUAL REPORT
FY2021

RECOMMENDED FOR APPROVAL BY TIRZ
BOARD ON JANUARY 10, 2022

APPROVED BY CITY COUNCIL ON
JANUARY 17, 2022
Resolution 2022-02

City of Jersey Village, Texas - City Officials

City Council – October 2020 – September 2021

Mayor	Andrew Mitcham (May 2021) Bobby Warren (Current)
Place 1	Drew Wasson
Place 2	Greg Holden (May 2021) Michelle Mitcham (Current)
Place 3	Bobby Warren (May 2021) Sheri Sheppard (Current)
Place 4	James Singleton
Place 5	Gary Wubbenhorst

City Staff

City Manager	Austin Bleess
City Secretary	Lorri Coody

TIRZ Board of Directors

BOARD MEMBER	POSITION	APPOINT DATE	TERM ENDS
John Baucum	1	12/19	12/21
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
Ashley Hart	6	12/20	12/21
Judy Tidwell	7	06/19	12/22

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 2021, which was October 1, 2020 – September 30, 2021.

Amount and Source of Revenue

The tax increment captured for the fiscal year was negative. As there was no captured value of the TIRZ there was no income for the TIRZ.

The City Council did transfer \$42,000 from the City of Jersey Village CIP Funds dedicated for the city hall construction to the TIRZ 2.

Amount and Purpose of Expenditures

There was \$42,000 spent for schematic design, design development, and pricing for a new city hall.

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 (FY2017)	Net Taxable Value (FY2021)	Captured Appraised Value (FY2021)
\$20,633,175	\$19,814,320	-\$818,855

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%)	-\$818,855	0.723466	\$ -

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

Fund Balance History:

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

Map 1: Location of Tax Increment Reinvestment Zone

The boundaries of the TIRZ are depicted below.

