

MINUTES OF A REGULAR MEETING OF THE VILLAGE CENTER LOCAL GOVERNMENT CORPORATION HELD ON SEPTEMBER 21, 2020 AT 6:00 P.M. PURSUANT TO SECTION 418.016 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 was not allowed to be physically present at this Special Session of the City Council of the City of Jersey Village, Texas, 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: 975 2917 0594.**

A. Open Meeting - The meeting was called to order at 6:00 p.m. by Chairperson, Andrew Mitcham, with the following present:

Chairperson, Andrew Mitcham	ex-officio Member, Lorri Coody, City Secretary
Director, Drew Wasson	ex-officio Member, Isabel Kato, Finance Director
Director, Greg Holden	
Director, Bobby Warren	
Director, James Singleton	
Director, Gary Wubbenhorst	
Director, Austin Bleess	
Director, James MacDonald	
Director, Saul Valentin	

Ex-officio Member, Justin Pruitt, City Attorney was not present. City Attorney Scott Bounds was present at this meeting.

B. Citizens' Comments - Any person who desires to address the Village Center Local Government Corporation 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 Board Members are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Board.

There were no citizens' comments.

C. Consider approval of the Minutes for the Village Center Local Government Corporation Board Meeting held on July 20, 2020.

Director Valentin moved to approve the Minutes for the Village Center Local Government Corporation on Board Meeting held on July 20, 2020. Director Singleton seconded the motion. The vote follows:

Ayes: Directors: Mitcham, Wasson, Holden, Warren, Singleton, Wubbenhorst, Bleess, MacDonald, and Valentin

Nays: None

The motion carried.

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D. Consider Resolution No. 2020-01, adopting the Bylaws for the Village Center Local Government Corporation.

Director Austin Bless introduced the item. Background information is as follows:

The City Council of the City of Jersey Village on June 17, 2019, under Resolution 2019-39, established the Village Center Local Government Corporation, and adopted the Articles of Incorporation and the Bylaws of the Village Center Local Government Corporation.

On July 16, 2019, the Village Center Local Government Corporation (VCLGC) made amendments to the Bylaws under Resolution 2019-01 and submitted the amended Bylaws to City Council on July 16, 2019 for approval. City Council approved the amended Bylaws on July 16, 2019 under Resolution No. 2019-47.

It appears that the VCLGC Board approved amendments to the Bylaws but never officially adopted the Bylaws themselves. So as a house keeping matter this agenda item is to adopt the Bylaws that were created on June 17, 2019 and further amended on July 16, 2019. Upon approval, a copy of the adopted Bylaws will be attached to Resolution 2020-01.

With limited discussion on the matter, Director Warren moved to approve Resolution No. 2020-01, adopting the Bylaws for the Village Center Local Government Corporation. Director Holden seconded the motion. The vote follows:

Ayes: Directors: Mitcham, Wasson, Holden, Warren, Singleton, Wubbenhorst, Bless, MacDonald, and Valentin

Nays: None

The motion carried.

RESOLUTION NO. 2020-01

A RESOLUTION OF THE VILLAGE CENTER LOCAL GOVERNMENT CORPORATION BOARD, ADOPTING THE BYLAWS FOR THE VILLAGE CENTER LOCAL GOVERNMENT CORPORATION.

E. Consider Resolution No. 2020-02, authorizing the Board's Treasurer to perform all tasks necessary to secure a tax exempt status for the Village Center Local Government Corporation.

Director Austin Bless introduced the item. Background information is as follows:

The City Council of the City of Jersey Village on June 17, 2019, under Resolution 2019-39, established the Village Center Local Government Corporation, and adopted the Articles of Incorporation and the Bylaws of the Village Center Local Government Corporation (VCLGC).

The VCLGC was organized for the purposes of:

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1. Aiding, assisting, and acting on behalf of the City in the performance of any and all of the City’s governmental functions related to the implementation of the Project and Financing Plans (the “Plans”) of the City’s Tax Increment Reinvestment Zone Number Two (the “TIRZ”), as such Plans relate in any way to the hotel and hospitality industry now or may exist within the TIRZ;
2. Promoting, developing, encouraging, and maintaining economic development of the hotel and hospitality industry within the TIRZ; and
3. Administering, managing, and supervising economic development vehicles and tools implemented by or on behalf of the City for the hotel and hospitality industry within the TIRZ.

The Texas Tax Code at Sec. 171.057 states that a nonprofit corporation organized solely to promote the public interest of a county, city, town, or another area in the state is exempted from the franchise tax. However, in order to realize this tax exempt status, application must be made to the Texas Comptroller.

This item is for the Board to consider authorizing the Board’s Treasurer to perform all tasks necessary to secure a tax exempt status for the VCLGC.

With limited discussion on the mater, Director Warren moved to approve Resolution No. 2020-02, authorizing the Board’s Treasurer to perform all tasks necessary to secure a tax exempt status for the Village Center Local Government Corporation. Director MacDonald seconded the motion. The vote follows:

Ayes: Directors: Mitcham, Wasson, Holden, Warren, Singleton, Wubbenhorst, Bleess, MacDonald, and Valentin

Nays: None

The motion carried.

RESOLUTION NO. 2020-02

A RESOLUTION OF THE VILLAGE CENTER LOCAL GOVERNMENT CORPORATION BOARD, AUTHORIZING THE BOARD’S TREASURER TO PERFORM ALL TASKS NECESSARY TO SECURE A TAX EXEMPT STATUS FOR THE VILLAGE CENTER LOCAL GOVERNMENT CORPORATION (VCLGC).

F. Discuss and take appropriate action regarding an update of Village Center activities presented by Saul Valentin.

Saul Valentin, Hotel and Hospitality Representative gave an update of the Village Center activities. Items in the update included:

- Hospitality Project Update
 - Continue Commitment Hotel Flag
 - Continue Financing Commitment
 - Market Changes

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- Management Agreement Changes
- Project update
 - Design
 - Construction
 - Funding
- Development Master Plan Update
- External Factors to be considered

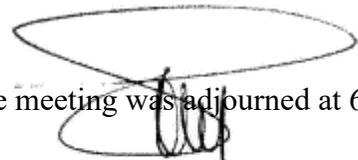
In completing the presentation, some members wanted to know if the high-speed rail does succeed, do we anticipate ways to mitigate this and retain what has been planned for the development, Director Valentin stated that yes, they will be able to incorporate that into the plans.

Chairman Mitcham is encouraged. The City is doing well even with COVID. He is happy to see that things are moving forward.

G. Adjourn

With no other items to be addressed by the Board, the meeting was adjourned at 6:12 p.m.





Lorri Coody, Board Secretary