



NOTICE OF A MEETING
(In compliance with Sec. 551.041, Et. Seq., Tex. Gov't. Code)

Notice is hereby given that the Board of Directors of the Village Center Local Government Corporation (VCLGC) will hold its Annual Meeting on Monday, July 20, 2020, at 5:30 p.m. via videoconferencing. All agenda items are subject to action. The Village Center Local Government Corporation Board 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 Village Center Local Government Corporation Annual Meeting 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: 930 5339 6078.

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 July 20, 2020.

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

- Callers will be called upon to speak by the Board President.
- 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/page/VCLGC.ags_mins.

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:

ITEM(S) to be discussed and acted upon by the Board at this meeting is/are listed on the attached agenda.

AGENDA

- A. Open Annual Meeting. Call the meeting to order and take the roll of officers present.

- 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.
- C. Election of Officers. *Board Chairperson*
- D. Consider approval of the Minutes for the Village Center Local Government Corporation Board Meeting held on July 16, 2019. *Lorri Coody, Board Secretary*
- E. Discuss and take appropriate action regarding an update of Village Center activities presented by Saul Valentin. *Saul Valentin, Hotel and Hospitality Representative*
- 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: July 15, 2020 at 9:00 a.m. and remained so posted until said meeting was convened.



Lorri Coody, Board Secretary

In compliance with the Americans with Disabilities Act, the City of Jersey Village will provide for reasonable accommodations for persons attending public 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."

- 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.

**VILLAGE CENTER LOCAL GOVERNMENT CORPORATION BOARD
CITY OF JERSEY VILLAGE, TEXAS
AGENDA REQUEST**

AGENDA DATE: July 20, 2020

AGENDA ITEM: C

AGENDA SUBJECT: Election of chairperson and vice-chairperson to serve until the next Annual Meeting.

Department/Prepared By: Lorri Coody

Date Submitted: June 23, 2020

EXHIBITS: None

BUDGETARY IMPACT: None

CITY MANAGER APPROVAL:

BACKGROUND INFORMATION:

According to the amended By-Laws of the Village Center Local Government Corporation Board at Article III, Section 1(A), the LGC shall have the following officers: Chairperson, Vice-chairperson, Secretary, and Treasurer. The Board, at the Board's Annual Meeting, shall elect a Chairperson and Vice-chairperson who shall serve until the next Annual Meeting. The City Secretary shall serve as ex officio (nonvoting) Secretary of the Board and shall perform the duties as assigned in the Bylaws. The City Finance Director shall serve as ex officio (nonvoting) Treasurer of the Board and shall perform the duties as assigned in the Bylaws.

This item is to elect a Chairperson and Vice-chairperson who will serve until the next Annual Meeting.

RECOMMENDED ACTION:

Elect Officers

VILLAGE CENTER LGC MEETING PACKET FOR THE MEETING TO BE HELD ON JULY 20, 2020

**MINUTES OF THE MEETING OF THE VILLAGE CENTER
LOCAL GOVERNMENT CORPORATION BOARD**

July 16, 2019 – 6:00 p.m.

The Board of Directors for the Village Center Local Government Corporation (VCLGC) convened on July 16, 2019, at 6:08 p.m. in the Civic Center Meeting Room, 16327 Lakeview Drive, Jersey Village, Texas. The Board Chairperson and a quorum of the Village Center Local Government Corporation was physically present at the meeting.

- 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
Director, Drew Wasson
Director, Greg Holden
Director, Bobby Warren
Director, James Singleton
Director, Gary Wubbenhorst
Director, Austin Bless
Director, James MacDonald
Director, Saul Valentin

ex-officio Member, Lorri Coody, City Secretary
ex-officio Member, Isabel Kato, Finance Director

- B. Consider Resolution No. 2019-01, amending the Bylaws for the Village Center Local Government Corporation.**

The Board engaged in discussion about adding a clause to the Bylaw indicating that any assets go to the City of Jersey Village. It was the consensus of the Board that such a clause is not needed since the City is the only place for the assets to go.

The Board reviewed the terms of the Bylaws being amended. It was noted that the changes were being made in order to clarify officer terms and method of selection.

With no further discussion on the matter, Director Warren moved to approve Resolution No. 2019-01, amending the Bylaws for the Village Center Local Government Corporation. Director Singleton seconded the motion. The vote follows:

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

Nays: None

The motion carried.

RESOLUTION NO. 2019-01

A RESOLUTION OF THE VILLAGE CENTER LOCAL GOVERNMENT CORPORATION BOARD, AMENDING THE BYLAW FOR THE VILLAGE CENTER LOCAL GOVERNMENT CORPORATION.

- C. Consider Resolution No. 2019-02, designating the time and location within the City to hold the annual meeting of the Village Center Local Government Corporation Board.**

The Board engaged in discussion about the best time and place to hold the annual meeting. The months of May, June and July were considered.

VILLAGE CENTER LGC MEETING PACKET FOR THE MEETING TO BE HELD ON JULY 20, 2020

REGULAR MEETING OF THE VILLAGE CENTER LOCAL
GOVERNMENT CORPORATION BOARD OF DIRECTORS – July 16, 2019

With no further discussion on the matter, Director Wubbenhorst moved to designate the third (3rd) Monday in July at 6 PM at the Jersey Village City Hall as the time and place to hold the annual meeting of the Village Center Local Government Corporation. Director Wasson seconded the motion. The vote follows:

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

Nays: None

The motion carried.

RESOLUTION NO. 2019-02

A RESOLUTION OF THE VILLAGE CENTER LOCAL GOVERNMENT CORPORATION BOARD, DESIGNATING THE TIME AND LOCATION WITHIN THE CITY TO HOLD THE ANNUAL MEETING OF THE VILLAGE CENTER LOCAL GOVERNMENT CORPORATION BOARD.

D. Consider Resolution No. 2019-03, designating the time and location within the City to hold the Regular Meetings of the Village Center Local Government Corporation Board.

The Board discussed when and where they should conduct the Regular Meetings of the Village Center Local Government Corporation.

With no further discussion on the matter, Director Singleton moved that the Regular Meetings of the Village Center Local Government Corporation should be held at the Jersey Village City Hall on an as needed basis as determined by the Chairperson. Director MacDonald seconded the motion. The vote follows:

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

Nays: None

The motion carried.

RESOLUTION NO. 2019-03

A RESOLUTION OF THE VILLAGE CENTER LOCAL GOVERNMENT CORPORATION BOARD, DESIGNATING THE TIME AND LOCATION WITHIN THE CITY TO HOLD THE REGULAR MEETINGS OF THE VILLAGE CENTER LOCAL GOVERNMENT CORPORATION BOARD.

E. Consider Resolution No. 2019-04, approval of the seal of the Village Center Local Government Corporation.

The Board engaged in discussion about the design of the seal for the Village Center Local Government Corporation. A sample seal that incorporated the Village Center logo was reviewed. The Directors liked the sample.

REGULAR MEETING OF THE VILLAGE CENTER LOCAL
GOVERNMENT CORPORATION BOARD OF DIRECTORS – July 16, 2019

With no further discussion on the matter, Director Wasson moved to approve the seal as presented in the sample, incorporating the Village Center logo. The motion was seconded by Director Singleton. The vote follows:

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

Nays: None

The motion carried.

RESOLUTION NO. 2019-04

A RESOLUTION OF THE VILLAGE CENTER LOCAL GOVERNMENT CORPORATION BOARD'S APPROVAL OF THE SEAL OF THE VILLAGE CENTER LOCAL GOVERNMENT CORPORATION.

F. Consider Resolution No. 2019-05, authorizing the Board Chairperson to enter into a Master Development Agreement between Collaborate Special Projects LLC, Village Center Local Government Corporation, and the City of Jersey Village.

The Board engaged in discussion about Article 2.1.2(d), which reads as follows:

“Hotel. As further detailed in the Hotel Agreement, Hotel Owner intends to develop and construct the Hotel, having the Mandatory Design Elements described in this Agreement, provided that CSP may modify the Mandatory Design Elements for the Hotel (other than those set forth on Exhibit D-5) without the consent of any other Party so long as the Hotel continues to comply with the Ordinance.”

Some members were concerned about giving the Hotel Owner the ability to modify without consent. The reasons why this language is needed were also discussed. It was mentioned that the Hotel owner will still need to abide by D5. Some felt that Article 2.1.2(d) was more for the interior of the Hotel and Article D5 outlines what is required on the exterior.

In connection with both Articles, branding was discussed by the Directors.

With no further discussion on the matter, Director Warren moved to approve Resolution No. 2019-05, authorizing the Board Chairperson to enter into a Master Development Agreement between Collaborate Special Projects LLC, Village Center Local Government Corporation, and the City of Jersey Village. Director Wubbenhorst seconded the motion. The vote follows:

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

Nays: None

The motion carried.

RESOLUTION NO. 2019-05

REGULAR MEETING OF THE VILLAGE CENTER LOCAL
GOVERNMENT CORPORATION BOARD OF DIRECTORS – July 16, 2019

A RESOLUTION OF THE VILLAGE CENTER LOCAL GOVERNMENT CORPORATION AUTHORIZING THE BOARD CHAIRPERSON TO ENTER INTO A MASTER DEVELOPMENT AGREEMENT BETWEEN COLLABORATE SPECIAL PROJECTS LLC, VILLAGE CENTER LOCAL GOVERNMENT CORPORATION, AND THE CITY OF JERSEY VILLAGE.

G. Adjourn

With no other items to be addressed by the Board, the meeting was adjourned at 6:29 p.m.

Lorri Coody, Board Secretary



DRAFT

VILLAGE CENTER LGC MEETING PACKET FOR THE MEETING TO BE HELD ON JULY 20, 2020

**VILLAGE CENTER LOCAL GOVERNMENT CORPORATION BOARD
CITY OF JERSEY VILLAGE, TEXAS
AGENDA REQUEST**

AGENDA DATE: July 20, 2020

AGENDA ITEM: E

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

Department/Prepared By: Lorri Coody

Date Submitted: July 7, 2020

EXHIBITS: [Presentation](#)

BUDGETARY IMPACT: None

CITY MANAGER APPROVAL:

BACKGROUND INFORMATION:

This item is to receive an update of the Village Center activities presented by Saul Valentin.

RECOMMENDED ACTION:

Receive update and take action if needed.



Meeting: Village Center LGC Presentation

Discussion Items

- Hospitality Project Update
 - Continue Commitment Hotel Flag
 - Continue Financing Commitment
 - Market Changes
 - Management Agreement Changes
- Project Timeline update
 - Funding
 - Design
 - Construction
- Development Master Plan Update
 - Retail
 - Medical Office Building
 - Office
- External Factors to be considered