



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 a meeting on July 19, 2021 at 5:30 p.m. in the Civic Center Auditorium at 16327 Lakeview Drive, Jersey Village, Texas 77040.

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 September 21, 2020. *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: June 30, 2021 at 1:30 p.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 19, 2021

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 24, 2021

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

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

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

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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GOVERNMENT CORPORATION BOARD OF DIRECTORS – September 21, 2020

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 matter, 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

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

AGENDA DATE: July 19, 2021

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: Jun 24, 2021

EXHIBITS:

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.