



## 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 Number 3 (TIRZ 3) Board will hold a meeting on August 29, 2022 at 6pm in the Civic Center, 16327 Lakeview Drive, Jersey Village, TX 77040. The 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.

The agenda packet is accessible to the public at the following link:  
[https://www.jerseyvillagetx.com/page/tirz3.ags\\_mins](https://www.jerseyvillagetx.com/page/tirz3.ags_mins)

ITEM(S) to be discussed/acted upon by the Committee are listed on the attached agenda.

### AGENDA

A. Call the meeting to order and announce a quorum is present. *Vice-Chair*

### B. CITIZENS' COMMENTS

Any person who desires to address this Committee 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 Committee Members are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments.

C. Election of chairperson and vice-chairperson. *Austin Bleess, City Manager*

D. Consider approval of the Minutes for the meeting held October 11, 2021. *Austin Bleess, City Manager*

E. Executive Session pursuant to Section 551.072 Deliberations about Real Property to discuss the potential the possible sale, exchange or value of real property, located within TIRZ 3. *Austin Bleess, City Manager*

F. Preliminary Discussions on possible purchases of homes. *Austin Bleess, City Manager*

G. 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: August 25, 2022 at 5:00 p.m. and remained so posted until said meeting was convened.



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Austin Bleess  
City Manager

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](http://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." posted on the Internet Website at <http://www.jerseyvillagetx.com/>

**TIRZ 3 BOARD - CITY OF JERSEY VILLAGE, TEXAS - AGENDA REQUEST**

**AGENDA DATE:** August 29, 2022

**AGENDA ITEM:** C

**AGENDA SUBJECT:** Election of Officers

**Department/Prepared By:** Austin Bless, City Manager **Date Submitted:** August 24, 2022

**EXHIBITS:** None.

**BACKGROUND INFORMATION:**

In accordance Ordinance 2021-14, 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 of the following year. 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.

Staff recommends that the Board elect both a Chairman and a Vice Chairman. These appointments will run through the end of this calendar year. All subsequent terms will be from January 1 thru December 31.

Katie Moore was the Chair of the Committee, but has resigned since she is no longer qualified to serve on the board. Rep. Rosenthal is the current Vice-Chair.

**RECOMMENDED ACTION:**

Elect Officers

**MINUTES OF THE TIRZ NUMBER 3 BOARD OF THE CITY OF JERSEY VILLAGE, TEXAS, HELD ON OCTOBER 11, 2021 AT 6:00 P.M. IN THE CIVIC CENTER MEETING ROOM, 16327 LAKEVIEW, JERSEY VILLAGE, TEXAS.**

**A. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

The meeting was called to order by Chair Moore at 6:00 p.m. with the following present:

Board Member William Rackley  
Board Member Katie Moore  
Board Member Sylvia Perry  
Board Member Meg Crady

Council Liaison James Singleton  
City Manager Austin Bleess  
Board Member Monica Escobedo  
Board Member Visente Lopez

Board Member State Representative Jon Rosenthal and Board Member Modesto Jaramillo were not present.

**B. CITIZENS' COMMENTS**

No one addressed the committee.

**C. APPROVAL OF THE MINUTES**

Board Member Rackley made a motion to approve the minutes for the August 10, 2021, meeting. Board Member Crady seconded the motion. The motion passed unanimously.

**D. Executive Session pursuant to Section 551.072 Deliberations about Real Property, and Section 551.071 Consultations with Attorney, to discuss the potential the possible purchase, exchange or value of real property, located within TIRZ 3.**

The board went into executive session at 6:05pm. The Board came out of executive session at 7:12pm. No action was taken during executive session.

**E. Discussion and possible action on recommendations to the City Council for land purchases within the TIRZ.**

Motion by Board Member Crady to authorize the City Manager to recommend to the City Council the purchase of property at the price point discussed in Executive Session. Seconded by Lopez. Board Members Rackley, Escobedo, Crady, and Lopez voted in favor. Board Members Moore and Perry recused themselves from the discussion and vote on this item.

**ADJOURN**

With no further discussion, the meeting was adjourned at 7:15 p.m.

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Austin Bleess  
City Manager



## **TIRZ 3 BOARD - CITY OF JERSEY VILLAGE, TEXAS - AGENDA REQUEST**

**AGENDA DATE:** August 29, 2022

**AGENDA ITEM:** E

**AGENDA SUBJECT:** Discussion and possible action on recommendations to the City Council for land sales within the TIRZ.

**Department/Prepared By:** Austin Bleess, City Manager **Date Submitted:** August 24, 2022

**EXHIBITS:** None.

### **BACKGROUND INFORMATION:**

In July and August 2022 surveys were sent out to all property owners in the TIRZ 3, which is 28 property owners as the city currently owns 3 properties. Surveys were sent via mail to all homes and via email for the 19 property owners we have email addresses for.

We received responses from 13 people. One owner said they are not interested. Four said they are interested in selling in 2022, 2 in 2023, 2 in 2024, 1 in 2025, 1 in 2026, and 2 in 2027 or beyond.

Of the four that said they are interested in selling in 2022, two of them said they are interested in buying their lot to rebuild on.

For the upcoming fiscal year (which starts on October 1) we will have \$750,000 in a transfer from the city General Fund and whatever we sell the property for. We should have \$1,000,000 or more to work with. In today's housing market that would be 3 homes at the maximum, because we have to pay demolition costs, etc.

Staff recommends approval from the board to work with the 3 homes that have the lowest appraised value from HCAD to get appraisals on.

### **RECOMMENDED ACTION:**

Motion to direct staff to work with the three homeowners with the lowest appraised value from HCAD who expressed interest in selling their home in 2022 to get appraisals on their home.