



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 January 18, 2023 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

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. *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. *Austin Bless, City Manager*

D. Consider approval of the Minutes for the meeting held October 10, 2022. *Austin Bless, City Manager*

E. Discussion and possible action on recommendation the TIRZ 3 Annual Report to the City Council. *Austin Bless, City Manager*

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: January 13, 2022 at 8:00 a.m. and remained so posted until said meeting was convened.



Austin Bless
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

"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: January 18, 2023

AGENDA ITEM: C

AGENDA SUBJECT: Election of Officers

Department/Prepared By: Austin Bless, City Manager **Date Submitted:** January 18, 2023

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.

Monica Escobedo was the Chair of the Committee, but has resigned since she is no longer qualified to serve on the board. Visente Lopez 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 10, 2022 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 Escobedo at 6:03 p.m. with the following present:

Board Member William Rackley

Council Liaison James Singleton

Board Member Visente Lopez

City Manager Austin Bless

Board Member Monica Escobedo

Board Member Meg Crady

Board Member Michael Stembridge

Board Member Modesto Jaramillo, Board Member Sylvia Perry, and Board Member State Representative Jon Rosenthal was not present.

B. CITIZENS' COMMENTS

Jim Fields – 16413 St. Heiler – asked if this project will be extended to other areas of the city? Asked what are the building restrictions for the properties? Can it be subdivided? Will it be multifamily?

City Manager Bless responded with statement of fact that the zone is single family residential and the building restrictions are all in the city ordinances. Mr. Fields stated that the elevation would be about 6' high is what the height would be, and City Manager Bless concurred.

Mark Maloy, 7802 Hamilton Circle – Asked if any of the homeowners are being included in a home elevation grant. He asked if the City would stick with a minimum price of \$96,000 for the lots that are currently out for bid, if they received no bids.

Chair Escobedo closed the public comments.

C. Consider approval of the Minutes for the meeting held August 29, 2022.

Motion by Rackley, seconded by Stembridge to approve the minutes as presented.

Motion carried unanimously.

D. Executive Session pursuant to Section 551.072 Deliberations about Real Property to discuss the possible purchase, sale, exchange or value of real property, located within TIRZ 3.

The Board retired to executive session at 6:13pm.

The Board came out of executive session at 7:00 p.m.

E. Discussion and possible action on recommendations to the City Council for property purchases within the TIRZ. *Austin Bleess, City Manager*

Motion by Rackley, Seconded by Crady, to make a recommendation to the City Council as discussed in Executive Session. Member Escobedo abstained. Motion passed with all others in favor..

ADJOURN

With no further discussion, the Chair Escobedo adjourned the meeting at 7:02 p.m.

Austin Bleess
City Manager



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

AGENDA DATE: January 18, 2023

AGENDA ITEM: E

AGENDA SUBJECT: Election of Officers

Department/Prepared By: Austin Bleess, City Manager **Date Submitted:** January 18, 2023

EXHIBITS: FY22 Annual TIRZ Report

BACKGROUND INFORMATION:

The Tax Increment Financing Act requires all cities or counties that designate a tax increment reinvestment zone to file an annual report with the Comptroller's office and the chief executive officer of each taxing unit that levies property taxes on real property in a reinvestment zone. The report must include:

- the amount and source of revenue in the tax increment fund established for the zone;
- the amount and purpose of expenditures from the fund;
- the amount of principal and interest due on outstanding bonded indebtedness;
- the tax increment base and current captured appraised value retained by the zone; and
- the captured appraised value shared by the municipality or county and other taxing units, the total amount of tax increments received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality or county.

As such staff has prepared the following report. It's recommended by staff that the TIRZ Board recommend Council approve this report.

RECOMMENDED MOTION:

Recommend the City Council Approve the FY22 TIRZ Annual Report as attached.

RESOLUTION NO. 2023-01

A RESOLUTION OF THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER THREE, CITY OF JERSEY VILLAGE, TEXAS APPROVING AND RECOMMENDING THE FY2022 ANNUAL REPORT TO THE CITY COUNCIL.

WHEREAS, the City of Jersey Village, Texas is required to file an annual report with the Comptroller's office and the chief executive officer of each taxing unit that levies property taxes on real property in a reinvestment zone; and

WHEREAS, the TIRZ Board of Directors has reviewed the FY2022 Annual Report; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER THREE CITY OF JERSEY VILLAGE, THAT:

SECTION 1. Finds the FY2022 Annual Report meets the requirements of laid out in the Tax Increment Financing Act.

SECTION 2. The TIRZ Board hereby approves the FY2022 Annual Report and recommends approval of the report to the City Council.

PASSED AND APPROVED this the **18** day of **January**, A.D., 2023.

Board Chair Person

ATTEST:

Austin Bless, City Manager

Exhibit A

FY2022 Annual Report



**TAX INCREMENT
REINVESTMENT ZONE
NUMBER 3
CITY OF JERSEY VILLAGE, TX
ANNUAL REPORT FY2022**

RECOMMENDED FOR APPROVAL BY TIRZ BOARD ON
JANUARY XX, 2023

APPROVED BY CITY COUNCIL ON
JANUARY XX, 2023

Resolution 2023-XX

City of Jersey Village, Texas - City Officials

City Council - October 2021 - September 2022

Mayor	Bobby Warren
Place 1	Drew Wasson
Place 2	Michelle Mitcham
Place 3	Sheri Sheppard
Place 4	James Singleton
Place 5	Gary Wubbenhorst (October 2021-May 2022) Jennifer McCrea (May 2022 – September 2022)

City Staff

City Manager	Austin Bless
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TIRZ Board of Directors

BOARD MEMBER	POSITION	FIRST APPOINT DATE	CURRENT TERM ENDS
William Rackley	1	4/21	12/23
Katie Moore, Chairwoman	2	04/21	02/22
Michael Stembridge	2	05/22	12/23
Sylvia Perry	3	04/21	12/23
Monica Escobedo	4	04/21	12/23
Meg Crady	5	04/21	12/24
Visente Lopez	6	05/21	12/24
Modesto Jaramilo	7	05/21	12/22

Purpose

The Board shall act as an advisory board to the City Council in the operation and administration of Zone Number 3; 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 3 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 3; 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 (9) members: five (7) Directors shall be appointed by the City Council; and the State Representative and State Senator for Jersey Village, or their appointees.

Description of Zone

In accordance with the Tax Increment Financing Act (Texas Tax Code Chapter 311), Reinvestment Zone Number Three, Jersey Village, Texas (TIRZ No. 3) was established by Ordinance 2021-14 of the Jersey Village City Council on March 15, 2021.

Purpose of Zone

This Zone allows the City of Jersey Village to benefit from homes being removed from the flood plain and new homes being constructed that are above the flood plain. In addition, this will also likely spur the redevelopment of nearby areas.

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. 3 reporting was Fiscal Year 2021. This report covers Fiscal 2022, which was October 1, 2021 – September 30, 2022.

Amount and Source of Revenue

The Tax Increment Base Value of the District (from 2021) is \$7,667,830. Fiscal 2022 was the first full fiscal year and as such there was no tax increment captured.

Amount and Purpose of Expenditures

Expenditures were as follows:

Administrative for Appraisals - \$2,855.50

Demolition Services - \$49,642.29

Purchase of Homes - \$947,035.19

Total: \$999,532.98

Amount Of Principal And Interest Due

The TIRZ has no bonded indebtedness.

Tax Increment Base And Current Captured Appraised Value Retained By The Zone

There was no increment captured in FY22. The Increment base is \$7,667,830.

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%)	\$00	0.7425	\$ -

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

Fund Balance History:

The revenue for FY22 came from a transfer from the City of Jersey Village General Fund.

	FY2022
Revenues	1,000,000
Expenditures	999,532.98
Net Income (Loss)	467.02
Ending Fund Balance	467.02

Map 1: Location of Tax Increment Reinvestment Zone

The boundaries of the TIRZ are depicted below.



DRAFT