



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 6, 2025, at 6:30 pm in the Civic Center, 16327 Lakeview Drive, Jersey Village, TX 77040. A quorum of the TIRZ3 Board will be physically present at the meeting; however, some Board Members may participate in the meeting via videoconference call. All agenda items are subject to action. 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

A quorum of the City of Jersey Village City Council may be in attendance at this meeting.

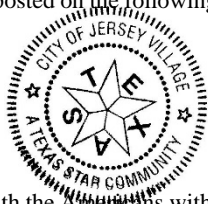
ITEM(S) to be discussed/acted upon by the Committee are listed on the attached agenda.

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 and vice-chairperson. *Austin Bleess, City Manager*
- D. Consider approval of the Minutes for the meeting held January 8, 2024. *Austin Bleess, City Manager*
- E. Consider approving and recommending the Tax Increment Reinvestment Zone Number 3 FY 2024 Annual Report to the City Council. *Austin Bleess, 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: December 26, 2024, at 5:00 p.m. and remained so posted until said meeting was convened.



Lorri Coody, City Secretary

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/>

TIRZ3 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 6, 2025

- B. CITIZENS' COMMENTS** - Any person who desires to address the City of Jersey Village Tax Increment Reinvestment Zone No. 3 (TIRZ3) 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 City staff and Board Members are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the TIRZ Board. *Board Chairman*

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

AGENDA DATE: January 6, 2025

AGENDA ITEM: C

AGENDA SUBJECT: Election of Officers

Department/Prepared By: Austin Bleess, CM **Date Submitted:** December 19, 2024

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 for the term beginning January 1, 2025, and ending December 31, 2025.

Currently William Rackley is the Chair and Visente Lopez is the Vice-Chair.

RECOMMENDED ACTION:

Elect Officers

RECOMMENDED MOTION:

I move that _____ be the Chairman and _____ be the Vice Chair of the TIRZ 3 Board for 2025.

TIRZ3 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 6, 2025

MINUTES OF THE TIRZ NUMBER 3 BOARD OF THE CITY OF JERSEY VILLAGE, TEXAS, HELD ON JANUARY 8, 2024 AT 7:00 P.M. IN THE CIVIC CENTER, 16327 LAKEVIEW, JERSEY VILLAGE, TEXAS.

A. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

The meeting was called to order by Chair Rackley at 7:00 p.m. with the following present:

Board Member William Rackley

Board Member Visente Lopez

Board Member Sylvia Perry

Board Member Michael Stembridge

Board Member Meg Crady

City Manager Austin Bleess

Board Members Jessica Medrano and Ron D'Amico and Council Liaison James Singleton were not present.

B. CITIZENS' COMMENTS

There were no citizen comments.

C. Election of Officers

Motion by Crady, seconded by Lopez, to have William Rackley be the Chairperson and Visente Lopez to be Vice Chairman. Unanimous.

D. Consider approval of the Minutes for the meeting held September 7, 2023.

Board Member Crady moved to approve the Minutes for the meeting held on September 7, 2023. Board Member Stembridge seconded the motion. The vote follows:

Ayes: Board Members Lopez, Perry, and Stembridge
Chairman Rackley

Nays: None

The motion carried.

E. Discussion and possible action on recommendations to the City Council for the TIRZ 3 Annual Report.

Motion by Stembridge, seconded by Crady to accept the report and recommend approval to the City Council. Motion carried unanimously.

ADJOURN

With no further discussion, Chairman Rackley adjourned the meeting at 7:05 p.m.

Austin Bleess, City Manager



**TAX INCREMENT REINVESTMENT ZONE BOARD
CITY OF JERSEY VILLAGE, TEXAS
AGENDA REQUEST**

AGENDA DATE: January 6, 2025

AGENDA ITEM: E

AGENDA SUBJECT: Consider approving and recommending the Tax Increment Reinvestment Zone Number 3 FY 2024 Annual Report to the City Council.

PREPARED BY: Austin Bleess, City Manager **DATE SUBMITTED:** December 19, 2024

EXHIBIT: TIRZ 3 Annual Report for FY 2024

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 is recommended by Staff that the TIRZ Board recommend Council approve this report.

RECOMMENDED MOTION: To approve and recommend the Tax Increment Reinvestment Zone Number 3 FY2024 Annual Report to the City Council.

TIRZ3 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 6, 2025



**CITY OF JERSEY VILLAGE
TAX INCREMENT REINVESTMENT ZONE NO. THREE BOARD
RECOMMENDATION TO CITY COUNCIL**

The Tax Increment Reinvestment Zone No. Three Board has met in order to review, approve, and recommend the Tax Increment Reinvestment Zone Number 3 FY 2024 Annual Report to the City Council.

After review and discussion, the Board approved the FY 2024 Annual Report, attached hereto as Exhibit A, and recommended approval of the report to the City Council

Respectfully submitted, this 6th day of January 2025.

Board Chairman

ATTEST:

Lorri Coody, City Secretary



TIRZ3 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 6, 2025



**TAX INCREMENT
REINVESTMENT ZONE
NUMBER 3
CITY OF JERSEY VILLAGE, TX
ANNUAL REPORT FY2024**

RECOMMENDED FOR APPROVAL BY TIRZ BOARD ON
JANUARY 6, 2025

APPROVED BY CITY COUNCIL ON
JANUARY 13, 2025
Resolution 2025-XX

TIRZ3 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 6, 2025

City of Jersey Village, Texas - City Officials

City Council - October 2023 - September 2024

Mayor	Bobby Warren
Place 1	Drew Wasson
Place 2	Michelle Mitcham
Place 3	Sheri Sheppard
Place 4	James Singleton (October 2023 – May 2024)
Place 4	Connie Rossi (May 2024 – September 2024)
Place 5	Jennifer McCrea

City Staff

City Manager	Austin Bleess
--------------	---------------

TIRZ Board of Directors

BOARD MEMBER	POSITION	FIRST APPOINT DATE	CURRENT TERM ENDS
William Rackley, Chairman	1	4/21	12/25
Michael Stembridge	2	05/22	12/25
Vacant	3		
Jessica Medrano	4	12/22	12/25
Meg Crady	5	04/21	12/24
Ron D'Amico	6	12/22	12/24
Visente Lopez	7	05/21	12/24

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 nine (9) members: seven (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 2024, which was October 1, 2023 – September 30, 2024.

Amount and Source of Revenue

Sources of Revenue include:

Transfer from General Fund - \$100,000

Sale of Land \$185,344.43

Amount and Purpose of Expenditures

Expenditures were as follows:

Administrative for Appraisals - \$402.50

Demolition Services - \$13,900

Purchase of Homes - \$369,966.00

Total: \$384,268.50

Amount Of Principal And Interest Due

The TIRZ has no bonded indebtedness.

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

Tax Year 2021 is the City Fiscal Year 2022. Tax Year 2022 is the City Fiscal Year 2023.

	Tax Year 2021 (Base Year)	Tax Year 2022	Tax Year 2023	Tax Year 2024
Market Value	\$7,691,751	\$8,399,304	\$10,170,728	\$7,844,864
Appraised Value	\$7,605,331	\$7,769,766	\$9,151,229	\$7,769,243
Exemptions	\$1,926,939	\$2,118,157	\$2,814,930	\$1,872,792
Taxable Value	\$5,678,392	\$5,651,609	\$6,336,299	\$5,896,451

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:

	FY2022	FY2023	FY2024
Revenues	1,000,000	1,002,564.43	285,344.43
Expenditures	1,000,382.98	749,282	384,268.50
Net Income (Loss)	(382.98)	253,282.43	(-98,924.07)
Ending Fund Balance	(382.98)	253,749.43	154,825.38

Map 1: Location of Tax Increment Reinvestment Zone

The boundaries of the TIRZ are depicted below.

