

ORDINANCE NO. 2021-14

AN ORDINANCE OF THE CITY COUNCIL THE CITY OF JERSEY VILLAGE, TEXAS; CREATING THE “REINVESTMENT ZONE NUMBER THREE, CITY OF JERSEY VILLAGE” OVER THE AREA GENERALLY LOCATED ALONG JERSEY DRIVE BETWEEN LAKEVIEW DRIVE AND EQUADOR STREET WITHIN THE CITY OF JERSEY VILLAGE, HARRIS COUNTY, TEXAS; DESIGNATING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; MAKING CERTAIN FINDINGS; REPEALING ORDINANCES INCONSISTENT OR IN CONFLICT HEREIN; PROVIDING A SEVERABILITY CLAUSE; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 22, 2021, the City Council (the “Council”) of the City of Jersey Village, Texas (the “City”), received petitions to form a tax increment reinvestment zone from the owners of property constituting at least fifty percent (50%) of the appraised value of the property in an area generally located along Jersey Drive between Lakeview Drive and Equador Street within the boundaries of the City (the “Area”); and

WHEREAS, the Council hereby determines that the creation of a tax increment reinvestment zone to be named the “Reinvestment Zone Number Three, City of Jersey Village” (the “TIRZ No. 3”) is necessary to promote the development or redevelopment of the Area, with the boundaries of TIRZ No. 3 being more particularly depicted and described in “Exhibit A” attached to and incorporated in this Ordinance for all purposes; and

WHEREAS, on March 15, 2021, after giving proper legal notice, the Council held a public hearing where all interested persons were given the opportunity to speak and present evidence for and against the creation of Reinvestment Zone No. 3; and

WHEREAS, the Council hereby determines that a tax increment fund for TIRZ No. 3 must be established as required by law (the “TIRZ Fund”), with the TIRZ Fund being more particularly described in “Exhibit B” attached to and incorporated in this Ordinance for all purposes; and

WHEREAS, the Council hereby determines that a Preliminary Reinvestment Zone Financing Plan must be prepared as required by law for TIRZ No. 3 (the “Preliminary Plans”), with the Preliminary Plans being included as “Exhibit D” attached to and incorporated in this Ordinance for all purposes; and

WHEREAS, the Council hereby determines that Area to be designated as TIRZ No. 3 meets the criteria for a tax increment reinvestment zone under Chapter 311 of the Texas Tax Code, and the Council hereby determines that proposed improvements in TIRZ No. 3 will significantly enhance the value of all taxable real property in TIRZ No. 3 and will be of general benefit to the City, and that development of the Area would not occur in the foreseeable future solely through private investment; and

WHEREAS, the Council hereby determines that a board of directors shall be created for the administration, management, and operation of TIRZ No. 3 and for the implementation of the project and financing plans of TIRZ No. 3 (the “Board”), with the Board being composed of nine (9) members appointed by the Council and in accordance with Texas Tax Code 311.009(b); and, **NOW THEREFORE**,

THE CITY COUNCIL OF JERSEY VILLAGE, TEXAS HEREBY ORDAINS:

SECTION 1. THAT the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

SECTION 2. THAT as provided in Chapter 311 of the Texas Tax Code, the “Reinvestment Zone Number Three, City of Jersey Village” (“TIRZ No. 3”) is hereby designated and established over the area described in “Exhibit A”.

SECTION 3. THAT the purpose of TIRZ No. 3 shall be primarily for encouraging redevelopment and flood mitigation.

SECTION 4. THAT TIRZ No. 3 shall be effective for a period of twenty (20) years, commencing on the date of adoption hereof.

SECTION 5. THAT a tax increment fund is hereby established for TIRZ No. 3 as fully described in “Exhibit B”.

SECTION 6. THAT a board of directors for TIZ No. 3 is hereby created as fully described in “Exhibit C”.

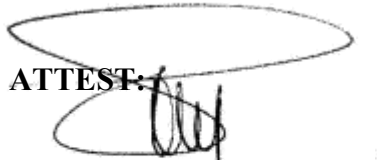
SECTION 7. THAT all other ordinances or parts of ordinances in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed.

SECTION 8. THAT in the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance, or the application of the same, to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and, the Council, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 9. THAT this Ordinance shall be in full force and effect from and after its passage.

PASSED, APPROVED, AND ORDAINED this 15th day of March 2021.

ATTEST:



Lorri Coody, City Secretary





BOBBY WARREN, MAYOR PRO TEM

Exhibit A – TIRZ No. 3: Proposed Boundaries



EXHIBIT A (cont'd) – TIRZ No. 3: All Properties Included In The Zone

HCAD Account	Property Address	Legal Description
082-104-000-0020	15301 JERSEY DR	LT 20 BLK 26 JERSEY VILLAGE
082-116-000-0015	15302 JERSEY DR	LT 15 BLK 38 JERSEY VILLAGE
082-104-000-0019	15305 JERSEY DR	LT 19 & E 1/2 OF LT 18 BLK 26 JERSEY VILLAGE
082-116-000-0014	15306 JERSEY DR	LT 14 BLK 38 JERSEY VILLAGE
082-116-000-0013	15310 JERSEY DR	LT 13 BLK 38 JERSEY VILLAGE
082-104-000-0017	15311 JERSEY DR	LT 17 & W 1/2 OF LT 18 BLK 26 JERSEY VILLAGE
082-104-000-0016	15317 JERSEY DR	LT 16 BLK 26 JERSEY VILLAGE
082-116-000-0012	15318 JERSEY DR	LT 12 BLK 38 JERSEY VILLAGE
082-104-000-0015	15321 JERSEY DR	LT 15 & E 1/2 OF LT 14 BLK 26 JERSEY VILLAGE
082-104-000-0013	15325 JERSEY DR	E 47 FT OF LT 13 & W 1/2 OF LT 14 BLK 26 JERSEY VILLAGE
082-116-000-0011	15326 JERSEY DR	LT 11 BLK 38 JERSEY VILLAGE
082-104-000-0012	15401 JERSEY DR	E 56 FT OF LT 12 & W 28 FT OF LT 13 BLK 26 JERSEY VILLAGE
082-116-000-0010	15402 JERSEY DR	LT 10 BLK 38 JERSEY VILLAGE
082-104-000-0011	15405 JERSEY DR	E 66 FT OF LT 11 & W 19 FT OF LT 12 BLK 26 JERSEY VILLAGE
082-116-000-0009	15406 JERSEY DR	LT 9 BLK 38 JERSEY VILLAGE
082-116-000-0008	15410 JERSEY DR	LT 8 BLK 38 JERSEY VILLAGE
082-104-000-0010	15413 JERSEY DR	LT 10 & W 9 FT OF LT 11 BLK 26 JERSEY VILLAGE
082-104-000-0009	15417 JERSEY DR	LT 9 BLK 26 JERSEY VILLAGE
082-116-000-0007	15418 JERSEY DR	LT 7 BLK 38 JERSEY VILLAGE
082-104-000-0008	15421 JERSEY DR	LT 8 & E 25 FT OF LT 7 BLK 26 JERSEY VILLAGE
082-116-000-0006	15422 JERSEY DR	LT 6 BLK 38 JERSEY VILLAGE
082-104-000-0006	15501 JERSEY DR	E 44 FT OF LT 6 & W 49 FT OF LT 7 BLK 26 JERSEY VILLAGE
082-116-000-0005	15502 JERSEY DR	LT 5 & E 10 FT OF LT 4 BLK 38 JERSEY VILLAGE
082-104-000-0005	15509 JERSEY DR	E 58 FT OF LT 5 & W 31 FT OF LT 6 BLK 26 JERSEY VILLAGE
082-116-000-0004	15510 JERSEY DR	LT 4 LESS 10 FT BLK 38 JERSEY VILLAGE
082-104-000-0004	15513 JERSEY DR	LT 4 & W 20 FT OF LT 5 BLK 26 JERSEY VILLAGE
082-104-000-0003	15517 JERSEY DR	LT 3 BLK 26 JERSEY VILLAGE
082-116-000-0003	15518 JERSEY DR	LT 3 BLK 38 JERSEY VILLAGE
082-104-000-0002	15521 JERSEY DR	LT 2 BLK 26 JERSEY VILLAGE
082-116-000-0002	15522 JERSEY DR	LT 2 BLK 38 JERSEY VILLAGE
082-104-000-0001	15525 JERSEY DR	LT 1 BLK 26 JERSEY VILLAGE
082-116-000-0001	15526 JERSEY DR	TR 1 BLK 38 JERSEY VILLAGE

Exhibit B – TIRZ No. 3: Tax Increment Fund

(a) A tax increment fund to be called “TIF Fund Number 3” is hereby established for TIRZ No. 3 (the “Fund”).

(b) The Fund may be divided into additional accounts and subaccounts authorized by resolution or ordinance of the City Council (the “Council”) of the City of Jersey Village (the “City”). The Fund shall consist of:

1. The percentage of the tax increment as defined by Section 311.012(A) of the Texas Tax Code (the “Code”), that each taxing unit which levies real property taxes in TIRZ No. 3, other than the City, has elected to dedicate to the Fund under an agreement with the City authorized by Section 311.013(f) of the Code; and,
2. One hundred percent (100%) of the City’s portion of the tax increment from TIRZ No. 3, as defined by Section 311.012(a) of the Code.

(c) The Fund shall be maintained in an account at the depository bank of the City and shall be secured in the manner prescribed by law for Texas cities. In addition, all revenues from the following sources shall be deposited into the Fund:

1. The sale of any obligations, if any, hereafter issued by the City and secured in whole or part from the tax increment of TIRZ No. 3;
2. The sale of any property acquired as part of a plan adopted by the Board of Directors of TIRZ No. 3 (the “Board”); and,
3. Other revenues dedicated to TIRZ No. 3.

(d) Prior to the termination of TIRZ No. 3, money shall be disbursed from the Fund only to pay project costs, as defined by the Code, for TIRZ No. 3, to satisfy the claims of holders of obligations for TIRZ No. 3, or to pay obligations incurred pursuant to agreements entered into to implement plans adopted by the Board pursuant to the Code.

EXHIBIT C – TIRZ No. 3 Board of Directors

Board of Directors

A board of directors (the “Board”) is hereby created for Reinvestment Zone Three, City of Jersey Village (“TIRZ No. 3”) as provided herein.

Organization and Procedure

The Board shall consist of nine (9) regular members who shall be nominated and appointed as follows:

1. The member of the State Senate in whose district TIRZ No. 3 is located is a member of the Board, and the member of the State House of Representatives in whose district TIRZ No. 3 is located is a member of the Board, except that either may designate another individual to serve in the member’s place at the pleasure of the member.
2. Each taxing unit that levies taxes on real property in TIRZ No. 3 may appoint one (1) member to the Board if the taxing unit has approved the payment of all or part of the tax increment produced by the taxing unit into the tax increment fund for TIRZ No. 3. If a taxing unit chooses to not participate, then the City Council (the “Council”) of the City of Jersey Village (the “City”) may appoint a number of members to the Board such that the Board comprises nine (9) members.

Qualifications

Except for the State Senator and State House Representative members, all other Board members shall be at least eighteen (18) years of age and own real property in TIRZ No. 3, or be an employee or agent of a person that owns real property in TIRZ No. 3. Any Board member who ceases to possess such qualifications shall automatically be deemed to have vacated their membership on the Board.

Terms

(a) Initial Board member appointments by the Council or a taxing unit shall be as follows:

1. No more than four (4) members shall be appointed for a term expiring December 31, 2021.
2. No more than five (5) members shall be appointed for a term expiring December 31, 2022.

(b) All appointments for Board members made after the initial appointments shall be for a term of two (2) years starting on January 1, except vacancies for unexpired terms, which shall be filled for the remainder of the unexpired term.

Duties

(a) The Board shall act as an advisory board to the Council in the operation and administration of TIRZ No. 3, with all action by the Board being subject to Council approval.

(b) The authority and responsibility of the Board expressly includes:

1. Making recommendations to the Council regarding the administration of TIRZ No. 3;

2. Making recommendations to the Council regarding agreements that are necessary or convenient to implement the TIRZ No. 3 project plan and financing plan;
3. Making recommendations to the Council regarding agreements with local governments or political subdivisions for management of TIRZ No. 3;
4. Making recommendations to the Council regarding the expenditure of funds related to development and redevelopment of land within TIRZ No. 3;
5. Acting as the lead entity in working with other City boards and commissions regarding incentives, regulations, infrastructure, and all other physical and economic development decisions related to TIRZ No. 3; and,
6. Providing an annual progress report to the Council, and as requested by the Council.

Officers

Each year, the Board shall elect one (1) of its members to serve as Chairman for a term of one (1) year that begins on January 1 of the following year. The Board may elect a Vice-Chairman to preside in the absence of the Chairman or when there is a vacancy in the office of Chairman. The Board may elect other officers as it considers appropriate.

Bylaws

The Board may write its own bylaws establishing its own rules for its regulation. Said bylaws and amendments thereto shall be filed with the City Secretary of the City.

Meetings

(a) The Board should hold at least one (1) regular meeting per quarter. These meetings shall be open to the public and at a time and place of their choosing. It may also hold such other meetings as may be necessary to accomplish the purpose of its creation. All meetings shall be public and shall conform to State law.

(b) All Board members, including the Chairperson, shall vote in matters considered by the Board.

Minutes

The Board shall keep a record of its proceedings in a permanent book, and a signed copy of the minutes shall be given to the City Secretary of the City.

EXHIBIT D – TIRZ No. 3 Preliminary Project and Financing Plan



PRELIMINARY PROJECT
AND FINANCING PLAN
TAX INCREMENT
REINVESTMENT ZONE
NUMBER 3
CITY OF JERSEY VILLAGE

APPROVED March 15, 2021
Ordinance 2021-14

Contents

Introduction	3
Map 1: Location of Proposed Tax Increment Reinvestment Zone	3
Benefits of the District	4
Preliminary Project Plan.....	4
Existing Uses and Conditions	5
Figure 1: Current Land Uses.....	5
Map 2: Existing Uses and conditions of land within and around the TIRZ.	6
Map 3: The existing land use zoning within the TIRZ.....	6
Ordinance Changes	8
Non-Project Costs	8
Method of Relocation	8
Preliminary Financing Plan.....	8
Financial Plan Narrative	8
Estimated Project Costs	8
Kind, Number and Location of Proposed Public Improvements.....	9
Economic Feasibility.....	9
Estimate of Bonded Indebtedness To Be Incurred	9
Estimated Time When Monetary Obligations Are To Be Incurred	10
Methods and Sources of Financing.....	10
Duration of Zone	11
Current Appraised Value of Taxable Real Property	11
Estimated Captured Appraised Value By Year	11

Introduction

The City of Jersey Village (the “City”) incorporated in 1956, and is located in northwest Harris County. The current population of the city is 7,935. The City is approximately 90% built out. The City has experienced several devastating flood events since 1998. One of the areas that has experienced repetitive flood events is the area of Jersey Drive from Equador Street to Lakeview Drive.

In 2017 the City adopted a Long-Term Flood Recovery Plan. This plan looked at numerous ways the City could work to reduce the damage of future flood events. The City is currently undertaking several activities to reduce future flooding, including home elevations from FEMA Funding.

FEMA grants are a very competitive grant. If the grant application is awarded it can still take a year or more for the money to arrive with the city for the work to be done. There are currently over 130 homes the City is working to remove from the flood plain. FEMA Grants for elevations are preferable to buyouts, as a buyout requires the land to be green space in perpetuity.

Given the length of time it will be for home elevation grants to reach all homes, the home owners of Jersey Drive have submitted a petition to the City requesting a TIRZ to be created to assist with flood mitigation, namely buyouts, on their street. The TIRZ would help to facilitate the sale of property from the current owners, so the homes could be demolished, and new homes could be built on the lots that would be above the flood plain. This would bring about flood mitigation for property owners more quickly than working with federal funding. It would also allow for the property to continue to provide great homes for future generations of families in Jersey Village.

Map 1: Location of Proposed Tax Increment Reinvestment Zone

The proposed boundaries of the TIRZ are depicted below.



Benefits of the District

The creation of this proposed TIRZ District 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 City is proposing to capture 100% of the taxable real property incremental revenues being created within the TIRZ, during the lifetime of the District which is proposed for 20 years.

Preliminary Project Plan

This Preliminary Project Plan and Reinvestment Zone Financing Plan (“The Plan”) has been prepared in accordance with the requirements of Chapter 311.011 of the Texas Tax Code and outlines the improvements to be funded and implemented by the proposed Tax Increment Reinvestment Zone Number 3, City of Jersey Village, Texas.

There are also several benefits to the city, other local taxing jurisdictions, and tax payers in general that will be accomplished with this TIRZ. One of those benefits is achieving some of the Comprehensive Plan Goals, which include:

- Invest in infrastructure, activities, and opportunities that will revitalize the highway 290 corridor to maximize its visual appeal, sense of place, and economic value.
- Promote infill and redevelopment of vacant or underutilized parcels.
- Ensure there are provisions for meeting and satisfying the needs of resident and potential residents with a variety of single family homes.
- Continue efforts to implement the Long-Term Flood Recovery Plan and mitigate future flooding in the city.

Other benefits for the City include:

- Enhances the City’s tax base.
- Provides tool to partner with private developers to construct improvements.

Existing Uses and Conditions

The table below, based on information from the Comp Plan, details the existing land uses and the percentages of their respective areas within the City.

Figure 1: Current Land Uses

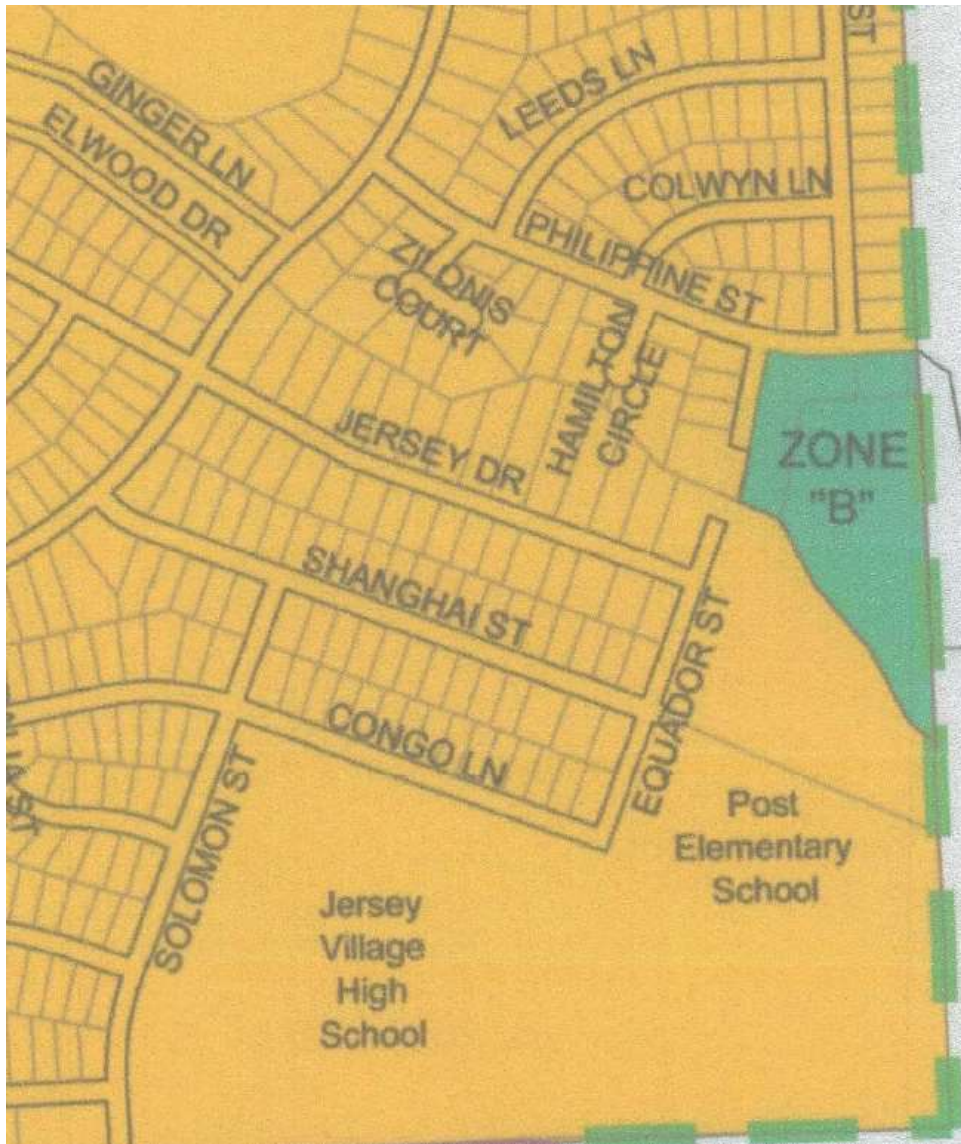
Land Use	City Limits		ETJ	
	Acres	Percent	Acres	Percent
Single Family	683	30.2%	15	2.1%
Multi-Family	88	3.9%	0	0.0%
Townhome	21	0.9%	0	0.0%
Manufactured	-	0.0%	25	3.6%
Total Residential	792	35.0%	40	5.7%
Parks and Open Space	83	3.7%	0	0.0%
Public/Semi-Public	180	8.0%	11	1.6%
Private Recreation	134	5.9%	0	0.0%
Retail	44	1.9%	2	0.3%
Office	28	1.2%	0	0.0%
Commercial	182	8.1%	198	28.1%
Industrial	74	3.3%	302	42.9%
Detention Pond/Lake	98	4.3%	5	0.7%
Right-of-Way	446	19.8%	28	4.0%
Railroad Right-of-Way	27	1.2%	0	0.0%
Nonresidential	1,296	57.4%	546	77.6%
Vacant	170.00	7.5%	118	16.8%
Total Acres	2,258		704	

On the following pages are maps that show the existing uses and land conditions of the proposed TIRZ area, along with the current zoning of the area.

Map 2: Existing Uses and conditions of land within and around the TIRZ.



Map 3: The existing land use zoning within the TIRZ.



Ordinance Changes

There are no contemplated changes to the City's Code of Ordinances or Comprehensive Plan.

Non-Project Costs

Non-Project Costs will consist of unreimbursed costs of public rights-of way, utility upgrades, and other private investment. The projects which are expected to result from the TIRZ include new home constructions in the area. The total value of such projects can reasonably be projected to total more than \$6 million at TIRZ end.

Method of Relocation

Relocation of utilities or roadways is not anticipated in this TIRZ. However, if relocation becomes necessary and in instances where appropriate, costs associated with such relocation may, on a case-by-case basis, be considered as eligible project costs, as determined by the Board of Directors of the TIRZ. In addition, the TIRZ Board and City will consider and utilize such other methods as are available, cost effective, and efficient to aid in the relocation with due weight being given to the availability of tax increments to pay related costs.

Preliminary Financing Plan

Financial Plan Narrative

The City views its participation in this TIRZ as a necessary flood mitigation effort. The cost of the redevelopment within the proposed Zone will be a public private partnership. Such partnerships have been successful for several other projects in Jersey Village and around the state. The TIRZ is intended to provide a mechanism for the purchase and sale of property and land to achieve the goal of removing homes from the flood plain and redevelopment of the property with new homes being constructed above the flood plain.

The TIRZ will likely not be self-sufficient at the onset and will require some financial contribution from the city general fund to facilitate the initial purchase and remediation of property. Any proceeds from the sale of any property would go into the TIRZ Fund.

However, it is anticipated that after some homes are redeveloped with assistance from the TIRZ, the market may prove these redevelopments to be successful without TIRZ assistance.

Estimated Project Costs

The City of Jersey Village is proposing the following preliminary Financial Plan, which is presented below. The dollar amounts are approximate estimates based upon assumptions that can be made of how many properties it is anticipated the TIRZ may purchase and resell. Purchases prices would be determined on a case by case basis with each individual property owner. At this time there is an estimated 19 properties that might be purchased.

Proposed Budget	Amount	Category	Authorized By Tax Code
Property Acquisition	\$4,560,000	Capital Costs	311.002(1)(A)
Demolition of existing buildings	\$475,000	Capital Costs	311.002(1)(A)
Administration Costs	\$15,000	Professional Services	311.002(1)(D)
Total	\$5,050,000		

Administration costs are anticipated to be costs for an outside company to handle the Increased Cost of Compliance paperwork. By using Increased Cost of Compliance funding through Flood Insurance the demolition costs associated with the properties could be covered.

The project costs should be adjusted to actual acquisition and demolition costs when the projects occur.

A potential break down by year for the project costs is as follows:

TIRZ Year	Year	Acquisition of Property	Demolition of Existing Buildings	Professional Services	Number of Properties
1	2021	\$ 960,000	\$ 100,000	\$ 3,160	4
2	2022	\$ 960,000	\$ 100,000	\$ 3,160	4
3	2023	\$ 960,000	\$ 100,000	\$ 3,160	4
4	2024	\$ 960,000	\$ 100,000	\$ 3,160	4
5	2025	\$ 720,000	\$ 75,000	\$ 2,360	3
Totals		\$ 4,560,000	\$ 475,000	\$ 15,000	19

In addition to the projects described above projects that are eligible pursuant to the Texas Tax Code shall also be considered eligible project costs. The TIRZ will fund project costs at the discretion and approval of the Board of Directors of the TIRZ.

Kind, Number and Location of Proposed Public Improvements

There are no public improvements that are anticipated at this time.

Economic Feasibility

Currently the estimated project costs for the TIRZ are \$5,050,000. The City is proposing to use 100% of the incremental increase of the Tax Rate for the entire 20 year life of the TIRZ.

As shown in the section below entitled “Methods and Sources of Financing” the revenues listed there would match the estimated project costs.

It is anticipated that after some homes are redeveloped with assistance from the TIRZ, the market may prove these redevelopments to be successful without TIRZ assistance.

Estimate of Bonded Indebtedness To Be Incurred

While it is not anticipated to be necessary, bonds, notes or other obligations may be issued to yield net proceeds sufficient to pay all or a portion of the eligible project costs and related professional fees that are currently estimated at, but are not limited to, \$5,050,000. The City, at its sole discretion, may issue

or cause to be issued bonds, notes, or other obligations secured by tax increment revenues, the proceeds of which could be used to pay for or reimburse Project Costs, including public improvements, capitalized interest, professional fees, developer interest and costs of issuance of the bonds.

Estimated Time When Monetary Obligations Are To Be Incurred

Bond issuances, if necessary, will occur at appropriate times as determined by the City and the City's Financial Advisor. Project Costs, administrative costs, and costs related to the creation and organization of the TIRZ may be paid from the issuance of bonds or directly from tax increment revenue.

Methods and Sources of Financing

One source of revenue for the TIRZ will be ad valorem property taxes generated on the annual incremental value above the base year value. The City of Jersey Village will participate at 100% of the increment for the duration of the TIRZ.

A second source of funding for the TIRZ would be from the sale of land. After property is acquired and existing homes removed the lots would be sold for development. The proceeds of these sales, estimated to be \$1,310,000, would go into the TIRZ.

A third source of funding for the TIRZ would come from utilizing the Increased Cost of Compliance funding that is available through the National Flood Insurance Program. It is estimated this would be \$475,000 and would cover the demolition costs of the district.

The other source of funding for the TIRZ would be appropriations from the General Fund. Based upon estimated costs and other revenues, the Zone would require appropriations totaling \$2,681,628. However, it is anticipated that after some homes are redeveloped with assistance from the TIRZ, the market may prove these redevelopments to be successful without TIRZ assistance. This would mean less funding is required from the General Fund.

To ensure timely construction of public improvements, both pay-as-you-go and various methods of financing may be utilized. These include:

- Tax Increment Bonds or Notes. As allowed by annual incremental increases in Zone assessed value, tax-exempt tax increment bonds or notes may be issued to fund improvements.
- Direct Reimbursements. Projects that are closely related to particular private development projects or public infrastructure programs of public agencies, municipalities, and authorities may be financed through reimbursement agreements with a developer, public agency, municipality, or authority using a direct payment annually from the TIRZ increment fund.
- Other private financing. Some projects may be financed on a short-term basis through private financial institutions.
- Grants/Other Public Funds. To the extent permitted by law, efforts will be made to leverage TIRZ funds with other public funds and economic development tools.

Duration of Zone

It is being proposed that the Zone be established for a period of 20 years. As such, the final year of tax increment revenues being captured would be in 2041. Therefore, the zone would terminate on December 31, 2041.

Current Appraised Value of Taxable Real Property

Based on the 2020 Harris County Appraisal District certified tax roll, the base year value of the proposed TIRZ will be \$7,325,124.

Estimated Captured Appraised Value By Year

The tables on the following page shows the Captured Appraised Value and the resulting revenue from the City.

To come up with these numbers it was assumed that 4 homes would be torn down each year starting in year one, with a building assessed value of \$131,000 which is the average value in the Zone. This goes for years 1-4. In year 5 it was assumed 3 homes, as this plan assumes 19 total homes being acquired.

Starting in year two we assumed 4 new homes existing at an average improvement value of \$400,000. This goes for years 2-5. In year 6 it was assumed 3 homes, as this plan assumes 19 total homes being acquired.

The Exemption rate is assumed to be 23% of the total property value. This assumes an increase of the homestead exemption rate to 20%, and also factors in 3% for the Over 65 and other exemptions that some homeowners may have. This is based upon the existing exemptions as per the 2020 Certified Values.

This plan also assumes a 1% appreciation rate each year for the properties.

As is shown the first year the Zone would not generate revenue, due to 4 homes no longer being there and new homes not yet built which means they are not yet taxable.

Jersey Village TIRZ #3

TIRZ Base Year	Assessed Value	Taxes Collected
2020	\$ 7,325,124	\$ 41,999

TIRZ Year	Year	Projected Annual Assessed Value	Estimated New Value Added/(Lost)	Gross New Taxes Collected
1	2021	\$ 6,874,375	\$ (524,000)	\$ -
2	2022	\$ 8,019,119	\$ 1,076,000	\$ 2,673
3	2023	\$ 9,175,310	\$ 1,076,000	\$ 9,114
4	2024	\$ 10,343,063	\$ 1,076,000	\$ 15,619
5	2025	\$ 11,653,494	\$ 1,207,000	\$ 22,919
6	2026	\$ 12,970,029	\$ 1,200,000	\$ 30,253
7	2027	\$ 13,099,729		\$ 30,976
8	2028	\$ 13,230,726		\$ 31,705
9	2029	\$ 13,363,034		\$ 32,442
10	2030	\$ 13,496,664		\$ 33,187
11	2031	\$ 13,631,631		\$ 33,939
12	2032	\$ 13,767,947		\$ 34,698
13	2033	\$ 13,905,626		\$ 35,465
14	2034	\$ 14,044,683		\$ 36,240
15	2035	\$ 14,185,130		\$ 37,022
16	2036	\$ 14,326,981		\$ 37,812
17	2037	\$ 14,470,251		\$ 38,610
18	2038	\$ 14,614,953		\$ 39,416
19	2039	\$ 14,761,103		\$ 40,231
20	2040	\$ 14,908,714		\$ 41,053

Total Taxes Collected For TIRZ	\$ 583,372
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Assumptions	
Tax Rate (per hundred)	0.723466
Exemption Rate	23%
Annual Appreciation of District	1%