

**MINUTES OF THE MEETING OF THE JERSEY VILLAGE
TAX INCREMENT REINVESTMENT ZONE NO. 2 BOARD**

January 10, 2022 – 5:30 p.m.

TAX INCREMENT REINVESTMENT ZONE NO. 2 BOARD OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENED ON JANUARY 10, 2022 AT 5:30 P.M. IN THE CIVIC CENTER MEETING ROOM, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

A. The meeting was called to order at 5:33 p.m. by James MacDonald Chairperson, and the roll of appointed officers was taken. Board Members and staff present were:

James MacDonald, Chairman	City Manager, Austin Bleess
Sean Anger, Board Member	City Secretary, Lorri Coody
John Baucum, Board Member	
Judith Tidwell, Board Member	

Board Members Ashley Hart, Ty Camp, and Ceri Davies were not present at this meeting.

Council Liaison, James Singleton was present at this meeting.

B. CITIZENS' COMMENTS - Any person who desires to address the City of Jersey Village Tax Increment Reinvestment Zone No. 2 (TIRZ) 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.

There were no Citizens' Comments.

C. Election of chairperson and vice-chairperson.

Board Chairman, James MacDonald, opened nominations for the office of Chairperson for a one-year term beginning January 1, 2022 and ending December 31, 2022. Board Member Baucum nominated Board Member James MacDonald to serve in this capacity. Board Member Anger seconded the nomination. With no other nominations, Chairman MacDonald called for a vote on the nomination of Board Member James MacDonald to serve as Chairperson. The vote follows:

Ayes: Board Members Anger, Baucum, and Tidwell
Chairman MacDonald

Nays: None

The nomination carried and James MacDonald will serve as Chairperson for the Tax Increment Reinvestment Zone No. 2 Board for the term beginning January 1, 2022 and ending December 31, 2022.

Board Chairman MacDonald opened nominations for the office of Vice Chairperson for a one-year term beginning January 1, 2022 and ending December 31, 2022. Chairman MacDonald nominated Board Member Ceri Davies. Board Member Anger seconded the nomination. With no other nominations, Chairman MacDonald called for a vote on the nomination of Board Member Ceri Davies to serve as Vice Chairperson. The vote follows:

Ayes: Board Members Anger, Baucum, and Tidwell
Chairman MacDonald

Nays: None

Ceri Davies will serve as Vice Chairperson for the Tax Increment Reinvestment Zone No. 2 Board for the term beginning January 1, 2022 and ending December 31, 2022.

D. Consider approval of the minutes for the meeting held on August 30, 2021.

Board Member Baucum moved to approve the minutes for the meetings held on August 30, 2021. Board Member Anger seconded the motion. The vote follows:

Ayes: Board Members Anger, Baucum, and Tidwell
Chairman MacDonald

Nays: None

E. Consider approving and recommending the Tax Increment Reinvestment Zone Number 2 FY 2021 Annual Report to the City Council.

Austin Bless, City Manager, introduced the item. Background information is as follows:

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 annual report for the Board's review. It is recommended by Staff that the TIRZ2 Board recommend Council approve this report.

The Board engaged in discussion about the report and the taxable value of property within the TIRZ2. City Manager Bless explained the decrease in value.

With no further discussions on the matter, Board Member Baucum moved to approve and recommend the FY 2021 Annual Report to the City Council. Board Member Tidwell seconded the motion. The vote follows:

Ayes: Board Members Anger, Baucum, and Tidwell
Chairman MacDonald

Nays: None

A copy of the FY 2021 Annual Report to the City Council is attached to and made a part of these minutes as Exhibit “A.”

F. Adjourn

There being no further business on the Agenda the meeting adjourned at 5:41 p.m.

Lorri Coody, City Secretary



Exhibit A
to the January 10, 2022
Tax Increment Reinvestment Board No. 2 Minutes



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

The Tax Increment Reinvestment Zone No. Two Board has met in order to review, approve, and recommend the Tax Increment Reinvestment Zone Number 2 FY 2021 Annual Report to the City Council.

After review and discussion, the Board approved the FY 2021 Annual Report, attached hereto as Exhibit A, and recommended approval of the report to the City Council

Respectfully submitted, this 10th day of January 2022.

s/Board Chairman

ATTEST:

s/Lorri Coody, City Secretary

EXHIBIT A

TAX INCREMENT REINVESTMENT ZONE NUMBER 2

CITY OF JERSEY VILLAGE, TX

ANNUAL REPORT

FY2021



TAX INCREMENT
REINVESTMENT ZONE
NUMBER 2, CITY OF
JERSEY VILLAGE, TX
ANNUAL REPORT
FY2021

RECOMMENDED FOR APPROVAL BY TIRZ
BOARD ON JANUARY 10, 2022

APPROVED BY CITY COUNCIL ON
JANUARY 17, 2022
Resolution 2022-XX

City of Jersey Village, Texas - City Officials

City Council – October 2020 – September 2021

Mayor	Andrew Mitcham (May 2021) Bobby Warren (Current)
Place 1	Drew Wasson
Place 2	Greg Holden (May 2021) Michelle Mitcham (Current)
Place 3	Bobby Warren (May 2021) Sheri Sheppard (Current)
Place 4	James Singleton
Place 5	Gary Wubbenhorst

City Staff

City Manager	Austin Bleess
City Secretary	Lorri Coody

TIRZ Board of Directors

BOARD MEMBER	POSITION	APPOINT DATE	TERM ENDS
John Baucum	1	12/19	12/21
Ty Camp	2	08/17	12/21
Ceri Davies, Vice Chairman	3	08/17	12/22
Sean Anger	4	01/19	12/22
James MacDonald, Chairman	5	08/17	12/22
Ashley Hart	6	12/20	12/21
Judy Tidwell	7	06/19	12/22

Purpose

The Board shall act as an advisory board to the City Council in the operation and administration of Zone Number 2; 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 2 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 2; 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 (7) members: five (5) Directors shall be appointed by the City Council; and two (2) Directors shall be appointed by the County Commissioners Court. Since Harris County has elected not to participate in the TIRZ, all seven Director seats have been appointed by the City Council.

Description of Zone

In accordance with the Tax Increment Financing Act (Texas Tax Code Chapter 311), Reinvestment Zone Number Two, Jersey Village, Texas (TIRZ No. 2) was established by Ordinance 2017-26 of the Jersey Village City Council on July 17, 2017.

Purpose of Zone

The City of Jersey Village teamed with consultants to gather input from community stakeholders (from agencies like Harris County, the Houston-Galveston Area Council, METRO, and private land owners) and develop a conceptual plan for the area south of U.S. 290, known as Jersey Village Crossing. Jersey Village Crossing is a proposed 274 acre mixed-use development that includes a major Transit-Oriented Development component that incorporates preliminary designs for a light rail stop. Recent economic trends indicate that workers want to live in places with destinations, public and civic spaces, vibrant

social life, recreational opportunities, and a reasonable commute—all of which are usually included in a mixed-use development.

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. 2 reporting was Fiscal Year 2017. This report covers Fiscal 2021, which was October 1, 2020 – September 30, 2021.

Amount and Source of Revenue

The tax increment captured for the fiscal year was negative. As there was no captured value of the TIRZ there was no income for the TIRZ.

The City Council did transfer \$42,000 from the City of Jersey Village CIP Funds dedicated for the city hall construction to the TIRZ 2.

Amount and Purpose of Expenditures

There was \$42,000 spent for schematic design, design development, and pricing for a new city hall.

Amount Of Principal And Interest Due

The TIRZ has no bonded indebtedness.

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

Base Year Value (FY2017)	Net Taxable Value (FY2021)	Captured Appraised Value (FY2021)
\$20,633,175	\$19,814,320	-\$818,855

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%)	-\$818,855	0.723466	\$ -

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

Fund Balance History:

	FY2018	FY2019	FY2020	FY2021
Revenues	0	0	0	\$42,000
Expenditures	0	0	0	\$42,000
Net Income (Loss)	0	0	0	0
Ending Fund Balance	0	0	0	0

Map 1: Location of Tax Increment Reinvestment Zone

The boundaries of the TIRZ are depicted below.

