



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 No. 2 (TIRZ2) Board will hold a meeting on January 23, 2023 at 6:00 p.m. in the Civic Center Auditorium located at 16327 Lakeview Drive, Jersey Village, Texas 77040. A quorum of the TIRZ2 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 City of Jersey Village TIRZ 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.

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

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

AGENDA

- A. Open Meeting. Call the meeting to order and the roll of appointed officers will be taken. *Board Chairman*
- 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. *Board Chairman*
- C. Election of chairperson and vice-chairperson. *Board Chairman*
- D. Consider approval of the minutes for the meetings held on January 10, 2022. *Lorri Coody, Board Secretary*
- E. Consider approving and recommending the Tax Increment Reinvestment Zone Number 2 FY 2022 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 17, 2023 at 1:00 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."

TIRZ NO. 2 BOARD MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 23, 2023

- 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.

**TAX INCREMENT REINVESTMENT ZONE NO. 2 BOARD
CITY OF JERSEY VILLAGE, TEXAS
AGENDA REQUEST**

AGENDA DATE: January 23, 2022

AGENDA ITEM: C

AGENDA SUBJECT: Election of chairperson and vice-chairperson.

Department/Prepared By: Lorri Coody

Date Submitted: December 28, 2022

EXHIBITS: None

BUDGETARY IMPACT: None

CITY MANAGER APPROVAL:

BACKGROUND INFORMATION:

In accordance Ordinance 2017-26, 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. 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.

The current Chairman is James MacDonald and the current Vice Chairman is Ceri Davies. Both desire reappointment.

Staff recommends that the Board elect both a Chairman and a Vice Chairman.

RECOMMENDED MOTION:

I move to elect _____ as Chairman and _____ as Vice Chairman.

TIRZ NO. 2 BOARD MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 23, 2023

**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

TIRZ NO. 2 BOARD MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 23, 2023

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



DRAFT

TIRZ NO. 2 BOARD MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 23, 2023

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

TIRZ NO. 2 BOARD MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 23, 2023

DRAFT



**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

TIRZ NO. 2 BOARD MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 23, 2023

EXHIBIT A

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

TIRZ NO. 2 BOARD MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 23, 2023



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 Bless
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	\$ -

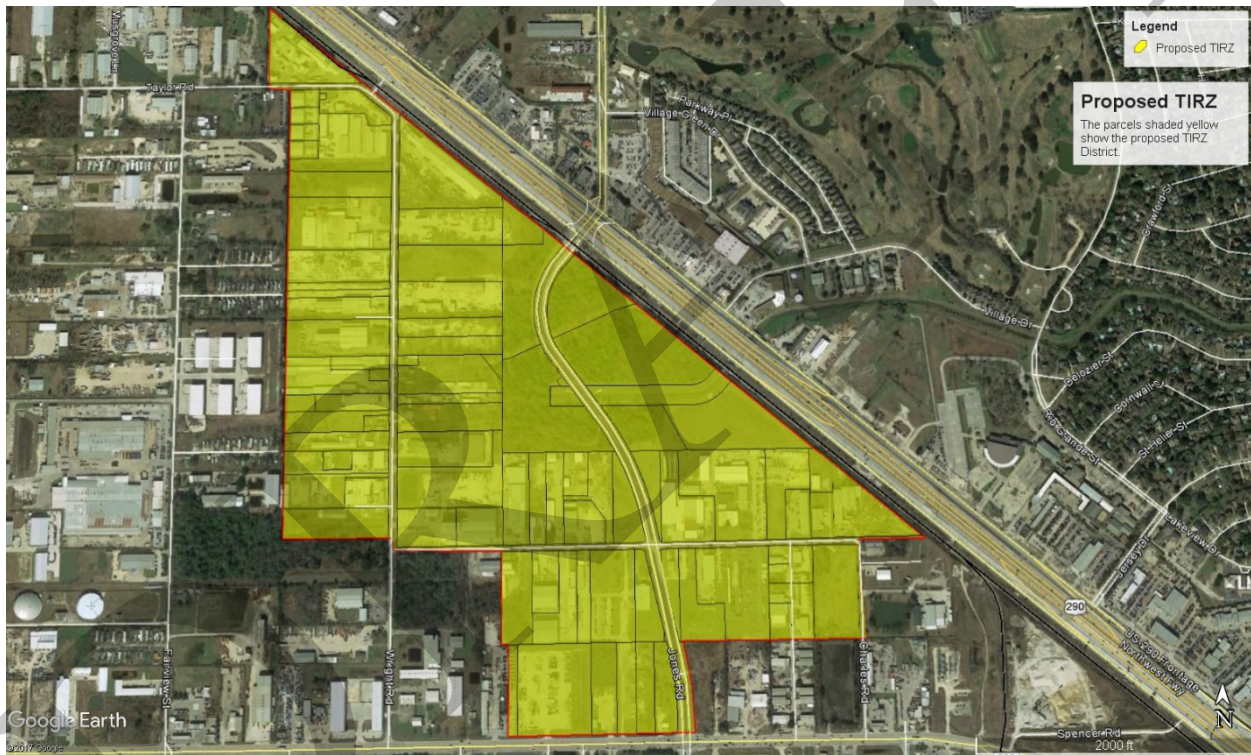
Currently Jersey Village is the only taxing entity participating in the TIRZ and is participating at 100%.

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.



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

AGENDA DATE: January 23, 2023

AGENDA ITEM: E

AGENDA SUBJECT: Consider approving and recommending the Tax Increment Reinvestment Zone Number 2 FY 2022 Annual Report to the City Council.

PREPARED BY: Austin Bless, City Manager **DATE SUBMITTED:** December 28, 2022

EXHIBIT: TIRZ 2 Annual Report for FY 2022

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.

The highlights of this year's report are a Net Taxable Value of \$19,794,482 which gives us a Captured Appraise Value of \$(838,690). The Captured Value is the current valuation minus the Base Year Value which was \$20,633,175 in 2017 when the Zone was created. We have had no expenses or income in the zone this year.

RECOMMENDED MOTION: I move to approve and recommend the Tax Increment Reinvestment Zone Number 2 FY2022 Annual Report to the City Council.

TIRZ NO. 2 BOARD MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 23, 2023



**TAX INCREMENT
REINVESTMENT ZONE
NUMBER 2
CITY OF JERSEY VILLAGE, TX
ANNUAL REPORT FY2022**

RECOMMENDED FOR APPROVAL BY TIRZ BOARD ON
JANUARY 23, 2023

APPROVED BY CITY COUNCIL ON
JANUARY 23, 2023

Resolution 2023-xx

TIRZ NO. 2 BOARD MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 23, 2023

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
City Secretary	Lorri Coody

TIRZ Board of Directors

BOARD MEMBER	POSITION	FIRST APPOINT DATE	CURRENT TERM ENDS
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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

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Amount and Source of Revenue

The Tax Increment Base Value of the District (from 2017) is \$20,633,175. During Fiscal Year 2022 the value of the district was \$19,794,485, which is a negative captured value of \$838,690. As there was no captured value of the TIRZ there was no income for the TIRZ.

Amount and Purpose of Expenditures

There were no expenditures from the TIRZ Fund.

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 (2017)	\$ 20,633,175.00	
	Net Taxable Value	Captured Appraised Value
FY2018	\$ 20,538,222.00	\$ (94,953.00)
FY2019	\$ 18,830,234.00	\$ (1,802,941.00)
FY2020	\$ 19,085,570.00	\$ (1,547,605.00)
FY2021	\$ 19,814,320.00	\$ (818,855.00)
FY2022	\$ 19,794,485.00	\$ (838,690.00)

Captured Value is the current valuation minus the Base Year Value.

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%)	\$ (838,690.00)	0.7425	\$ -

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

Fund Balance History:

	FY2018	FY2019	FY2020	FY2021	FY2022
Revenues	0	0	0	\$42,000	0
Expenditures	0	0	0	\$42,000	0
Net Income (Loss)	0	0	0	0	0
Ending Fund Balance	0	0	0	0	0

Map 1: Location of Tax Increment Reinvestment Zone

The boundaries of the TIRZ are depicted below.

