



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 08, 2024, 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 23, 2023. *Lorri Coody, Board Secretary*
- E. Consider approving and recommending the Tax Increment Reinvestment Zone Number 2 FY 2023 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: December 21, 2023 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.jerseylvillagetx.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."

TIRZ2 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 8, 2024

- 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*

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

AGENDA DATE: January 8, 2024

AGENDA ITEM: C

AGENDA SUBJECT: Election of chairperson and vice-chairperson.

Department/Prepared By: Lorri Coody

Date Submitted: December 21, 2023

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.

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.

TIRZ2 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 8, 2024

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

January 23, 2023 – 6:00 p.m.

TAX INCREMENT REINVESTMENT ZONE NO. 2 BOARD OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENED ON JANUARY 23, 2023, AT 6:02 P.M. IN THE CIVIC CENTER MEETING ROOM, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

A. The meeting was called to order at 6:02 p.m. by Ashley Hart, and the roll of appointed officers was taken. Board Members and staff present were:

Ty Camp, Chairman	City Manager, Austin Bleess
Ashley Hart, Board Member	City Secretary, Lorri Coody
John Baucum, Board Member	
Judith Tidwell, Board Member	

Board Members James MacDonald, Sean Anger, 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.

Nominations were opened for the office of Chairperson and Vice-Chairperson for a one-year term beginning January 1, 2023 and ending December 31, 2023. Board Member Baucum nominated Board Member MacDonald to serve as Chairperson and Board Member Davies to serve as Vice-Chair. Board Member Camp seconded the nominations. The vote follows:

Ayes: Board Members, Baucum, Tidwell, Camp, and Hart

Nays: None

The nomination carried and James MacDonald will serve as Chairperson and Ceri Davies will service as Vice-Chairperson for the Tax Increment Reinvestment Zone No. 2 Board for the term beginning January 1, 2023 and ending December 31, 2023.

D. Consider approval of the minutes for the meeting held on January 10, 2022.

Board Member Camp moved to approve the minutes for the meetings held on January 10, 2022. Board Member Tidwell seconded the motion. The vote follows:

Ayes: Board Members, Baucum, Tidwell, Camp, and Hart

Nays: None

The motion carried.

TIRZ2 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 8, 2024

E. Consider approving and recommending the Tax Increment Reinvestment Zone Number 2 FY 2022 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 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 Appraised 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.

The Board engaged in discussions about the report.

With no further discussions on the matter, Board Member Tidwell moved to approve and recommend the FY 2022 Annual Report to the City Council. Board Member Baucum seconded the motion. The vote follows:

Ayes: Board Members, Baucum, Tidwell, Camp, and Hart

Nays: None

The motion carried.

A copy of the FY 2022 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 6:07 p.m.



Lorri Coody, City Secretary

**EXHIBIT A TO THE TAX INCREMENT
REINVESTMENT ZONE NUMBER 2
JANUARY 23, 2023 MEETING MINUTES**

DRAFT

TIRZ2 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 8, 2024



**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 2022 Annual Report to the City Council.

After review and discussion, the Board approved the FY 2022 Annual Report, attached hereto as Exhibit A, and recommended approval of the report to the City Council

Respectfully submitted, this 23rd day of January 2023.

s/Board Chairman

ATTEST:

s/Lorri Coody, City Secretary

TIRZ2 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 8, 2024

EXHIBIT A

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

DRAFT

TIRZ2 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 8, 2024



RECOMMENDED FOR APPROVAL BY TIRZ BOARD ON
JANUARY 23, 2023

APPROVED BY CITY COUNCIL ON
JANUARY 23, 2023
Resolution 2023-02

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

TIRZ2 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 8, 2024

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
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

TIRZ2 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 8, 2024

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 2020, which was October 1, 2019 – September 30, 2020.

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	\$ -

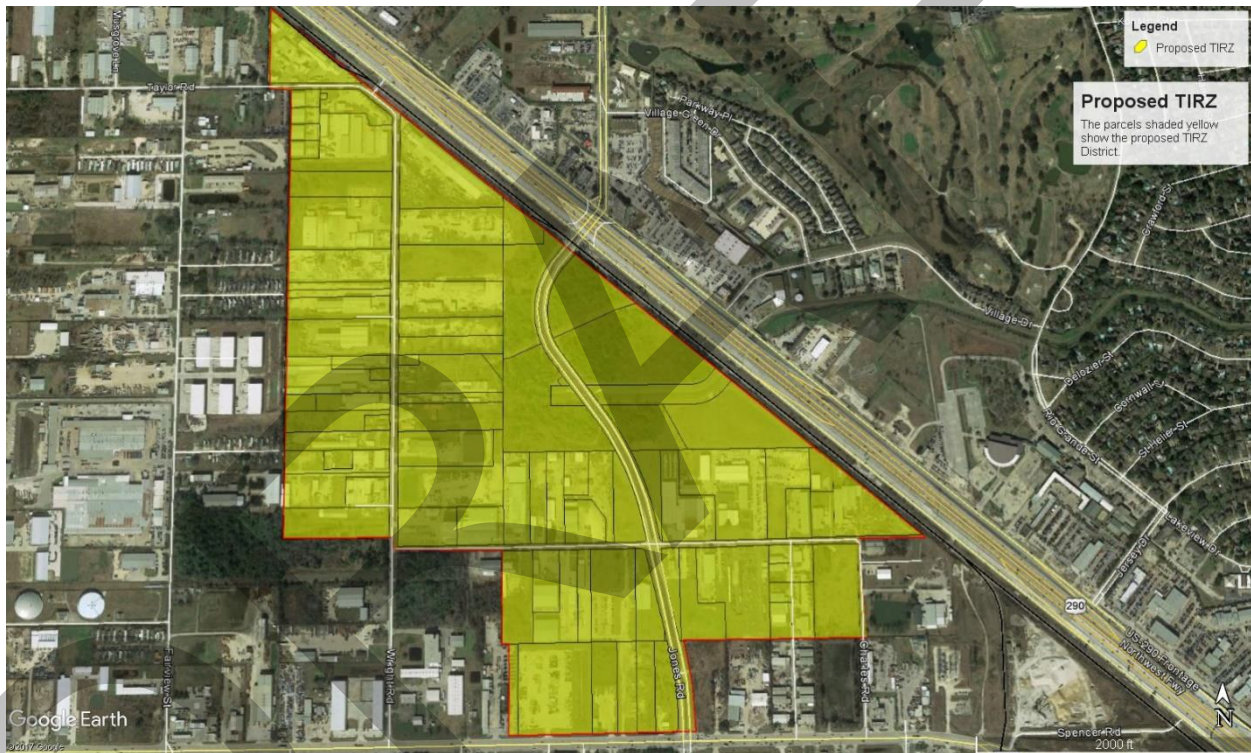
Currently Jersey Village is the only taxing entity participating in the TIRZ and is participating at 100%.

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.



TIRZ2 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 8, 2024

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

AGENDA DATE: January 8, 2024

AGENDA ITEM: E

AGENDA SUBJECT: Consider approving and recommending the Tax Increment Reinvestment Zone Number 2 FY 2023 Annual Report to the City Council.

PREPARED BY: Austin Bless, City Manager **DATE SUBMITTED:** December 21, 2023

EXHIBIT: TIRZ 2 Annual Report for FY 2023

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 2 FY2023 Annual Report to the City Council.

TIRZ2 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 8, 2024



**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 2023 Annual Report to the City Council.

After review and discussion, the Board approved the FY 2023 Annual Report, attached hereto as Exhibit A, and recommended approval of the report to the City Council

Respectfully submitted, this 8th day of January 2024.

Board Chairman

ATTEST:

Lorri Coody, City Secretary

TIRZ2 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 8, 2024



**TAX INCREMENT
REINVESTMENT ZONE
NUMBER 2
CITY OF JERSEY VILLAGE, TX
ANNUAL REPORT FY2023**

RECOMMENDED FOR APPROVAL BY TIRZ BOARD ON
JANUARY 8, 2024

APPROVED BY CITY COUNCIL ON
JANUARY 22, 2024

Resolution 2024-XX

TIRZ2 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 8, 2024

City of Jersey Village, Texas - City Officials

City Council - October 2022 - September 2023

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City Staff

City Manager	Austin Bless
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Ty Camp	2	08/17	12/25
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Sean Anger	4	01/19	12/24
James MacDonald, Chairman	5	08/17	12/24
Ashley Hart	6	12/20	12/23
Judy Tidwell	7	06/19	12/24

TIRZ2 MEETING PACKET FOR THE MEETING TO BE HELD ON JANUARY 8, 2024

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Amount and Source of Revenue

There were no revenues to the TIRZ Fund.

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

Tax year 2023 is for city fiscal year 2024.

Base Year Value (2017)	\$ 20,633,175.00	
	Net Taxable Value	Captured Appraised Value
Tax Year 2018	\$ 20,538,222.00	\$ (94,953.00)
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Tax Year 2022	\$ 19,794,485.00	\$ (838,690.00)
Tax Year 2023	\$20,941,893.00	\$ 308,718.00

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
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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:

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

Map 1: Location of Tax Increment Reinvestment Zone

The boundaries of the TIRZ are depicted below.

