



City of Rockport

CITY COUNCIL REGULAR MEETING AGENDA

TUESDAY, AUGUST 27, 2024 ~ 6:30 p.m.
ROCKPORT SERVICE CENTER
2751 STATE HIGHWAY 35 BYPASS
ROCKPORT, TEXAS 78382

Mayor Tim Jayroe
Mayor Pro Tem (Ward 4) Andrea Hattman
Councilmember (Ward 1) Stephanie Rangel

Councilmember (Ward 2) Matt Anderson
Councilmember (Ward 3) Brad Brundrett
Vanessa Shrauner, City Manager

| # | Name | Address | Contact Information | Agenda # | Comments |
|----|---|-----------------------------|---------------------|----------|----------|
| 1 | Karen Mella | 207 Royal Oaks Dr | | 10 | Support |
| 2 | Betty Stiles | 113 – 4 th St | | 10 | Support |
| 3 | Diane Probst | 605 Bent Tree St | | 10 | Support |
| 4 | Amy Garcia | 419 Olympic Drive | | 10 | Support |
| 5 | Jerry Brundrett | 409 S. Pearl St, | | 10 | Support |
| 6 | Michell McMahon | 302 S. Austin St | | 10 | Support |
| 7 | Michael Ables | 1202 Navigation Circle | | 10 | Support |
| 8 | Richard Dias | 4570 Hwy 35N | | 10 | Support |
| 9 | Michelle Simmons | 219 Portia Age | | 10 | Support |
| 10 | Patrick Rios | 2510 Turkey Neck Circle | | 10 | Support |
| 11 | Andrew Hernandez | 1331 S. Magnolia | | 10 | Support |
| 12 | Lisa Hernandez | 1331 S. Magnolia | | 10 | Support |
| 13 | K Rester/S Chatterton (Moon Over Water Gallery) | 302 South Austin St., Ste 4 | | 10 | Support |
| 14 | Pamela Harkins | 1014 N. Allend St | | 10 | Support |
| 15 | Stan Irvin | 315 Water Street | | 10 | Support |
| 16 | Janice Halderman | 410 S. Austin St | | 10 | Support |



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| | | | | | |
|----|-----------------------|-----------------------------|--|----|---------|
| 17 | Rita Mathews | 1702 FM 3036 #9101 | | 10 | |
| 18 | Nancy Bolting | 201 Spanish Woods Dr | | 10 | Support |
| 19 | Brett Bolting | 201 Spanish Woods Dr | | 10 | Support |
| 20 | Ion Heffron | 208 Champions Dr | | 10 | Support |
| 21 | Bonnie Carlisle | 406 S Austin Street | | 10 | Support |
| 22 | Kevin Carlisle | 1001 E Concho St | | 10 | Support |
| 23 | Elizabeth Green | 104 Boardwalk Ave | | 10 | Opposed |
| 24 | Janae Evans | 1806 Harbor Dr | | 10 | Support |
| 25 | Carla Krueger Belaire | 1802 Baywood Dr | | 10 | Support |
| 26 | Molly Baker | 401 S. Austin Street | | 10 | Support |
| 27 | Shana Brader | 703 S. Verne St | | 10 | Support |
| 28 | Betty Pepau | 903 Dones St | | 10 | Support |
| 29 | Bobby Pepau | 903 Dones St | | 10 | Support |
| 30 | Hannah Ferri | 3 rd Coast Ranch | | 10 | Support |
| 31 | Rebecca Bagby | 218 Dead Ends Dr | | 11 | Support |
| 32 | Luis Puron | 139 Heron Oaks | | 10 | Support |
| 33 | Stephen Levy | 19 Clew | | 10 | Support |
| 34 | Lindsay Stanford | 1519 Bluebird Lane | | 10 | Support |
| 35 | Patti McLead | 103 S. Santa Clara | | 10 | Support |
| 36 | Laura Denham | 420 Olympic Dr | | 10 | Support |
| 37 | Robert Cavazos | 621 S Doughty St | | 10 | Support |
| 38 | Phil Salemi | 1913 Cresent | | 10 | Support |



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| | | | | | |
|----|--------------------|-------------------|-------|----|---------------------------|
| 39 | Andrew Kane | 2106 Lakeview Dr | _____ | 6 | Opposed |
| 40 | Jeffrey Sjostrom | 4161 Highway 35 N | | 10 | Speak in person |
| 41 | Michael Canterbury | PO Box 1059 | | 10 | Support |
| 42 | Andrew Kane | 2106 Lakeview Dr | _____ | 10 | Opposed – moving too fast |
| 43 | Smith Nguyen | 260 Inverrary | | 10 | Support |
| 44 | Michaela Alston | 403 Traylor Blvd | | 10 | Support |
| | | | | | |
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Citizen Participation Form

Rockport City Council

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Agenda Item(s) to be addressed:

Other Topic:

Public Hearing(s): (All speakers are limited to no more than three (3) minutes per Public Hearing.)

Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

To the Mayor and Members of the Rockport City Council.

My name is Karen Mella, my husband, Chas Mella, and I live at 207 Royal Oaks Dr. in Rockport Country Club. I have participated in several presentations hosted by the City that have provided thorough explanations of the Tax Increment Reimbursement Zone (TIRZ). I am in full support of this initiative, and I am asking members of the Rockport City Council to vote in favor of implementing the TIRZ for the designated area in Downtown Rockport. It will provide the vehicle to generate disparity needed tax revenue without the tax burden falling on us, the tax payers. It is a win win for our community. Please VOTE YES.

Respectfully, Karen Mella

(Statements are limited to 2,000 Characters.)

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Email Address:



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Statement to be read into record:

I would like to show support for the TIRZ project in downtown. It will bring a much needed addition to the City.

(Statements are limited to 2,000 Characters.)

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Statement to be read into record:

In support of the Rockport Harborfront Project.

It has been vacant land for more than 25 years.

The Embreys have a great project.

This project will help the downtown infrastructure issues.

The investment in our downtown area is an investment that will eventually benefit all of Aransas County.

The downtown anchor project is coming to completion. Keep the momentum going by utilizing the TIRZ as a tool to get the harbor front project in motion.

(Statements are limited to 2,000 Characters.)

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Citizen Participation Form Boards and Commissions

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Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

Dear Members of the City Council,

I am writing to express my strong support for the Tax Increment Reinvestment Zone (TIRZ) initiative in our community. I believe that the TIRZ is a beneficial tool for economic development that offers numerous advantages without burdening taxpayers.

It operates on a performance-based incentive system that encourages investment into the community. The TIRZ incentivizes developers to invest in public infrastructure and get reimbursed for that infrastructure over time. Once completed, the developers then convey the new infrastructure to the city, so the TIRZ ensures that developers will invest in needed infrastructure projects that benefit the downtown and all of Rockport. It also generates new tax revenue that otherwise would not exist without the TIRZ.

I urge the City Council to vote yes for the TIRZ so it can be established as a tool for revitalizing our downtown and for needed public infrastructure such as drainage solutions. The TIRZ will benefit our city in the long run, enhance downtown activity with new downtown residents, and create a more prosperous future for the Rockport community.

Sincerely,
Amy Garcia

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**Mayor and Council Members
City of Rockport**

Please accept this letter as strong support for the TIRZ Zone along the Rockport Harbor Front. I am very familiar with the property and the history of the area for over 70 years. There have been a number of development plans over the last 40 years and all, but the current plan, has been more about development profit and less about public access and downtown enhancement.

The greatest encumbrance to any development is the cost of the bulkhead and site mitigation. The current development will also address downtown drainage concerns and do their part to provide drainage relief. All of these concerns have priced development out of reach for over 40 years.

If this community doesn't come together to make this development a reality, we will be having the same discussion in another 40 years at a much higher cost.

The first wood bulkhead constructed along the waterfront in 1920, just after the 1919 storm, was funded through a house bill by action of the State Legislature for a period of 20 years, state tax revenue was returned to Aransas County to retire bonds to construct that bulkhead. The total cost was \$18,000 in 1920 and is close to 10 million dollars now. It is time to invest in our future if our community is to have a future.

Sincerely,
Jerry Brundrett

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Statement to be read into record:

Dear Members of the City Council,

I am writing to express my strong support for the Tax Increment Reinvestment Zone (TIRZ) initiative in our community. I believe that the TIRZ is a beneficial tool for economic development that offers numerous advantages without burdening taxpayers.

It operates on a performance-based incentive system that encourages investment into the community. The TIRZ incentivizes developers to invest in public infrastructure and get reimbursed for that infrastructure over time. Once completed, the developers then convey the new infrastructure to the city, so the TIRZ ensures that developers will invest in needed infrastructure projects that benefit the downtown and all of Rockport. It also generates new tax revenue that otherwise would not exist without the TIRZ.

I urge the City Council to vote yes for the TIRZ so it can be established as a tool for revitalizing our downtown and for needed public infrastructure such as drainage solutions. The TIRZ will benefit our city in the long run, enhance downtown activity with new downtown residents, and create a more prosperous future for the Rockport community.

Sincerely,

Michell McMahon

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Statement to be read into record:

Dear Members of the City Council,
I am writing to express my strong support for the Tax Increment Reinvestment Zone (TIRZ) initiative in our community. I believe that the TIRZ is a beneficial tool for economic development that offers numerous advantages without burdening taxpayers.

It operates on a performance-based incentive system that encourages investment into the community. The TIRZ incentivizes developers to invest in public infrastructure and get reimbursed for that infrastructure over time. Once completed, the developers then convey the new infrastructure to the city, so the TIRZ ensures that developers will invest in needed infrastructure projects that benefit the downtown and all of Rockport. It also generates new tax revenue that otherwise would not exist without the TIRZ.

I feel this project would provide additional interest, rejuvenate downtown and to the surrounding area. I firmly believe that this project with the use of TIRZ is an amazing opportunity and a positive investment to our community.

I would like the City Council to vote yes for the TIRZ so it can be established as a tool for revitalizing our downtown and for needed public infrastructure such as drainage solutions. The TIRZ will benefit our city in the long run, enhance downtown activity with new downtown residents, and create a more prosperous future for the Rockport community.

Sincerely,

Michael Ables, Executive Director
Texas Maritime Museum

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Statement to be read into record:

Dear Members of the City Council,

I am writing to express my strong support for the Tax Increment Reinvestment Zone (TIRZ) initiative in our community. I believe that the TIRZ is a beneficial tool for economic development that offers numerous advantages without burdening taxpayers.

It operates on a performance-based incentive system that encourages investment in the community. The TIRZ allows developers to invest in public infrastructure and get reimbursed over time. Once completed, the developers convey the new infrastructure to the city, so the TIRZ ensures that developers will invest in needed infrastructure projects that benefit our community, and the city wins by the creation of new tax revenue that otherwise would not exist without the TIRZ.

In conclusion, I urge the City Council to vote yes for the TIRZ so it can be established as a tool for economic growth and revitalizing our downtown. I believe that the TIRZ will benefit our city in the long run and create a more prosperous future for all residents.

Thank you for your attention to this matter.

Sincerely,

Richard D. Dias, Owner/President
Richard Dias Construction Company

(Statements are limited to 2,000 Characters.)

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Sincerely,

Michelle Simmons, partner
New Beginnings "Your Favorite Store"
410 S. Austin Street
Rockport, TX

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Statement to be read into record:

I fully support the current TIRZ project before the City Council. I believe this vehicle will provide the only mechanism that will allow proper development in the TIRZ zone. This will help the Rockport in its way forward by adding future property and sales tax without an increase in current property tax.

Thank you.

Patrick Rios

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Statement to be read into record:

My Name Is Capt. Andy Hernandez, I am a charter Captain in Rockport. I want to express my support for the TIRZ the City will be voting on. I am a full time resident of Rockport and through the years have observed the downtown area's growth to have slowed. While we have a few nice restaurants and shops, I believe the TIRZ could be the economic boost we need for the downtown area. The infrastructure upgrades alone will bring much needed improvement to Rockport's historical district. Street improvements, drainage, lighting and bulkhead repair are just a few things the TIRZ can provide. The area chosen for the TIRZ makes sense in revitalizing downtown. Having more public spaces for our resident and tourist population just makes sense. We need the City Council to approve the TIRZ to allow for increased revenues, at no added cost to us as taxpayers. The revenues generated by the TIRZ will go a long way to fund other improvement elsewhere throughout the City, again at no increase to the taxpayer. Please consider voting for the TIRZ and let's make our City the best it can be for our residents and visitors alike.

Thank You,
Capt. Andy Hernandez

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Statement to be read into record:

My name is Lisa Hernandez and I am a resident in South Rockport. I support the TIRZ and ask the City Council to vote for it.

Rockport's downtown needs the boost a TIRZ can provide. As we all know, flooding and street maintenance are big issues in the downtown area and establishing a TIRZ will help improve infrastructure, as well as provide additional funds for spending throughout the city.

Planned, managed growth is what is needed for any small town and the proposed development within a TIRZ is a win-win for the City, County, Navigation District, residents, and tourists. A TIRZ will provide the money needed for responsible growth WITHOUT raising local residents' taxes.

Please consider the positive impact a TIRZ creation will provide Rockport and vote in favor of it. Thank you.

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Statement to be read into record:

Moon Over Water Gallery, owners Karen Rester and Sharen Chatterton are writing to express our strong support for the Tax Increment Reinvestment Zone (TIRZ) initiative in our community. We believe that the TIRZ will help the economic development without burdening taxpayers. We urge the City Council to vote yes for the TIRZ so it can be established as a tool for revitalizing our downtown and for needed public infrastructure such as drainage solutions. The TIRZ will benefit our city in the long run, enhance downtown activity with new downtown residents, and create a more prosperous future for the Rockport community.

Sincerely,
Karen Rester
Sharen Chatterton
Moon Over Water Gallery
302 South Austin Street, Suite

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Statement to be read into record:

I am in total support of this exciting concept.

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Statement to be read into record:

I am very positive at this point about the project, however I do need to know more of the details of the proposal and how it will affect our residence (across Water Street from the project) and the down town area before I can fully endorse the planed development.

Vicki Totten
Stan Irvin

(Statements are limited to 2,000 Characters.)

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Citizen Participation Form

Rockport City Council

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Company/Organization represented, if any:

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Agenda Item(s) to be addressed:

Other Topic:

Public Hearing(s): (All speakers are limited to no more than three (3) minutes per Public Hearing.)

Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

Dear Members of the City Council,

I am writing to express my strong support for the Tax Increment Reinvestment Zone (TIRZ) initiative in our community. I believe that the TIRZ is a beneficial tool for economic development that offers numerous advantages without burdening taxpayers.

It operates on a performance-based incentive system that encourages investment into the community. The TIRZ incentivizes developers to invest in public infrastructure and get reimbursed for that infrastructure over time. Once completed, the developers then convey the new infrastructure to the city, so the TIRZ ensures that developers will invest in needed infrastructure projects that benefit the downtown and all of Rockport. It also generates new tax revenue that otherwise would not exist without the TIRZ.

I urge the City Council to vote yes for the TIRZ so it can be established as a tool for revitalizing our downtown and for needed public infrastructure such as drainage solutions. The TIRZ will benefit our city in the long run, enhance downtown activity with new downtown residents, and create a more prosperous future for the Rockport community.

Sincerely,

Janice Haldeman
Property/Business Owner
410 S. Austin Street
Rockport, TX

(Statements are limited to 2,000 Characters.)

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Statement to be read into record:

I would like to express in writing that I am in favor of the development in the downtown area and would support any future development in our city.

(Statements are limited to 2,000 Characters.)

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Other Topic:

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Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

I am commenting as a private citizen & small business owner in Rockport, TX. I fully support the effort to improve Downtown Rockport using this tool. I attended the initial workshop and subsequent presentations regarding establishing a TIRZ for the area designated by the City of Rockport. It is my opinion that much needed work in the designated area can be made using the TIRZ. I also would like the City to consider a multi-story parking facility within this zone to relieve our downtown merchants the stress of having spaces occupied near their stores when large events are held downtown.

(Statements are limited to 2,000 Characters.)

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Agenda Item(s) to be addressed:

Other Topic:

Public Hearing(s): (All speakers are limited to no more than three (3) minutes per Public Hearing.)

Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

The City of Rockport would benefit more in our downtown district if improvements could be made to various properties. I support the decision to establish a TIRZ to assist with those improvements. Attending the workshop and other presentations about the specific guidelines within the reinvestment zone provided me with enough firsthand information to support this endeavor.

(Statements are limited to 2,000 Characters.)

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Agenda Item(s) to be addressed: Other Topic:

Public Hearing(s): (All speakers are limited to no more than three (3) minutes per Public Hearing.)

Public Hearing Agenda Item(s) to be addressed:



Statement to be read into record:

I respectfully ask that my council member who represents me, Andrea Hattman, read my remarks.

Dear Council Members,

I write to voice my strong support for the Tax Increment Reinvestment Zone (TIRZ) initiative to support the development of the downtown waterfront property immediately next to Rockport Harbor. The TIRZ is a beneficial tool for economic development that offers numerous advantages without burdening taxpayers. In some cases, such as here, beneficial development ~~will not occur without a TIRZ because of the large public infrastructure costs required. It operates on a performance-based incentive system that encourages investment in the~~ community. The TIRZ allows developers to invest in public infrastructure and be reimbursed over

time. Once completed, the developers convey the new infrastructure to the city, so the TIRZ ensures that developers will invest in needed infrastructure projects that benefit our community, and the city wins by the creation of new tax revenue that otherwise would not exist without the TIRZ. The city will not be spending any money on the development and will not be at risk if the development fails.

I urge the City Council to vote yes for the TIRZ so it may be established as a tool for economic growth and revitalizing our downtown. I believe that the TIRZ will benefit our city over time and create a more prosperous future for all residents.

Respectfully submitted,
Jon Heffron

(Statements are limited to 2,000 Characters.)

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Other Topic:

Public Hearing(s): (All speakers are limited to no more than three (3) minutes per Public Hearing.)

Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

I am one of the downtown merchants in Rockport and I'm writing to express my support for the Tax Increment Reinvestment Zone (TIRZ) initiative in our community.

As a downtown merchant, I can see numerous benefits to our downtown community. It will generate new tax revenue that will be reinvested into needed infrastructure such as drainage, street repairs, street lamps and public parking. It will bring more foot traffic to the downtown area by incentivizing downtown development including townhomes and condos, and it will also benefit the downtown merchants by allowing the Rockport Harborfront to be developed, opening up access for the public to the water. Without a TIRZ, this property will continue to sit there vacant as it has for 35 years, but with a TIRZ it can be developed in a meaningful way with new city streets, downtown living, a hotel and public park space. Lastly, it will bring more vitality and foot traffic to the downtown which will help to balance out slow seasons with year round activity and increased sales to our stores.

With a TIRZ, any developers in the zone are required to invest upfront for infrastructure such as streets and drainage and then they must convey that infrastructure to the city before the developer is reimbursed. Developers also have to build the tax generating improvements that pay them back through a percentage of their own generated property tax, which means it doesn't raise anyone's property tax rate to pay them back for the infrastructure costs.

A TIRZ is a win/ win situation. It generates new tax revenue that otherwise would not exist without the TIRZ.

I urge the City Council to vote yes for the TIRZ so it can be established as a tool for revitalizing our downtown. The TIRZ will benefit our city in the long run, enhance downtown activity with new downtown residents, and create a more prosperous future for the Rockport community.

(Statements are limited to 2,000 Characters.)

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Public Hearing(s): (All speakers are limited to no more than three (3) minutes per Public Hearing.)

Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

I am a downtown property owner in Rockport and I'm writing to express my support for the Tax Increment Reinvestment Zone (TIRZ) initiative in our community.

As a downtown merchant, I can see numerous benefits to our downtown community. It will generate new tax revenue that will be reinvested into needed infrastructure such as drainage, street repairs, street lamps and public parking. It will bring more foot traffic to the downtown area by incentivizing downtown development including townhomes and condos, and it will also benefit the downtown merchants by allowing the Rockport Harborfront to be developed, opening up access for the public to the water. Without a TIRZ, this property will continue to sit there vacant as it has for 35 years, but with a TIRZ it can be developed in a meaningful way with new city streets, downtown living, a hotel and public park space. Lastly, it will bring more vitality and foot traffic to the downtown which will help to balance out slow seasons with year round activity and increased sales to our stores.

With a TIRZ, any developers in the zone are required to invest upfront for infrastructure such as streets and drainage and then they must convey that infrastructure to the city before the developer is reimbursed. Developers also have to build the tax generating improvements that pay them back through a percentage of their own generated property tax, which means it doesn't raise anyone's property tax rate to pay them back for the infrastructure costs.

A TIRZ is a win/ win situation. It generates new tax revenue that otherwise would not exist without the TIRZ.

I urge the City Council to vote yes for the TIRZ so it can be established as a tool for revitalizing our downtown. The TIRZ will benefit our city in the long run, enhance downtown activity with new downtown residents, and create a more prosperous future for the Rockport community.

(Statements are limited to 2,000 Characters.)

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Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

You sold the Downtown TIRZ Project as a catalyst for downtown development. Why are you going to give our tax dollars away to the first developer to come along? That's ridiculous, especially when you're raising taxes 26%. Our harborfront is a very limited commodity and another developer will come along with terms more favorable to the city and its citizens.

Adding more storefronts while retail sales are down across the city doesn't make sense and will likely put many out of business. Increased property values in the area will also add to bottom line of shop owners who own or rent, also potentially driving them out of business.

And lastly, how can you propose this plan with numbers missing? There are big yellow areas where numbers should be. Slow down and get a better plan instead of trying to jam this through so quickly.

(Statements are limited to 2,000 Characters.)

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Date of meeting: August 27, 2024

First Name:

Janae

Last Name:

Evans

Address:

1806 Harbor Drive

City:

Rockport

State:

TX

Zip:

78382

If you wish to be contacted, please provide the following:

Phone Number:

361/790-6030

Email Address:

Company/Organization represented, if any:

N/A

Citizens to be heard: (All speakers are limited to no more than three (3) minutes.)

Agenda Item(s) to be addressed:

N/A

Other Topic:

NA

Public Hearing(s): (All speakers are limited to no more than three (3) minutes per Public Hearing.)

Public Hearing Agenda Item(s) to be addressed:

10

Statement to be read into record:

Dear Sir or Madam,
As a business owner in the City of Rockport, I am strongly in favor of the creation of Reinvestment Zone Number One. The jumpstart to development in the downtown area would be very beneficial, in addition to the added benefit of generating new tax revenues. The added public infrastructure would serve to draw more businesses, providing a positive compounding affect for new and existing businesses. Most importantly, the TIRZ is proposed for a general area of previous development, which equates to much-needed new construction in a region of the city that would suffer little-to-no loss of precious wildlife habitat.
Thank you for your consideration,
Janae Evans
Evtex Companies
Commercial Real Estate

(Statements are limited to 2,000 Characters.)

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Other Topic:

Public Hearing(s): (All speakers are limited to no more than three (3) minutes per Public Hearing.)

Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

Having moved to Rockport with my family in 1962 at the age of six, and working as a real estate broker for more than 30 years, I have seen quite a lot of development in our community. My father, Carl Krueger, had the dream and vision to transform Frandolig Island from a rattlesnake and cactus covered spit of land to the Key Allegro Island Estates we know today. There were some citizens against that development and even friends and family members who called him crazy but he had a vision for Rockport that put this community on the map. I am very much in favor of this smart upscale development downtown and implementing a TIRZ tax as a means to get there.

(Statements are limited to 2,000 Characters.)

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Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

As an owner of two local businesses, Baker Law and Austin & Main LLC, I am writing to express my support for the Tax Increment Reinvestment Zone (TIRZ) initiative in our community. After researching the subject, it is my conclusion that the TIRZ will enhance economic development while offering numerous advantages for the community, and it will do so without increasing taxpayer burdens.

Operating on a performance-based incentive system, the TIRZ will naturally result in increased investments in our community. Simply put, developers will be more likely to fund improvements in public infrastructure if they have an expectation of some future reimbursements on these investments. Additionally, because developers would convey these infrastructure enhancements to the city, the city can be confident such projects would ultimately benefit Downtown Rockport and its surrounding areas. Finally, the proposed TIRZ initiative, if passed, will generate new tax revenue that otherwise would not exist.

For the reasons outlined above, I strongly urge the Rockport City Council to vote "yes" for the TIRZ initiative and allow the establishment of this valuable tool to revitalize Downtown Rockport and to provide much needed public infrastructure improvements such as drainage solutions. It is my plea that you will join me in agreement that this proposed TIRZ initiative will generate immediate and long term community benefits, enhance downtown economic activity with new downtown residents, and ensure a more prosperous future for our Rockport community.

(Statements are limited to 2,000 Characters.)

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Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

Dear Members of the City Council,

I am writing to express my strong support for the Tax Increment Reinvestment Zone (TIRZ) initiative in Rockport.

As the owner of three local businesses—Sun Kissed Graphics, Son Kissed Cottages, and Sun Kissed Developments—I recognize the significant benefits that the development of the downtown area through the TIRZ initiative would bring to our community. This development is not only essential for the vitality of our city but would also contribute to the continued success of my businesses and others in the area.

I respectfully urge the City Council to vote in favor of the TIRZ initiative for the advancement of Rockport and the revitalization of our downtown.

Sincerely,
Shana Brader

(Statements are limited to 2,000 Characters.)

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Agenda Item(s) to be addressed:

Other Topic:

Public Hearing(s): (All speakers are limited to no more than three (3) minutes per Public Hearing.)

Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

I support the TIRZ for the boardwalk

(Statements are limited to 2,000 Characters.)

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Statement to be read into record:

I support the TIRZ for the boardwalk.

(Statements are limited to 2,000 Characters.)

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Email Address:

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Support of the TIRZ

Hannah Ferri <>

Thu 8/15/2024 3:33 PM

To:Rangel Stephanie <ward1council@cityofrockport.com>;Tim Jayroe <mayor@cityofrockport.com>;Shelley Goodwin <sgoodwin@rockporttx.gov>

WARNING: This email is from an external source. Do not click links or open attachments without positive sender verification of purpose. Never enter Username, Password or sensitive information on linked pages from this email. If you are unsure about the message, please forward to itstaff@cityofrockport.com for assistance.

Howdy,

As a young entrepreneur in the Rockport area, I strongly advocate for the TIRZ downtown initiative. I believe it will open doors for entrepreneurs like myself, creating opportunities to expand businesses and empower others to start their own ventures within our community.

Thank you,
Hannah Ferri
3rd Coast Ranch
Goin' Coastal Outfitters
Realtor with the Ranch & Home Group

--
Texas law requires all license holders to provide [Texas Real Estate Commission Information About Brokerage Service](#) to potential clients, as well as the [Consumer Protection Notice](#).



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Other Topic:

Public Hearing(s): (All speakers are limited to no more than three (3) minutes per Public Hearing.)

Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

I support the transfer of funds to cover the Rockport Aquatic Center for the month of September. While I feel this is probably an inflated number and the pool won't use all of it, I appreciate the city making sure there are adequate monies in the account. I believe Joe Reiker will be at this meeting. He might be better able to address the pool's true dollar need.

(Statements are limited to 2,000 Characters.)

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Date of meeting: **August 27, 2024**

First Name:

Luis

Last Name:

Puron

Address:

139 Heron Oaks

City:

Rockport

State:

Texas

Zip:

78382

If you wish to be contacted, please provide the following:

Phone Number:

570-702-4032

Company/Organization represented, if any:

N/A

Citizens to be heard: (All speakers are limited to no more than three (3) minutes.)

Agenda Item(s) to be addressed:

10

Other Topic:

Public Hearing(s): (All speakers are limited to no more than three (3) minutes per Public Hearing.)

Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

Honorable Mayor Jayroe, and Members of the City Council:

I am writing to express support for the Tax Increment Reinvestment Zone initiative in downtown Rockport that will support the development of the property directly behind the Rockport Center for the Arts and The Rockport Conference Center.

In December 2022 Rockport Center for the Arts completed its campus, the largest economic development project in the downtown area. The project has offered numerous tourism and economic advantages for the City of Rockport. When the project received \$5M in funding from the federal government to spur economic development through a partnership with the City of Rockport and Aransas County; it was with the expectation that it would draw additional investment to downtown.

Since December 2022, little to no investment has come to Austin Street, an important business corridor in our community.

Today, we are now presented with a potential opportunity to develop the 11-acres of land on the Harborfront. That development would consummate a dream that many of us have had and in some cases, participated in, for a more robust downtown area, where the arts and commerce can flourish. An area that can be enjoyed by local residents and visitors. A destination that will draw tourism, create new jobs, create new dwellings with organic customers for our stores, and generate more sales tax that will benefit the City of Rockport.

I have lived in Rockport for 10 years. During that time, I have seen three plans. Of the three, this is the most design forward plan, with the least building density, and most public spaces.

The time is now to consider the development of the Harborfront.

Thank you,

Luis Purón

(Statements are limited to 2,000 Characters.)

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Rockport City Council

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Agenda Item(s) to be addressed:

Other Topic:

Public Hearing(s): (All speakers are limited to no more than three (3) minutes per Public Hearing.)

Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

I am here to speak in favor of the TIRZ

(Statements are limited to 2,000 Characters.)

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Public Hearing Agenda Item(s) to be addressed:

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Page 69

Statement to be read into record:

Dear Members of the City Council,

As the manager of a small business near our downtown area, I am writing to express my support for the establishment of a Tax Increment Reinvestment Zone (TIRZ). This initiative is crucial for the growth and vitality of our local economy.

Our business, like many others in the area, relies on a thriving local economy to attract customers and sustain operations. The TIRZ would encourage development, making it easier for new projects to take shape. This kind of development would bring more foot traffic, increase business opportunities, and create jobs—benefiting not just the developers, but also existing small businesses like ours.

The improvements funded through the TIRZ, such as better roads, utilities, and public spaces, would enhance the overall experience for both residents and visitors. This is exactly what our downtown needs to remain competitive and vibrant.

I strongly urge the City Council to approve the TIRZ. Supporting this initiative is an investment in the future of our community and its small businesses.

Thank you for your consideration.

Sincerely,
Lindsay Stanford

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Statement to be read into record:

My name is Patti McLead. I own Songbird Chic downtown at 416 S. Austin St. I do support the bayfront project. I believe it will enhance the Rockport downtown and bayfront area tremendously bringing more tourism and business to Rockport all the while, providing a beautiful aesthetic.

My only concern is that the upgrading of Austin Street and the building of a public restroom for the downtown merchants will be sidelined. The street is in desperate need of repair and upgrade, and the restrooms have been promised for several years now. Please vote in favor of the TIRZ.

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Statement to be read into record:

David and I are in full support of the TIRZ in downtown Rockport, Texas. We feel this is a good tool to help develop downtown in a positive manor.

Thank you,

Laura and David Denham

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Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

Dear Members of the City Council,

I am writing to express my support for establishing a Tax Increment Reinvestment Zone (TIRZ) in our downtown area. This initiative is essential for revitalizing our city's core and promoting sustainable development.

The TIRZ will lead to new businesses, job creation, and an overall improvement in the quality of life for our community.

Additionally, by reinvesting a portion of the increased property taxes from these developments back into the area, we can ensure continuous growth and improvement.

I urge the City Council to approve the TIRZ for our downtown. This is a crucial step for our city's future.

Thank you for your consideration.

Sincerely,
Robert Mejorado

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Public Hearing(s): (All speakers are limited to no more than three (3) minutes per Public Hearing.)

Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

I wish I was writing to congratulate everyone on landing an Nvidia chip plant here in Aransas County but that is not the case. Sadly, whether it is location, proximity, politics or some unknown force we have not been attractive to industry that creates higher paying jobs. Our community has to scratch our head a little harder, dig a little deeper and be willing to entertain creative ideas to attract healthy development.

Let me give warning to those who are deciding on this proposal first. The nattering nabobs of negativism I refer to as the consortium of KRH & Co. are the trumpets of NO! They remind me of Churchill's thoughts on socialism that it is a philosophy of failure, the creed of ignorance and the gospel of envy, its only inherent virtue is the equal sharing of misery. These people prosper on fear mongering and would have our community frozen in time. They are a Shakespearean tragedy akin to King Lear. It is imperative that they be heard but ignored.

Communities are growing or dying; there is no middle ground.

This proposal utilizes a tested means of public/private financing that is the only way to make such projects economically feasible. It puts no burden on the taxpayer and the only possible outcome is a wider tax base benefiting all in the community.

The plans for the area are truly awe inspiring with my only fear being the magnitude of the project. However, that can be said of many things in the past and we have to look no further than our own state where the 7th wonder of the modern world, the Astrodome was built. That too had naysayers that have been forever silenced. I believe this project will succeed and be a catalyst for more great things to come; the catalyst we need to ultimately land higher paying jobs that will reduce the number of children living in poverty locally; this should be our primary goal.

Let me be clear that I support this project and TIRZ financing proposal 100% and ask you to vote in for the project.

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Date of meeting: **August 27, 2024**

First Name:

Andrew

Last Name:

Kane

Address:

2106 Lakeviee drive

City:

Rockpkrt

State:

Texas

Zip:

77832

If you wish to be contacted, please provide the following:

Phone Number:

361-728-4339

Email Address:

Company/Organization represented, if any:

NA

Citizens to be heard: (All speakers are limited to no more than three (3) minutes.)

Agenda Item(s) to be addressed:

6

Other Topic:

Cup for RV

Public Hearing(s): (All speakers are limited to no more than three (3) minutes per Public Hearing.)

Public Hearing Agenda Item(s) to be addressed:

Agenda item 6 cup for RV

Statement to be read into record:

Please read. This RV is 399 sq ft for a very specific purpose. The owners bought this RV at 399 sq ft for the sole purpose of avoiding property taxes on this structure on their property. If an RV is less than 400 sq ft, the tires are left on it, and the tongue of the trailer, which can be removed but must stay readily available, property taxes can not be levied on it. I this because I bought four for that specific reason last year, to avoid property taxes. It is not a tiny home nor a tiny office. It is titled and registered as a RV. Therefore it is 100% against codes set forth in our city ordinances. If you allow this you will open the door for more of these all over the city. Y'all removed the coffee shack downtown already because it didn't meet code. In the last meeting city staff recommended a no vote because it is 100% not allowed. The city attorney warned if you okayed this and didn't another for a like request it would be selective enforcement. If you allow this I promise there will be more requests. I wanted to do one 10 years ago and was denied. I will reapply. I am also a dealer for many plans of these 399 RVs and intend to market them for use in the city limits. It is an easier sell when the buyers can add an office and not have to pay property taxes on them. If you want to allow this then change the ordinance to allow them for everyone but know 399 sq ft or less avoids property taxes. Until then I urge you to vote no. This person we should not feel bad for considering they knew exactly what they were doing when they ordered one and set one up at 399 sq ft. In the last meeting she briefly mentioned she already noticed it was on her property taxes and she went down to the appraisal district to complain. In their line of business they were well aware they needed to get a permit and were well aware this RV would not add to their property taxes. They tried to pull a fast one and got caught and now come before you asking for a CUP when they knew better.

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Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

n/A

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Statement to be read into record:

Good evening, my name is Michael Canterbury. I was born and raised here and have watched this property sit vacant for decades. It is time to see the potential this property has come to light and add to this area. The potential for this property is huge and could really become a gem for Rockport-Fulton. If the creation of a TIRZ will help move this forward and not impact our taxes in a negative way, then I support this TIRZ being created. Thank you for your time

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Statement to be read into record:

Please read for me. Slow this down. The agenda packet was only updated to include the TIRZ info today and we have only until 3pm to submit a comment? Most have jobs and that is not transparent to limit our ability to review the information. Sounds like Nancy Pelosi saying we have to pass it to know what is in it. This is a decision that will be a 25 year 30 million dollar decision of tax payer funds. Why not ask the developer for a draft developers agreement before you create a TIRZ they are requesting so you find out what obligations we will have to honor before you create it. You will find the first 30-35 million will be owed him first and not projects in the TIRZ we quote might want to do unquote. Do the local businesses understand they will be funding a new competitor to their shops that will take money from their business and this new competitor for their goods and services will be funded by their tax dollars? This is a ton of money over a very long term and the citizens just got the info included in the packet today? When things are rushed thru blindly not allowing citizen input it leads one to think there is something suspicious going on with tens of millions of tax payer money or y'all are not willing to take your time so everyone, including yourself, can understand the implications and details of such a tax kickback to a private developer of tens of millions of dollars. Let's slow it down, be transparent. If this is a good deal let's take the time needed or allow citizens to read the information and voice their concerns. I urge you to table this and not act on it tonight and give everyone a chance for input and questions to be asked. There is no rush unless there are things to hide. I hope for a fast motion to table this please.

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Statement to be read into record:

I, Smith Nguyen, a local resident and business owner for the last 22 years am in support of the TIRZ.

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 TIRZ

Public Hearing(s): (All speakers are limited to no more than three (3) minutes per Public Hearing.)

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Statement to be read into record:

Dear City Council Members,

I am a property owner in Rockport and I'm writing to express my support for the Tax Increment Reinvestment Zone (TIRZ) initiative in our community.

A TIRZ will generate new tax revenue that will be reinvested into needed infrastructure such as drainage, street repairs, street lamps and public parking. With a TIRZ, any developers in the zone are required to invest upfront for infrastructure such as streets and drainage and then they must convey that infrastructure to the city before the developer is reimbursed.

Developers also have to build the tax generating improvements that pay them back through a percentage of their own generated property tax, which means it doesn't raise anyone's property tax rate to pay them back for the infrastructure costs. This creates a win/ win for the city, generating tax revenue without any risk from the taxing jurisdictions.

I urge the City Council to vote yes for the TIRZ so it can be established as a tool for revitalizing our downtown. The TIRZ will benefit our city in the long run, enhance downtown activity with new downtown residents, and create a more prosperous future for the Rockport community.

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