



City of Rockport
CITY COUNCIL REGULAR MEETING AGENDA
TUESDAY, SEPTEMBER 10, 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

Agenda Item #7

Support

#	Name	Address	Comments
1	McKenzie Vaught	1799 Bay Shore Drive	Support
2	Susanne Patterson	1799 Bay Shore Drive	Support
3	Bradley Vaught	1799 Bay Shore Drive	Support
4	Jon Heffron	208 Champions Drive	Read Please - Support
5	Paige Stott	1799 Bay Shore Drive	Support
6	Andrew Hernandez	1331 S Magnolia St	Support
7	Lisa Hernandez	1331 S Magnolia St	Support
8	PJ Harkins	1004 E Main St	Support
9	Barbara Smyth	205 Royal Oaks Drive	Support
10	Patrick Rios	2510 Turkey Neck Circle	Support
11	Rebecca Reed	1407 S. Magnolia St	Support



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12	Staci Gray	711 S Austin St	Support
13	Brad Hawkins	321 Olympic	Support
14	Robert Cavazos	621 S. Doughty	Support
15	Jordan Pilgrim	425 Augusta Dr	Support
16	Betty Pepau	903 Dunes St	Support
17	Shana Brader	703 S. Verne St	Support
18	Lindsay Stanford	1519 Bluebird Lane	Support
19	Stephen Levy	19 Curlew	Support – Wants to speak in person
20	Tommy Nelms	37 Nassau	Support
21	Bret Holmes	206 Royal Oaks Dr	Support
22	Cora Thomas-Kmiec	2012 Tule Park Dr	Support
23	Bobby Pepau	903 Dunes St	Support
24	Alexa Wall		Support
25	Debra Stephens	2005 Baywood Dr	Support
26	Janice Halderman	410 S Austin St	Support



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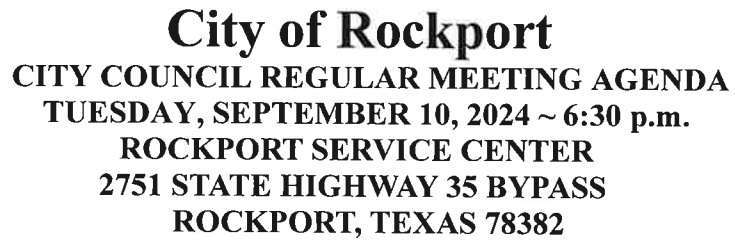
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27	Michelle Simmons	219 Portia Ave	Support
28	Phil Salemi	1913 Crecent	Support – Please read
29	Emalee Loudermilk	14 Peets Bend Dr.	Support
30	Jerry Brundrett	409 South Pearl St	Support
31	Bill Boecker		Support – Please read
32	Laura Denham	420 Olympic Dr.	Support
33	Mark Ladd	16610 Front Royal St	Support
34	Cole Kendall	1799 Bay Shore Drive	Support

Opposed

#	Name	Address	Comments



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

#	Name	Address	Comments
1	Scott Himes		Please read if not present
2	Jeffrey Sjostrom	2400 FM 2165	Will speak in person
3	Brodie Miller	108 Bay Hills Dr	

[illegible]



Citizen Participation Form

Boards and Commissions

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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 City Council Members,

I'm writing to show my support for the TIRZ. My family has a home in Rockport, and we've made countless memories in Rockport over the years. The idea of the TIRZ improving our city's infrastructure is exciting, especially knowing it can be done without extra taxes. Developers would invest in public projects, and we all benefit from the increased tax revenue going into both the TIRZ fund and into the general fund.

I can't wait to enjoy the new boardwalk with my family. Please vote in favor of this initiative—it's a win-win for everyone.

Thank you for your time and consideration.

McKenzie Kendall Vaught

(Statements are limited to 2,000 Characters.)

☒ Receive an email copy of this form.

Email Address:

susanne.patterson@yahoo.com

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Public Hearing Agenda Item(s) to be addressed:

2

Statement to be read into record:

Dear City Council,

As a homeowner in Key Allegro, I'm writing to express my support for the TIRZ proposal. Rockport holds many memories for my family, and we look forward to making even more, especially with improvements like a new boardwalk. The TIRZ is a smart way to enhance our community without increasing taxes. Developers will fund infrastructure projects, and the city gains new tax revenue in return.

I hope you'll vote yes for this initiative, so families like mine can enjoy everything Rockport's future has to offer for generations to come.

Thank you for your attention.

Susanne Patterson

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Email Address:

susanne.patterson@yahoo.com

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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'm writing as a long time traveler to this area with fond memories of our family home in Rockport. I fully support the TIRZ initiative. It's a great way to encourage investment in our community without raising taxes. After learning how a TIRZ works, I can only see a net positive for the city and county and the benefits of increased tax revenue to provide needed infrastructure. I look forward to enjoying the new boardwalk with my family—it would be another reason we love spending time here, especially since I have twin toddlers and another one on the way. Family friendly activities like the boardwalk and public park will be a huge benefit for Rockport and leave a legacy for generations to treasure.

Please vote yes on this program. It's a benefit to our community and to our future.

Thank you for considering my thoughts.

Bradley Vaught

(Statements are limited to 2,000 Characters.)

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Email Address:

susanne.patterson@yahoo.com

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Public Statement on Agenda Item #7

Jon Heffron <jonheffron@aol.com>

Mon 9/9/2024 2:20 PM

To: 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.

I request that Mayor Tim Jayroe read my statement into the record as I am unable to attend tonight's meeting.

Dear Council Members,

The Council should reject the anti-TIRZ petition. This non-binding petition is laced with flawed and charged language that might trigger many taxpayer residents to sign it. To wit:

- "Public taxpayer dollars should not fund private development"
- "Taxpayers living outside the TIRZ would have a higher tax burden"
- "Hard-earned money will enrich private developers rather than supporting public services that enhance our lives"
- "Aransas County is not a ticket for private developers to profit from our tax dollars"
- "Public money should fund our public needs, not private pockets"

The petition's underlying premises are misleading or reflect a basic misunderstanding of a TIRZ.

- Under a TIRZ, the developer does not pocket one penny of taxpayer money. The developer fronts all the public infrastructure costs and is reimbursed only after the infrastructure has been put in place in compliance with a development agreement with the city. The developer receives no profit or mark up on the construction of the public infrastructure.
- Because of the public infrastructure and subsequent development, the tax value of the property increases. A portion of the increased incremental taxes repays the developer for fronting the infrastructure costs, and the taxing entities pocket the difference. In other words, more tax dollars become available for public needs and services – not less.
- Taxpayers who live outside the TIRZ boundaries do not see any increase in their tax burden. If anything, they see a reduction.
- The TIRZ is a no lose situation for the city and taxpayers. If the developer fails or does not complete the public infrastructure per city requirements, it will not be reimbursed. If the development is successful, the public infrastructure is paid for with a portion of the incrementally increased property taxes on the property, and the remaining increased tax revenues benefit the city and taxpayers.

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The council should reject the petition and approve the TIRZ.



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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:

Dear Council Members,

I'm writing to express my support for the TIRZ as a long time visitor to Rockport. My family has so many special memories in Rockport, and I'm excited about the idea of enjoying the public spaces, waterfront restaurants, and walking the new boardwalk with them. The TIRZ is a smart plan that improves our city's infrastructure without added taxes. Developers invest in projects, and the city benefits from the new tax revenue.

Please vote yes on the TIRZ—it's a great way to ensure Rockport remains a vibrant community for future generations.

Thank you for your consideration.

Paige Stott

(Statements are limited to 2,000 Characters.)

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Email Address:

susanne.patterson@yahoo.com

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Revised 05/04/2023



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Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

Hello,
My Name is Capt. Andy Hernandez. I am a Charter Captain and a full time resident of Rockport.
I am writing in support of the TIRZ.
There have been many misleading comment on social media and here are some of the myths brought forward.

Many of you may be aware there is a petition circulating to try to stop the TIRZ. This petition against the TIRZ is filled with flawed and charged language that might trigger many taxpayer residents to sign it, even though it is filled with misleading information. (the petition language is copied below). The petitioner claims the following myths about a TIRZ:

Myth: "Public taxpayer dollars should not fund private development"

Fact: With the proposed Rockport TIRZ, any developer within the zone has to invest up front in public infrastructure, and then is reimbursed for that infrastructure after over 25 years after it is conveyed to the city. The developer takes on all the financial risk to generate new tax revenue that provides the reimbursements for infrastructure, so a TIRZ pays for itself, and the city gains needed public infrastructure without having to issue bonds.

Myth: "Taxpayers living outside the TIRZ would have a higher tax burden"

Fact: The new development generates a new tax increment within the TIRZ zone that creates the reimbursement to pay the developer for infrastructure such as streets, drainage, and public spaces. The TIRZ does not raise the tax rate on anyone, and only the new improvements within the zone pay for TIRZ reimbursements. It does not affect any area outside the zone, and it does not affect the existing tax base within the zone.

Myth: "Hard-earned money will enrich private developers rather than supporting public services that enhance our lives"

Fact: A TIRZ for downtown Rockport incentivizes developers to invest in our public infrastructure and public spaces and amenities that enhance our community and our lives, such as

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Statement to be read into record:

To: Rockport 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. As a resident of South Rockport, I believe a TIRZ investment will assist in providing the funds needed for much-needed infrastructure in South Rockport, downtown Rockport, and the city overall.

I strongly 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.

Sincerely,
Lisa Hernandez

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Statement to be read into record:

I am a business owner I the Rockport Professional Bldg. on Main St and Magnolia downtown. I have a thriving business and I believe with all I have heard that this is such a great move in our city's growth. This is exactly what we have been waiting for. It is a win, win. I stand firmly with those who choose to move forward with this complete concept. I am confident the TIRZ is the best way to achieve this. Thank you.

(Statements are limited to 2,000 Characters.)

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Statement to be read into record:

September 9, 2024

Dear Members of the City Council:

I am writing to express my strong support for the Tax Increment Reinvestment Zone initiative to be voted on at Tuesday's meeting. I hope that each council member will seriously weigh the benefits of this zoning change and what it will mean to our community for many years to come.

TIRZ is not something new—it's tried and true and has been used successfully by hundreds of cities in Texas, from small communities like Rockport to the larger metropolitan areas, like Dallas and Houston. They have done the homework and are proving that these areas are thriving and doing what was intended in the first place: infrastructure has been built in needed areas, tax revenue has been created that did not exist previously (and without placing additional tax burdens on individual property owners), roads are improved, property values are increased, and the overall economy of our downtown area will be improved, just to name a few advantages.

There will always be resistance to change, mainly because change presents the unknown—something that hasn't been done before. But don't be persuaded by these fears—it's time to make this move FOR Rockport. After all this property has been sitting, undeveloped, for many years—we have a chance to make a positive change for the City and its people—let's do it, NOW, not later. The developers have been working on this project for years, doing their homework and have come up with a plan to move forward with this property—this has not been a willy-nilly thought out project, but a very thorough, well prepared plan. It cannot be done overnight—it will take years to implement fully, but it has to start NOW with the passage of this TIRZ. Please make that happen tonight—let's do this for the future of Rockport!

Thank you,
Barbara Smyth
205 Royal Oaks Drive
Rockport, TX 78382

(Statements are limited to 2,000 Characters.)

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Statement to be read into record:

I support the TIRZ as a way to develop the harbor front and do so without a property tax increase.

The revenue generated from new development can be used to improve city infrastructure. More commercial development will ease the tax burden on homeowners. The initial development plan if implemented, will give us access to the harbor front, new shopping and dining and green space.,

(Statements are limited to 2,000 Characters.)

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Email Address:

prios1001@sbcglobal.net

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Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

Dear City Council Members,

I'm writing to express my support for the TIRZ initiative. I am a homeowner in South Rockport and my family has history in Rockport since the 1950s. We love this area. The idea of a downtown development on the harbor front, without adding to the tax burden, is not only smart but essential for the growth of this community. After learning more about how the TIRZ works, it's clear this initiative will bring tremendous benefits to Rockport and Aransas County. The new boardwalk, in particular, is going to be an exciting and fun addition —these family-friendly spaces will create wonderful experiences for both residents and visitors alike, and is long overdue.

Please vote yes for the TIRZ for the future of Rockport.

Thank you for your time and consideration.

Sincerely,
Rebecca Reed

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Email Address:

Becreed@msn.com

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Statement to be read into record:

Dear City Council Members,
I'm writing to express my support for the TIRZ initiative. I am a homeowner in South Rockport and my home here holds so many special memories. The idea of a downtown development on the Harborfront without adding to the tax burden is not only smart but essential for the growth of this community. After learning more about how the TIRZ works, it's clear this initiative will bring tremendous benefits to Rockport and Aransas County. The new boardwalk, in particular, is going to be an exciting and fun addition —these family-friendly spaces will create wonderful experiences for both residents and visitors alike.
Please vote yes to help shape a brighter, more vibrant future for Rockport.
Thank you for your time and consideration.

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Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

I am Showing my support for the project and can't wait to purchase a Condo. This is a perfect opportunity to Put something on the property that will benefit the city of Rockport And Aransas county for years to come. The secret of Rockport is out and there's no going back. So in my opinion, one of the best things that we can do is support a project that will embody essence of what we call Rockport. I am sure that there is a way to structure the project that will benefit everyone. I wish all of you the best of luck in structuring such a deal. I do fully understand that there are some concerns about the overall development of Rockport. I know there's some things that need to be worked out. However, I do believe with careful consideration and planning that all the concerns can and will be worked out.

Yours truly,

Brad Hawkins

(Statements are limited to 2,000 Characters.)

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Email Address:

runningdaddy@hotmail.com

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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

(Statements are limited to 2,000 Characters.)

☐ Receive an email copy of this form.

Email Address:

robmc317@gmail.com

This field is not part of the form submission.



Citizen Participation Form

Boards and Commissions

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Company/Organization represented, if any:

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

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 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,

Jordan Pilgrim

(Statements are limited to 2,000 Characters.)

☒ Receive an email copy of this form.

Email Address:

jpilgrim22@gmail.com

This field is not part of the form submission.



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Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

I approve of the boardwalk

(Statements are limited to 2,000 Characters.)

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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,
Shana Brader

(Statements are limited to 2,000 Characters.)

☐ Receive an email copy of this form.

Email Address:

Shanalynne1970@aol.com

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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,

Lindsay Stanford

(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:

I would like to speak in support, in person, regarding the TIRZ.

(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:

20

Statement to be read into record:

Dear City Council Members,

I'm writing to show my support for the TIRZ. I own a home in Rockport for over the last 10 years, and my family and friends have made countless memories in Rockport. The idea of the TIRZ improving our city's infrastructure is exciting, and also seeing the downtown Harbor front finally get developed.

This undeveloped land has been sitting here for decades and finally the Embrey's have a great solution and a win win scenario for the citizens of Rockport.

This will add increased jobs, more sales tax revenue for the city and a way to help pay for this project. The current land is an eye sore and this will help with the overall development of Rockport in a positive, thought provoking, and an ideal scenario for this property.

Sincerely,
Tommy Nelms

(Statements are limited to 2,000 Characters.)

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I can't wait to enjoy the new boardwalk and public park with my family. Please vote in favor of this initiative—it's a win-win for everyone.

Thank you for your time and consideration.
Bert Holmes

(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:

28

Statement to be read into record:

Dear City Council Members,

I'm writing to show my support for the TIRZ. I own a home in Rockport, and my family and friends have made countless memories in Rockport over the years. I'm raising my 3 children in this town with my husband. The idea of the TIRZ improving our city's infrastructure is exciting, and also seeing the downtown Harborfront finally get developed. I'm a local realtor in town and have had many clients say they wish they had more to do in town. When in downtown, it's sad looking at the beautiful harborfront that's completely chain fenced, no access for any of our locals and tourist to enjoy. This town also THRIVES off tourism, and this year has been a very hard year for our local businesses. I truly believe this will help bring more people to come visit our town, and continue to bring in tourist for years to come. As well as allow of locals to have more amenities to enjoy. Whether we like it or not, this town is growing, and growing at a quick pace, we need to have more for people to enjoy, as well as create more jobs for our community.

I can't wait to enjoy the new boardwalk and public park with my family. Please vote in favor of this initiative—it's a win-win for everyone.

Thank you for your time and consideration.

- Cora Thomas- Kmiec

(Statements are limited to 2,000 Characters.)

☐ Receive an email copy of this form.

Email Address:

Coraathomas@icloud.com

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Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

I support the development of the Rockport waterfront and the support of the developers.

(Statements are limited to 2,000 Characters.)

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Rockport City Council

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.

24



Citizen Participation Form

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Statement to be read into record:

I have attended 2 public hearings on this topic and I believe that the TRIZ is the best way to revitalize the waterfront and help make the historical district a better tourist destination. I do not see how those on social media who say it is taking our tax dollars can say that if they ever attended a meeting. Please do not CAVE on this issue.

(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:

I'm writing to show my support for the long awaited TIRZ. I own a home in Rockport, and my family and friends have made countless memories in Rockport over the years. The idea of the TIRZ improving our city's infrastructure is exciting, and also seeing the downtown Harborfront finally get developed. I can't wait to enjoy the new boardwalk and public park with my family. Please vote in favor of this initiative—it's a win-win for everyone.

Thank you for your time and consideration.

(Statements are limited to 2,000 Characters.)

 Receive an email copy of this form.

Email Address:

Haldemanj@sbcglobal.net

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Rockport City Council

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Thank you for your time and consideration.

(Statements are limited to 2,000 Characters.)

 Receive an email copy of this form.

Email Address:

Simmonsrkpt@gmail.com

This field is not part of the form submission.



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Date of meeting: August 27, 2024

9-10-24

First Name:

Phil

Last Name:

Salemi

Address:

1913 Crescent

City:

Rockport

State:

Texas

Zip:

78382

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

Phone Number:

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:

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:

Asked to read at 9-10-24 meeting. 28

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.

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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.

(Statements are limited to 2,000 Characters.)

☒ Receive an email copy of this form.

Email Address:

phil@mycoastalace.com

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Public Hearing Agenda Item(s) to be addressed:

29

Statement to be read into record:

Dear City Council Members,

I am writing to express my enthusiastic support for the TIRZ initiative. As a resident of Rockport, I have cherished countless moments with my family and friends in our beautiful city. The potential of the TIRZ to enhance our downtown infrastructure is exciting, and I'm particularly thrilled at the prospect of finally seeing the downtown Harborfront developed to its full potential.

Over the past two years, the City Council has done an excellent job in informing and educating the public about the TIRZ through six well-presented public sessions. We've had ample time to learn and understand the benefits of this proposal, and now it's time to move forward.

I urge you not to delay or postpone this important decision. A vote in favor of the TIRZ is a step toward positive, thoughtful growth for Rockport. Change is inevitable, but with the right planning and foresight, it can be done in a way that benefits everyone in our community.

Please vote "Yes" on the TIRZ initiative today. It's an opportunity to shape Rockport's future in a way that preserves its unique character while allowing for much-needed progress.

Thank you for your time and consideration.

Sincerely,
Emalee Loudermilk

(Statements are limited to 2,000 Characters.)

☒ Receive an email copy of this form.

Email Address:

emalee@spearsandcorealestate.com

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Statement to be read into record:

This letter is written in support of the downtown TIRZ project. The reason for my support is not to benefit just the developers or the Navigation District or the downtown merchants, which it will. My support is to benefit the future of our community and the County in general. Just like the completion of the Rockport Turning Basin in 1940 changed the future of the downtown waterfront, so will this project. I have a vision of what this area can become, and the current project fits that vision. This plan is a win win for everyone and will be a catalyst for future downtown development. If we never plant seeds, we will never have a crop. Please vote for our future and plant this seed!

(Statements are limited to 2,000 Characters.)

☐ Receive an email copy of this form.

Email Address:

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Dear Mayor and City Council Members,

I am writing to express sincere support for the TIRZ initiative, as well as share a strong endorsement of the developer heading the proposed Harborfront project. As CEO/President of Fine Line Diversified Realty, a division of Bass Companies who own Harborfront L.P, we have spent many hours working with Doak and Scarlett Embrey in reviewing the carefully planned proposed development. We find they are both qualified and deeply committed to the Rockport community's long-term success. Their vision for the Harborfront, along with their expertise in handling the complexities of this development process, has earned them and positions them as an excellent Rockport partner in this challenging undertaking. They have demonstrated deep respect for Rockport's heritage and a determination to help bring the Harbor and adjacent downtown area to a renewed life

The Bass family has and continues to wish much success for Rockport. Over many generations efforts have been extended in hurricane recovery, arts, environment and other community endeavors. We believe that Scarlett and Doak are worthy of our continued support .

Previous efforts to develop this property have been unsuccessful due to environmental challenges and the massive infrastructure needs. Scarlett and Doak have shown steadfastness, integrity and commitment to truly understand and respect the challenges of this property and how to achieve a development that benefits the public, while still achieving economic sustainability. Both their team, as well as ours, understand that this project, or any development project on this property, cannot feasibly move forward without the combined private and public partnership afforded by such means as a TIRZ.

The TIRZ allows for reimbursement of the necessary infrastructure without burdening taxpayers. This ensures the streets, drainage, bulkhead and public boardwalk as envisioned in the Heritage District Overlay. Scarlett and Doak's plan also includes amenities such as a park, a pavilion and playscapes for families to enjoy. These improvements will open the Harborfront for the public, making it accessible and enjoyable for residents and visitors alike. A TIRZ can also help ensure the downtown and harbor area's future is shaped thoughtfully, allowing Rockport to grow economically and culturally, all while preserving its unique character.

I strongly encourage the Mayor and City Council to vote in favor of the TIRZ. I also encourage the Rockport community to join Scarlett and Doak in this important endeavor for the future of Rockport. They represent a devoted and competent development team that is willing to make the necessary investment to build infrastructure for your city.

We look forward to the TIRZ receiving your support and the Harborfront celebrated as a thriving destination that will benefit Rockport for generations to come.

Thank you for your time and consideration.

Sincerely,
Bill Boecker
Rockport Harborfront L.P.



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Public Hearing Agenda Item(s) to be addressed:

Statement to be read into record:

David & I fully support the approval of TIRZ. It will be a great tool to help developers in the near future to be able to enhance an area of Rockport that has been dormant for years. Please vote yes for this tool to be approved for future growth of our downtown area.

Than you,

David & Laura Denham

(Statements are limited to 2,000 Characters.)

☒ Receive an email copy of this form.

Email Address:

Lauraleedenham@yahoo.com

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Citizen Participation Form

Boards and Commissions

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Last Name:

Address:

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Zip:

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Company/Organization represented, if any:

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

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:

My grandparents started to come to Rockport in the early 1950s. In 1959, they purchased a lot at 1403 S Magnolia in Rockport and built a 640 square foot house. I proudly own the house now and my family continue to celebrate their vision and love for the Rockport. I now bring my grandchildren to Rockport. We have numerous friends that live here n Rockport. We are in full support for the TIRZ project please vote yes and allow for future generations fall in love with Rockport. Thanks.

(Statements are limited to 2,000 Characters.)

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Statement to be read into record:

Dear City Council Members,

As someone who has a family home in Key Allegro, I've made wonderful memories in Rockport and can't wait to see the improvements a TIRZ would bring, like the new boardwalk, the park and playscape for the young members of my family. This program allows developers to invest in public infrastructure, with the city benefiting from the resulting tax revenue—without placing any extra burden on taxpayers.

I urge you to vote in favor of the TIRZ. It's a key step in making Rockport an even better place for families like mine.

Thank you for your time.

Cole Kendall

(Statements are limited to 2,000 Characters.)

☐ Receive an email copy of this form.

Email Address:

susanne.patterson@yahoo.com

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My desire, however poorly I have addressed it, was always to try and help the people you ignore. The silent majority. The sixty percent that have children on free and reduced lunches. The ones whose landlords have no choice but to pass through the tax increases in their rent. The ones I see putting back trays of meat at the grocery store. The senior citizens living on fixed incomes. The ones who won't be able to afford to shop at your new stores downtown, or spend nights in the boutique hotel the Navigation District will build. In short, the constituents that you don't invite to come out and speak at these meetings, and who you know do not vote in great numbers.

You have assured them, and yourselves, that you have stumbled across a magical plan where millions of dollars magically appear, and nobody has to pay for it. When the vote is taken tonight, and the celebration ensues, they will never be further from your hearts, nor closer to mine.

You, and past City Councils, had the ability to tell the Bass family to clean their contaminated land, or face condemnation of the property. That action is used against less wealthy and powerful landowners all over the country, on a regular basis. There have been numerous attempts to develop this property and they all failed for the same reason. The Bases did not want to spend any of their own billions of dollars to clean it up their property, or build the required infrastructure. Under those preconditions, the numbers to develop it could never have worked. Instead, the land sat for 35 years and continued to deteriorate, so that even more public funds are now required to rehabilitate it. Aren't we fortunate that the Texs legislature finally came along and authorized this TIRZ scheme that generates money without the usual struggle?

I apologize to those who expected more or better from me this evening. Perhaps you can take some small solace from knowing that it was decided long before we reached this point. In a very real sense, the same battle is fought all around the world, and all through history, and only the details change.

We are taught that he meek shall inherit the earth. But only after the politicians and merchants have had their fill. And so, in a very real sense, we both win – just on a different schedule. I lost sight of that for a while. I am content with my own inheritance and the schedule for it. May each of you find what you crave, and in great abundance, so that you do not have to wait for yours.

I know that many of you are convinced that your good intentions justify your actions. May the road ahead of you be paved with those good intentions. We inhabit the same town, but we do not walk the same path. Perhaps at some point in the future we will wave at each other in passing.



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Rockport City Council

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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:

N~a

Statement to be read into record:

na

(Statements are limited to 2,000 Characters.)

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Public Hearing Agenda Item(s) to be addressed:

N-3

Statement to be read into record:

As a Rockport resident, taxpayer, and small business owner, I respectfully request that my city councilman make a motion to table this particular item to provide more time to educate taxpayers on the subject if that is one of the options available.

(Statements are limited to 2,000 Characters.)

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Email Address:

pamdvm@yahoo.com

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Statement to be read into record:

Yet again, the city is misrepresenting information. The "fiscal analysis" states "the approximately \$3,040,000 principal dollar amount is roughly what two cents added to the Interest and Sinking side of the tax rate will support in the form of a seven-year tax note."

What you should have been told is the 2 cent increase was due to rising debt payments associated with 8 loans the city took out between 2012 and 2022.

The tax rate was calculated by the Tax Assessor and does not include this loan. If you recall, you were told during the budget workshop that the debt had to be in place before it could be included in the tax rate calculation, so this proposed loan clearly wasn't part of the equation for the 2 cent increase.

Unless the city is retiring a lot of debt this year, our tax rate will go up again next year. Isn't a 52.2% increase over the last three years enough already?

It is ridiculous to approve any debt on a first and only reading. This is a change to past practice, and it denies the citizens an opportunity to engage in the process. Do you really think four days, two of which are over the weekend, is enough time for citizens to understand the issue and to provide input?

I also find it comical the city staff highlighted part of the Local Government Code showing "a resolution, order, or ordinance CALLING AN ELECTION to authorize" debt as justification for not needing a 2nd reading. If the city is proposing to put this loan on the ballot, I am all for it; however, that clearly isn't happening.

Please vote no on this agenda item and require staff to resubmit the request as two readings. Also ask them to show scheduled principal and interest payments for all outstanding loans so you know the impact of adding \$3MM in debt. This information should have already been included in the the agenda packet; however, they have no reason to provide it if you're not going to demand this information.

(Statements are limited to 2,000 Characters.)

 Receive an email copy of this form.

Email Address:

pat.kane@kane.net

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