

Lorri Coody

From: Austin Bleess
Sent: Monday, January 11, 2021 3:19 PM
To: Austin Bleess
Subject: Jersey Drive TIRZ

Good afternoon everyone,

I wanted to follow up on the TIRZ meeting that was held in November. To date we have received petitions back from 10 property owners on Jersey Drive, which accounts for just about 30% of the total property value. As such the city does not have enough petitions from property owners to move forward with a TIRZ for the entirety of Jersey Drive as proposed.

Without a TIRZ we will continue to move forward with home elevations as the grant opportunities arise.

If you have any questions on this please feel free to email me.

Warm Regards,
Austin Bleess, MPA, ICMA-CM
City Manager | Jersey Village, Texas
(p) (713) 466-2109 | (f) (713) 466-2177
www.jerseyvillagetx.com
Find us on [Facebook](#) and [Twitter](#).

Lorri Coody

From: Austin Bless
Sent: Tuesday, March 16, 2021 7:47 AM
To: Michael Stembridge; Lorri Coody; [REDACTED]
Subject: RE: Prayer and Pledge and Public Comment at IRZ 3 PH - March 15, 2021

Good morning,

I've tried to grab your questions and separate them out. Your questions are in **bold**, and my responses are in normal font.

To confirm that a Tirz buy by the city would also include logical land value, added to the structural, and whether that was simply an average of structures?

Any purchase of a property would have to be on a mutually agreed upon price by the City and the Property Owner. It is anticipated an appraisal would be needed to help ensure a fair market price, just like if you were selling your home to a private individual.

Something else, that just hit my mind, is that 'just what if' JV, or Mr. Bless who has mastered it, 'could possibly,' elevate, or reconstruct us, possibly as well as those of our block neighbors who might also wish to stay, and then sell those homes to the Tirz, or the city, who could then simply sell those elevated homes to the developer? Would that be another possible option?

This could be an option. It seems there are a few more logistics we would need to work through but it is something to look into. I think a more likely buyer for a home that is already elevated would be a private buyer rather than a developer, but it would still be an option.

Being in a TIRZ does not preclude you from receiving a home elevation. You would still be eligible for one at some point.

If I missed any questions I apologize. Please let me know and I'll do my best to answer.

Thank you for the prayer and thank you to Hannah for the pledge last night. I appreciated both!

Warm Regards,
Austin Bless
Jersey Village City Manager
(p) (713) 466-2109
Find us on [Facebook](#) and [Twitter](#).

From: Michael Stembridge [REDACTED]
Sent: Monday, March 15, 2021 9:12 PM
To: Lorri Coody <lcoody@jerseyvillagetx.com>; [REDACTED]; Austin Bless <ableess@jerseyvillagetx.com>
Subject: Re: Prayer and Pledge and Public Comment at IRZ 3 PH - March 15, 2021

Dear City Manager Austin Bless and Mrs. Lorri Coody,

Anna, and I, enjoyed listening to the meeting, and we heard new information. However, my wife, and I, have some strong emotions about the Tirz, just as our longtime, good, neighbor, Mrs. Freeman did. I was

perusing the city's documents on the Tirz, and we were concerned at the 131,000 figure, and I'm not sure if Councilman Singleton understood what I meant. Mr. Bless did. We understand now that that is only an average of assessed 'building', or 'structural,' value, and Not the additional 'land' value, per se.

I think the point resonated, for sure to Mr. Singleton, who sounded sympathetic to both my, and my wife's cause, that we've begged for either an elevation, or reconstruction(since I believe we may be out of the floodway, which changed in the last few years), with it possibly being now somewhere in our backyard, or beyond it, for going on five years now.

We still greatly desire either an Fema/city home elevation, Or a Fema/city reconstruction, since we might not want to move right away. Our home is paid off, yet, as we are low income, we still struggle, greatly, each year, with: property taxes; school taxes, property and flood insurance. As Mr. Bless knows I've expressed, numerous times before, a chief family concern is being able to relocate to a comparable area with whatever we might get.

We Love Jersey Village. We Love the community vibe, police, EMS, fire department, etc. It was myself, City Manager Austin Bless, Mayor Mitcham(then Councilman); and Councilman Singleton(then council candidate), who were the only people from Jersey Village who went before Harris County Commissioner's Court to beg and ask for the bayou to be widened, which, as you may know from old timers who know JV history, was not done decades ago.

It is ironic to us, now, looking back, in 20/20 perspective, that I was the only one who went, on my own, yet still knew it was the ethical, moral, thing to do, not only for my own family, and our own home, to protect our property and lives, but also for my neighbors and fellow and sisters Villagers. Now, it's a bit bittersweet, since Anna, and I, are glad as we watch the bayou get widened, since we can view it living right on the bayou, but now we face living in the Tirz zone, with its new details.

What I'm trying to say is that we would really still like either a home elevation, or home reconstruction, but that we're not precluding the possibility of not ever selling to you. Something else, that just hit my mind, is that 'just what if' JV, or Mr. Bless who has mastered it, 'could possibly,' elevate, or reconstruct us, possibly as well as those of our block neighbors who might also wish to stay, and then sell those homes to the Tirz, or the city, who could then simply sell those elevated homes to the developer? Would that be another possible option?

Also there is an expiration date of twenty years to the Tirz, which at first gander alarmed me, but then, once I read and researched more about Texas Tirz zones, and Texas being one of the only states that uses Tirz zones, I discovered that that is sometimes a standard set expiration date. I had raised my hand, in the Tirz meeting, you can explain to Mr. Bless, since my wife and I wanted to confirm that a Tirz buy by the city would also include logical land value, added to the structural, and whether that was simply an average of structures? I know Mr. Bless answered and Mr. Singleton may've known the answer, just as well.

We fear flooding, Mr. Blees and Mrs. Coody. We feel blessed that the bayou is finally being cut, as it should be, but we still fear flooding, and our home is paid off, and we fear taxes and wish to protest them, but we still want either a home elevation, or reconstruction(which we might qualify since we may be out of the floodway by now). I saw one floodplain map showing us out of it, which means we may've been moved out of the floodway.

We have many more concerns. My wife's stomach is hurting, and she's feeling very nervous, because

this is our home, which is paid for, and we sympathized with our lovely, decades long, neighbor, Ms. Freeman. We feel its is good, and just, that I tried to speak on behalf of myself, my wife, and our family on this crucial matter. We Love our home. We Love that the bayou is being done. We Love our neighbors. We also intellectually realize that a home is an asset, just like any other. So, in some areas they can drastically decrease in value, due to blight, due to vacant ones, due to natural disaster, even due to catastrophic freezes, and other merciless effects of climate change that doesn't discriminate in its path of wrath and heartlessness.

We have a neighbor, who I shan't name nor list, who is a very strong friend of mine. He has a family, which he Loves dearly, just as well. We were talking, or texting, and he was telling me, that her really still desires a home elevation, or reconstruction, just as my wife, and I, still strongly desire. But he was also looking at the picture of possibly trying to grow his home value, similar to an interest rate that would help a consumer, not hurt them, like say a savings account, or some investment.

Many people view their homes as investments, which they are, simultaneously, along with, likewise, being your own beloved abode, place to sleep, be a family, live your life, and experience a life's memories, good, bad, and neutral. We are humans, who live on land, and in structures, as do our fellows and sisters. We depend upon our abodes on a daily, nightly, 24/7 basis. They are really like our 'most crucial asset,' with likely our vehicles being a firm second place.

What I'm trying to say is we were logically against it, at first, and my wife is still super scared about our taxes, and we struggled to pay them each year, even though we protest them, and regularly lobby Bobby, and others, who'll listen for increases in homestead exemptions. We still desperately want either a home elevation, or a home reconstruction, and we realize that would probably necessitate both FEMA and municipal money, or at least FEMA funds.

We wish that yourself, Mr. Bleess, and our city leaders, and our city attorney, would work as hard as possible, to make sure that the taxes would not become onerous as a result of the Tirz. We're hoping and praying, along with our neighbor couple who feels as we do, that our home on East Jersey would be added to a future elevations and/or reconstructions round of homes, even if we are in the Tirz, with a future option to exercise to ever sell that then elevated or reconstructed home, back to the city, who, if the Tirz had not yet expired at that future date, might then be able to sell the elevated, or reconstructed, home to the developer, with the city then being able to reap even more savings by possibly not having to pay for demolition.

Then, the city could reduce total turn-around cost, by, essentially, not having to pay to demolish the home, Or our home's demolition could simply be part of a FEMA/city home reconstruction, whereby FEMA might even pay the demolition and reconstruction. Yet, if we were still within the Tirz, and say we go older, then we might be able to one day sell our home, to the city, or Mr. Bleess, who could then sell the home to the developer, or builder, who could then sell it to some new family, per se.

This is simply just a thought, or a 'tweak,' of the current plan, as it exists, which might make many East Jersey owners and residents alot happier, if there were some way to stay on, or for those not ready to leave just yet, who could still be put into upcoming FEMA elevations and/or reconstruction rounds formulated by Mr. Bleess and staff. My wife, and I, feel many of our neighbors' sentiments. It's a split set of a bunch of emotions coming at you all at once, with much to consider.

Many have fully paid off their homes on East Jersey, and it's taken decades, and some don't want to just jump up and move, as others do. My view was that I should be man enough to express my wife's view, that our home is paid off, and this is our most valuable material asset, and we shouldn't be forced to just up

and move, and we hate the thought of bulldozers and excavators, and we pray they have insurance and that they would be as delicate to our aged home as humanly possible, in all ways, shapes, and forms. We have a life here, that we've become use to, and we Love our block. We don't want to change everything and up and move immediately, but we don't want to be precluded from selling, either.

We feel that one way, Mr. Bless, you could defray the cost of demolition, for the city, might just be to apply us for a home reconstruction, which would be our first choice, Or a home elevation if that weren't available, as our second choice. If there were a way for us to sell, and have the Tirz, or the developer, rebuild us elevated, that might be a concept, as well. In the future, then, we, and possibly even our neighbors, might then have the option, to exercise, to sell to the city, who could then sell that reconstructed and/or elevated home, to the developer, who'll possibly build the home to county code, anyhow.

As many age on our block, they would have that option to exercise, to sell to the city and you, Mr. Bless, and the city, in exchange could get a good price, from the builder or developer, and sell that elevated, Or reconstructed home, as is. The home owner could then get a better price from the city, if elevated or reconstructed, and the city could turn around that home, say from somebody who just got old and wanted to move, to the developer or builder at profit.

East Jersey Drive homes, which could easily be FEMA elevated, and where the family, or person, wanted to stay, could be elevated, while those on the block, who weren't ready to exit, say immediately, but also wanted FEMA reconstruction, could be then reconstructed, with both types being put into a future year's mix of BCA, and/or BCR, optimal batch of that year's FY homes sent to FEMA in an application to be approved.

These improved, or flood mitigated in place, East Jersey Drive homes, would then allow the city, itself, to defray the expensive demolition costs, completely, since FEMA would pay it, or the home wouldn't have to be demolished if it was simply elevated. These homes would be good Chess pieces, with which Mr. Bless could sell, or flip, to the developer, who could then raise the price of sale to the new buyers. And, the people not leaving, immediately, would be greatly pleased, yet still possess the logical exercisable option to be able to leave in future years.

Some couples have simply outgrown their abodes here. Some of them are larger and bare more tax, and maybe their children have already been born, raised, and left their parents homes. Some of us, especially myself, and my strong neighbor friend, want to raise our kids here, are in the process of that, just like Mr. Bless, and many on council, but when we grow older, all our kids grow up, and move away, we may want the option to be able to leave to the countryside, or move somewhere else. We don't even, remotely, see it that way right now, but of course.

For now, our chief concern is keeping our taxes low, and obtaining either a municipal/FEMA home elevation, Or a FEMA/municipal home reconstruction, in order to lower insurance costs and protect our lives, property, and possessions from flooding, which we've already endured enough of. I'm trying to look at solutions, which might appease both sides of coin on East Jersey, both those who want the TIRZ, as well as those of us who've had logical, pragmatic, questions, yet still might not mind the exercisable option to sell in some future years.

I feel that if the city could forgo the calculated in costs of demolition on some homes, trans via either being sold an already elevated, or already reconstructed, home, that the city, and Mr. Bless, might then command an even higher, less overhead cost(i.e., minus demolition), to command an even higher price from the developer, or builder, who could then simply turn around and sell those exercised homes, 'without

any cost of: labor; materials; demolition; etc.' This might just be optimal for all parties concerned; home owners; city; builder/developer purchaser; And new buyer.

Just a Few Thoughts I Had,

Michael & Anna Stembridge
15422 Jersey Drive
Jersey Village, TX 77040
[REDACTED] 8328803809

P.S. Tell everyone 'Thank You,' for allowing Hannah to do the Pledge, and myself to do the opening prayer.

From: Lorri Coody <lcoody@jerseyvillagetx.com>
Sent: Sunday, March 14, 2021 2:19 PM
To: Michael Stembridge <[REDACTED]>
Subject: Re: Prayer and Pledge and Public Comment at IRZ 3 PH - March 15, 2021

Oh man. I saw that error and meant to fix that. It will not be a problem. When the mayor calls for the prayer and pledge you will do the prayer and Hannah will do the pledge. It will not be a problem. I apologize for the error. I did see I had it wrong and meant to fix it but did not. Sorry. Lorri

Lorri Coody
Sent from my iPhone

On Mar 13, 2021, at 1:26 AM, Michael Stembridge <[REDACTED]> wrote:

Hi Lorri,

Michael Stembridge here. Just wanted to let you know, the agenda has Hannah doing the prayer, and me doing the Pledge, but we'd asked, and you had told us, that it'd be the other way around. She'd wanted to do the Pledge, and I'll keep the prayer simple. No worries.

Thank You,

Michael Stembridge

From: Lorri Coody <lcoody@jerseyvillagetx.com>
Sent: Monday, March 1, 2021 9:21 AM
To: Michael Stembridge <[REDACTED]>
Subject: RE: Prayer and Pledge and Public Comment at IRZ 3 PH - March 15, 2021

Michael:

I have added Hannah to the agenda for the pledge. I have added you for the Prayer.

I have also added you for Public Comment during the TIRZ 3 Public Hearing.

Following in the information for joining the meeting:

Accordingly, the public will not be allowed to be physically present at this Regular Session of the City Council of the City of Jersey Village, Texas, but the meeting will be available to members of the public and allow for two-way communications for those desiring to participate via telephone. To attend the meeting via telephone, please use the following toll-free number:

346-248-7799 along with Webinar ID: 818 5320 6731. If you do not wish to participate actively in the meeting, you can view a live broadcast of the meeting on YouTube at <https://www.jerseyvillagetx.com/page/city.livestream>.

Thanks Lorri

Lorri Coody, TRMC

*City Secretary, City of Jersey Village
Office (713) 466-2102 / Fax (713) 466-2177*

From: Michael Stembridge <[REDACTED]>
Sent: Saturday, February 27, 2021 8:36 PM
To: Lorri Coody <lcoody@jerseyvillagetx.com>
Subject: Re: Prayer and Pledge - March 15, 2021

Dear Mrs. Lorri Coody,

We will do it. Her name is Hannah Stembridge, and she will do the pledge, and then I'll do the prayer. I would also like to be on the speakers' list, for the public hearing about the TIRZ Zone 3. She knows the pledge, but I'll print her a copy of it, just for good measure. I'll pray for the good things that you mentioned, and might include the Lord's Prayer, and then, Amen. I realize that the pledge, and prayer, shall come first, and then public comment as per usual protocol.

Great Weekend!,

Thank You So Much and Have a

Michael and Hannah Stembridge
15422 Jersey Drive
Jersey Village, TX 77040.
[REDACTED] 832-880-

3809

From: Lorri Coody <lcoody@jerseyvillagetx.com>
Sent: Thursday, February 25, 2021 7:51 AM
To: Michael Stembridge <[REDACTED]>
Subject: RE: Prayer and Pledge - March 15, 2021

Michael:

Yes, we would love for your daughter to do the pledge. **Please send me her name so I can put it on the agenda.**

As far as the prayer, no particular prayer is needed. Most people pray for continued protection for our emergency personnel and for our troops. They thank God for our great City and they ask that he guide our leaders in making sound decisions of leadership.

You will enter the meeting as you do for Citizens Comments. When the Mayor calls for you, you will be admitted. The meeting information follows:

Accordingly, the public will not be allowed to be physically present at this Regular Session of the City Council of the City of Jersey Village, Texas, but the meeting will be available to members of the public and allow for two-way communications for those desiring to participate via telephone. To attend the meeting via telephone, please use the following toll-free number:

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Thanks Lorri

Lorri Coody, TRMC

*City Secretary, City of Jersey Village
Office (713) 466-2102 / Fax (713) 466-2177*

From: Michael Stembridge <[REDACTED]>
Sent: Wednesday, February 24, 2021 11:29 PM
To: Lorri Coody <lcoody@jerseyvillagetx.com>
Subject: Re: Prayer and Pledge - March 15, 2021

Dear Mrs. Lorri Coody,

I apologize for not getting back to you sooner, but my vehicle broke down, both yesterday, and today. Why, I would be glad to. Thank You So Much for asking me. Only thing is, my daughter, at supper tonight, asked if she could do the pledge for city council. We did the Pledge together, two times at her elementary school when I was a Watchdog. She Loves the

Pledge. If she can not, I fully understand. We were thinking she could do the pledge, and then I would do the prayer. Either way, I can do the pledge, and prayer, or she could do the pledge and then I could do the prayer. I am willing, either way, no matter.

I know the Pledge of Allegiance, but if you can que me in on what prayer they would prefer, that'd be great. If they prefer a certain prayer I am willing, Or I can appropriately improvise, either way. Yes, I, or we, would like to do it. I can do it if it is required of just one person, or my daughter can assist me, either way. I am totally flexible. I am curious as to what former councilman Mr. Maloy did, in regards to the prayer, since that might be a way to proceed.

Thank You,

Michael Stembridge
15422 Jersey Drive
Jersey Village, TX 77040
[REDACTED] 832-880-

3809

From: Lorri Coody <lcoody@jerseyvillagetx.com>
Sent: Wednesday, February 24, 2021 1:35 PM
To: Michael Stembridge <[REDACTED]>
Subject: Prayer and Pledge - March 15, 2021

Michael:

I am wondering if you would be willing to give the Prayer and Pledge at the March 15, 2021 City Council Meeting. The meeting will be conducted via ZOOM so all you will need to do is call in like you normally do. When it is time for the Prayer and Pledge, we will bring you into the meeting.

Please let me know if you can help out with the Prayer and Pledge. Thanks Lorri

Lorri Coody, TRMC
City Secretary, City of Jersey Village
16327 Lakeview Drive, Jersey Village, TX 77040
Office (713) 466-2102 / Fax (713) 466-2177
lcoody@jerseyvillagetx.com

Lorri Coody

From: Austin Bless
Sent: Wednesday, January 13, 2021 9:34 AM
To: Bill Rackley
Subject: RE: Jersey Drive TIRZ

Good morning,
I do have your petition. Thanks for double checking!

Austin Bless
Jersey Village City Manager
(p) (713) 466-2109
Find us on [Facebook](#) and [Twitter](#).

From: Bill Rackley <brackley@aeiengineering.com>
Sent: Wednesday, January 13, 2021 7:20 AM
To: Austin Bless <ableess@jerseyvillagetx.com>
Subject: RE: Jersey Drive TIRZ

This is William Rackley:

I submitted my petition for the TIRZ at the November meeting. I remember there was some confusion with the hand out and most took them home. I wanted to confirm you have mine.

From: Austin Bless <ableess@jerseyvillagetx.com>
Sent: Tuesday, January 12, 2021 4:16 PM
To: Austin Bless <ableess@jerseyvillagetx.com>
Subject: RE: Jersey Drive TIRZ

Good afternoon everyone,

Since my original email yesterday two more people have submitted petitions. That brings us to about 40% of the total property value. If others are still interested in signing a petition and have not please let me know.

Warm Regards,
Austin Bless
Jersey Village City Manager
(p) (713) 466-2109
Find us on [Facebook](#) and [Twitter](#).

From: Austin Bless
Sent: Monday, January 11, 2021 3:19 PM
To: Austin Bless (ableess@jerseyvillagetx.com) <ableess@jerseyvillagetx.com>
Subject: Jersey Drive TIRZ

Good afternoon everyone,

I wanted to follow up on the TIRZ meeting that was held in November. To date we have received petitions back from 10 property owners on Jersey Drive, which accounts for just about 30% of the total property value. As such the city does not have enough petitions from property owners to move forward with a TIRZ for the entirety of Jersey Drive as proposed.

Without a TIRZ we will continue to move forward with home elevations as the grant opportunities arise.

If you have any questions on this please feel free to email me.

Warm Regards,

Austin Bleess, MPA, ICMA-CM

City Manager | Jersey Village, Texas

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www.jerseyvillagetx.com

Find us on [Facebook](#) and [Twitter](#).

Lorri Coody

From: Susan Gilbert [REDACTED]
Sent: Tuesday, January 12, 2021 10:11 PM
To: Austin Bleess
Subject: Re: Jersey Drive TIRZ

Dear Austin,

I was very disappointed to get your e-mail yesterday, saying the City only has 30% agreement for the TIRZ concept for my block. However, I am a little more heartened to read this latest information from you, that we are now up to 40%.

I think the low number might be attributed to confusion that the November meeting seemed to have caused for some individuals. There was a lot of information just verbally passed on to be grappled with by those who weren't very familiar with the topic. And the negativity expressed by one of our neighbors only seemed to increase the confusion and tendency to opt-out in some others.

It's my feeling that the City should prepare a **written, thorough, yet easy-to-understand, formal explanation/presentation** of the TIRZ concept and how a TIRZ could benefit our block, and **mail** it to each of the property owners on our block. I feel such a written communication could more clearly explain how the TIRZ would work -- that agreement of it by a majority would merely make it possible for those who want to go forward. Having something in hand, that residents can study and contemplate to gain full understanding, might help some of those confused and some of those who have already decided they don't want to take advantage of a TIRZ arrangement anyway -- so that they might come to the realization that it merely benefits their neighbors who *do* want to take advantage of the program, and that there is no real significant downside, if any at all.

If you might agree with this idea, it would be great to see something sent out soon, before the City moves any funds that are currently set aside for the initial purchases, to some other need.

Thank you, Austin.

Sincerely,

Susan Gilbert

P.S. If any other blocks in Jersey Village are considering a TIRZ, you might use the same written presentation for them also, and maybe speed up the process for them.

On Tuesday, January 12, 2021, 04:15:54 PM CST, Austin Bleess <ableess@jerseyvillagetx.com> wrote:

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Warm Regards,

Austin Bleess

Jersey Village City Manager

(p) (713) 466-2109

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To: Austin Bleess (ableess@jerseyvillagetx.com) <ableess@jerseyvillagetx.com>

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City Manager | Jersey Village, Texas

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Lorri Coody

From: Sylvia Perry [REDACTED]
Sent: Tuesday, January 12, 2021 5:35 PM
To: Austin Bleess
Subject: RE: Jersey Drive TIRZ

Oh my...thank's to those who are up to solving our flood issues in Jersey Village.

S. Perry

[Sent from AT&T Yahoo Mail on Android](#)

On Tue, Jan 12, 2021 at 4:15 PM, Austin Bleess
<ableess@jerseyvillagetx.com> wrote:

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City Manager | Jersey Village, Texas

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Lorri Coody

From: Monica Escobedo [REDACTED]
Sent: Tuesday, January 12, 2021 5:27 PM
To: Austin Bleess
Subject: Re: Jersey Drive TIRZ

I am traveling this week but both my sister and I own homes on Jersey Drive and are interested in signing the petition.

Please send me the petition and I will get them back to you by the end of the week.

Sent from my iPhone

On Jan 12, 2021, at 4:15 PM, Austin Bleess <ableess@jerseyvillagetx.com> wrote:

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City Manager | Jersey Village, Texas

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www.jerseyvillage.tx.com

Find us on [Facebook](#) and [Twitter](#).

Lorri Coody

From: Ron D'Amico [REDACTED]
Sent: Tuesday, January 12, 2021 4:22 PM
To: Austin Bless
Subject: Re: Jersey Drive TIRZ

Working on it...

On Tue, Jan 12, 2021, 4:15 PM Austin Bless <ableess@jerseyvillagetx.com> wrote:

Good afternoon everyone,

Since my original email yesterday two more people have submitted petitions. That brings us to about 40% of the total property value. If others are still interested in signing a petition and have not please let me know.

Warm Regards,

Austin Bless

Jersey Village City Manager

(p) (713) 466-2109

Find us on [Facebook](#) and [Twitter](#).

From: Austin Bless
Sent: Monday, January 11, 2021 3:19 PM
To: Austin Bless (ableess@jerseyvillagetx.com) <ableess@jerseyvillagetx.com>
Subject: Jersey Drive TIRZ

Good afternoon everyone,

I wanted to follow up on the TIRZ meeting that was held in November. To date we have received petitions back from 10 property owners on Jersey Drive, which accounts for just about 30% of the total property value. As such the city does not have enough petitions from property owners to move forward with a TIRZ for the entirety of Jersey Drive as proposed.

Without a TIRZ we will continue to move forward with home elevations as the grant opportunities arise.

If you have any questions on this please feel free to email me.

Warm Regards,

Austin Bless, MPA, ICMA-CM

City Manager | Jersey Village, Texas

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Find us on [Facebook](#) and [Twitter](#).

Lorri Coody

From: V1NLO [REDACTED]
Sent: Tuesday, January 12, 2021 4:19 PM
To: Austin Bless
Subject: Re: Jersey Drive TIRZ

Thank you Austin for reminding everyone. I think it's a good option for us who live on Jersey Drive.

Kind regards,
Visente López

On Tue, Jan 12, 2021 at 4:15 PM Austin Bless <ableess@jerseyvillagetx.com> wrote:

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Find us on [Facebook](#) and [Twitter](#).

--

Sent from Gmail Mobile

Lorri Coody

From: Austin Bleess
Sent: Tuesday, January 12, 2021 4:16 PM
To: Austin Bleess
Subject: RE: Jersey Drive TIRZ

Good afternoon everyone,

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Warm Regards,
Austin Bleess
Jersey Village City Manager
(p) (713) 466-2109
Find us on [Facebook](#) and [Twitter](#).

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City Manager | Jersey Village, Texas
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Lorri Coody

From: Austin Bleess
Sent: Tuesday, January 12, 2021 4:14 PM
To: James Cone
Subject: RE: Jersey Drive TIRZ

Hello,

Thanks for sending this over. I have received it.

If there is a TIRZ home elevations are certainly possible still. There is nothing about being in a TIRZ that would make your home ineligible for an elevation.

Please let me know if you have any further questions.

Austin Bleess
Jersey Village City Manager
(p) (713) 466-2109
Find us on [Facebook](#) and [Twitter](#).

From: James Cone [REDACTED]
Sent: Tuesday, January 12, 2021 12:14 PM
To: Austin Bleess <ableess@jerseyvillagetx.com>
Subject: Re: Jersey Drive TIRZ

Hey Austin, Here is my signed TIRZ paper. I talk with Chris across the street and he is going to see if he can get some more people to sign. I think some people forgot about it like I did so we will see. Also if this does pass will I still be eligible to have my house raised as I do not plan on moving or selling at the moment?

On Tuesday, January 12, 2021, 06:46:38 AM CST, Austin Bleess <ableess@jerseyvillagetx.com> wrote:

Good morning,

Only 10 property owners signed the petition. If some took it and didn't return it then we need to get those petitions back. If enough people sign the petition, we would need about 5-10 more I think, we can move forward with TIRZ.

Without the TIRZ it's difficult for the city to buy properties and sell it to the right home builders. So we'd be looking at home elevations there instead.

Austin Bleess
Jersey Village City Manager
(p) (713) 466-2109
Find us on [Facebook](#) and [Twitter](#).

From: James Cone [REDACTED]
Sent: Monday, January 11, 2021 11:18 PM
To: Austin Bleess <ableess@jerseyvillagetx.com>
Subject: Re: Jersey Drive TIRZ

Hey Austin so what does that mean for Jersey Dr. At the meeting it looked like everyone signed it.

J Cone

On Jan 11, 2021, at 3:18 PM, Austin Bleess <ableess@jerseyvillagetx.com> wrote:

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Lorri Coody

From: Christopher Kendrick [REDACTED]
Sent: Tuesday, January 12, 2021 11:03 AM
To: Austin Bless
Subject: Re: Jersey Drive TIRZ

Great.

On Tue, Jan 12, 2021, 10:07 AM Austin Bless <ableess@jerseyvillagetx.com> wrote:

Yes I received it yesterday.

Austin Bless

Jersey Village City Manager

(p) (713) 466-2109

Find us on [Facebook](#) and [Twitter](#).

From: Christopher Kendrick [REDACTED]
Sent: Tuesday, January 12, 2021 10:06 AM
To: Austin Bless <ableess@jerseyvillagetx.com>
Subject: Re: Jersey Drive TIRZ

did you received it?

Chris Kendrick

On Mon, Jan 11, 2021 at 7:29 PM Austin Bless <ableess@jerseyvillagetx.com> wrote:

Thank you.

Austin Bless

Jersey Village City Manager

(p) (713) 466-2109

Find us on [Facebook](#) and [Twitter](#).

From: Christopher Kendrick [REDACTED]
Sent: Monday, January 11, 2021 3:21 PM
To: Austin Bless <ableess@jerseyvillagetx.com>
Subject: Re: Jersey Drive TIRZ

We'll sign the petition and drop it off

On Mon, Jan 11, 2021, 3:18 PM Austin Bless <ableess@jerseyvillagetx.com> wrote:

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Warm Regards,

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Lorri Coody

From: Charlie Crady [REDACTED]
Sent: Monday, January 11, 2021 9:43 PM
To: Austin Bless; Meg Crady
Subject: Re: Jersey Drive TIRZ

**Austin,
Sounds great. I will stop by after lunch.
Take Care,
Charlie & Meg**

On Mon, Jan 11, 2021 at 9:28 PM Austin Bless <ableess@jerseyvillagetx.com> wrote:

Hi Charlie,

I can have copies of the petitions that have not been signed available for you to pick up at city hall tomorrow if you'd like. I would think about 10-12 signatures would do it.

Thank you,

Austin Bless

Jersey Village City Manager

(p) (713) 466-2109

Find us on [Facebook](#) and [Twitter](#).

From: Charlie Crady [REDACTED]
Sent: Monday, January 11, 2021 3:54 PM
To: Austin Bless <ableess@jerseyvillagetx.com>
Subject: Re: Jersey Drive TIRZ

Austin,

Thank you for the update. Meg & I would be glad to walk the East side of Jersey Drive to try and get more petitions. Is there a special page that needs to be signed. Can I pick it up from you along with the list of those who have already signed.

What percentage do we need to move forward, I think there are 35 homes on the East side, so we need 15 to 20 more signatures! Enjoy the Fireworks video, it was originally for the 2020 Japan Olympics.

Take Care,

Charlie & Meg Crady

Cell=832-459-4280

Meg's-713-865-3422

On Mon, Jan 11, 2021 at 3:18 PM Austin Bless <ableess@jerseyvillagetx.com> wrote:

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Warm Regards,

Austin Bless, MPA, ICMA-CM

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Lorri Coody

From: Austin Bleess
Sent: Monday, January 11, 2021 9:29 PM
To: Sylvia Perry
Subject: RE: Jersey Drive TIRZ

Thank you!

Austin Bleess
Jersey Village City Manager
(p) (713) 466-2109
Find us on [Facebook](#) and [Twitter](#).

From: Sylvia Perry [REDACTED]
Sent: Monday, January 11, 2021 4:17 PM
To: Austin Bleess <ableess@jerseyvillagetx.com>
Subject: Re: Jersey Drive TIRZ

Thank you for the update. Sad to hear there wasn't enough participation from our neighbors.

Thank you for all you do!

S. Perry

[Sent from AT&T Yahoo Mail on Android](#)

On Mon, Jan 11, 2021 at 3:18 PM, Austin Bleess
<ableess@jerseyvillagetx.com> wrote:

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Lorri Coody

From: Austin Bleess
Sent: Monday, January 11, 2021 9:24 PM
To: Ron D'Amico
Subject: RE: Jersey Drive TIRZ

Hi Ron,

Everyone received the information about the meeting. No one that was not at the meeting has contacted me to ask to sign the petition. I'm happy to share the blank petitions with you if you'd like to talk to some of your neighbors. Just let me know the addresses and I can get you the petitions.

Thank!

Austin Bleess
Jersey Village City Manager
(p) (713) 466-2109
Find us on [Facebook](#) and [Twitter](#).

From: Ron D'Amico [REDACTED]
Sent: Monday, January 11, 2021 5:57 PM
To: Austin Bleess <ableess@jerseyvillagetx.com>
Subject: Re: Jersey Drive TIRZ

Austin,

That's disappointing. Has everyone been contacted directly? I'm sure my neighbors who weren't at the meeting have taken initiative to do anything, but favor the TIRZ.

Ron

On Mon, Jan 11, 2021, 3:18 PM Austin Bleess <ableess@jerseyvillagetx.com> wrote:

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Lorri Coody

From: Patrice Krus [REDACTED]
Sent: Monday, January 11, 2021 7:41 PM
To: Austin Bleess
Subject: Re: Jersey Drive TIRZ

Thank you for the update.

Did you get ours, I didn't know if anyone was going to send a confirmation?

Would love to be considered for elevation as well as TIRZ.

Thanks

Patrice Krus

On Mon, Jan 11, 2021, 3:18 PM Austin Bleess <ableess@jerseyvillagetx.com> wrote:

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Lorri Coody

From: Mario Fabry <mfabry@myamcap.com>
Sent: Monday, January 11, 2021 5:44 PM
To: Austin Bleess
Subject: RE: Jersey Drive TIRZ

Hi Austin,

That's a shame, we really thought that most would want the TIRZ.

Thank you,
Mario Fabry

Mario Fabry | Loan Originator NMLS# 247379



M: 832.277.5060 |
1229 Heights Blvd | Houston, TX 77008



CONFIDENTIALITY NOTICE

This email, including any accompanying documents, may contain confidential or privileged information intended only for the use of the person to whom this email is addressed. If you are not the addressee, you are strictly prohibited from disclosing this information to any other person. If you received this email in error, please immediately notify the sender at the telephone or fax number listed above.

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PLEASE BE ADVISED: Online banking fraud is increasing throughout the industry. If you receive an email containing "WIRE INSTRUCTIONS" or "UPDATED WIRE INSTRUCTIONS", please immediately via telephone contact your Escrow Officer to verify the information.

----- Original message -----

From: Austin Bleess <ableess@jerseyvillagetx.com>
Date: 1/11/21 3:18 PM (GMT-06:00)
To: Austin Bleess <ableess@jerseyvillagetx.com>
Subject: Jersey Drive TIRZ

This Message originated outside your organization.

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Warm Regards,

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Lorri Coody

From: Frank Bullington [REDACTED]
Sent: Monday, January 11, 2021 4:45 PM
To: Austin Bless
Subject: Re: Jersey Drive TIRZ

Thanks Austin.

I thought we would get it done, but am now completely focused on just getting an elevation. Please let me know if I can assist in that endeavor.

Appreciate the e-mail

Frank Bullington
15317 Jersey Dr.

On Mon, Jan 11, 2021 at 3:18 PM Austin Bless <ableess@jerseyvillagetx.com> wrote:

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Lorri Coody

From: Alejandra Campos [REDACTED]
Sent: Monday, January 11, 2021 3:23 PM
To: Austin Bleess
Subject: RE: Jersey Drive TIRZ

Good afternoon

Thank you for getting back to me. I am the property owner of 15526 Jersey Dr, Jersey Village TX 77040. Can I get more information about the home elevations and how the grants work when they are available?

Thank you in advance,

Alejandra Campos

From: Austin Bleess <ableess@jerseyvillagetx.com>
Sent: Monday, January 11, 2021 2:19 PM
To: Austin Bleess <ableess@jerseyvillagetx.com>
Subject: Jersey Drive TIRZ

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Find us on [Facebook](#) and [Twitter](#).

Lorri Coody

From: Austin Bless
Sent: Sunday, February 14, 2021 8:06 PM
To: Ron Moore
Subject: Re: Jersey Drive TIRZ

Hi Ron,

Thanks for your help as well. I'm excited to see this moving forward. I would encourage you or Katie to apply for the board. We will need 9 people on it and I know the more people on your street that can be on the board it would be better. You'd likely need to abstain from Any vote that directly benefits you, but you would not be disqualified from being on the board. Thanks!

Austin Bless
City Manager

Sent from my mobile device. Please excuse any typos.

From: Ron Moore [REDACTED]
Sent: Sunday, February 14, 2021 5:38:10 PM
To: Austin Bless <ableess@jerseyvillagetx.com>
Subject: Re: Jersey Drive TIRZ

Hi Austin,

I should have responded sooner. We appreciate your help making this happen. If there is anything Katie or I can do to help, you need only ask. If you think we should apply to serve on the TIRZ board, one of us will. Since we stand to benefit from the TIRZ, maybe we should not apply?

Thanks again,
Ron Moore
713.817.5227 Cell

On Mon, Jan 18, 2021 at 9:44 AM Austin Bless <ableess@jerseyvillagetx.com> wrote:

Good morning everyone,

As of right now we have hit 57% of the total property value having submitted petitions. As such the City Council will discuss this in February during the Council meeting. If others are still interested in signing a petition and have not yet done so please let me know.

If anyone has interest in serving on the TIRZ Board of Directors please complete the form that can be found here:

<https://www.jerseyvillagetx.com/upload/page/0083/docs/APPLICATION%20FOR%20CITY%20BOARDS%20AND%20COMMITTEES%20-%202020-10-13%20-%20Fillable.pdf> and put in “TIRZ Board #3” in the comments section. Please return that form to Lorri Coody at lcoody@jerseyvillagetx.com.

I'll be in touch as we move forward. Have a great day!

Austin Bless

Jersey Village City Manager

(p) (713) 466-2109

Find us on [Facebook](#) and [Twitter](#).

From: Austin Bless

Sent: Tuesday, January 12, 2021 4:16 PM

To: Austin Bless <ableess@jerseyvillagetx.com>

Subject: RE: Jersey Drive TIRZ

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To: Austin Bless (ableess@jerseyvillagetx.com) <ableess@jerseyvillagetx.com>

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Lorri Coody

From: Ron D'Amico [REDACTED]
Sent: Monday, January 18, 2021 7:59 PM
To: Austin Bless
Subject: Re: Jersey Drive TIRZ

Great news, Austin. Thanks for the update.

On Mon, Jan 18, 2021 at 9:44 AM Austin Bless <ableess@jerseyvillagetx.com> wrote:

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Without a TIRZ we will continue to move forward with home elevations as the grant opportunities arise.

If you have any questions on this please feel free to email me.

Warm Regards,

Austin Bless, MPA, ICMA-CM

City Manager | Jersey Village, Texas

(p) (713) 466-2109 | (f) (713) 466-2177

www.jerseyvillagetx.com

Find us on [Facebook](#) and [Twitter](#).

Lorri Coody

From: Austin Bless
Sent: Friday, January 15, 2021 12:49 PM
To: Frank Bullington
Subject: RE: Jersey Drive TIRZ

Received. Thank you.

Austin Bless
Jersey Village City Manager
(p) (713) 466-2109
Find us on [Facebook](#) and [Twitter](#).

From: Frank Bullington [REDACTED]
Sent: Friday, January 15, 2021 12:41 PM
To: Austin Bless <ableess@jerseyvillagetx.com>
Subject: Re: Jersey Drive TIRZ

On Tue, Jan 12, 2021 at 5:14 PM Austin Bless <ableess@jerseyvillagetx.com> wrote:

Hi Frank,

I don't have one for you. I'm attaching a blank one for you. If you want to sign it and get it back to me via email that works well for me. Thank you!

Austin Bless

Jersey Village City Manager

(p) (713) 466-2109

Find us on [Facebook](#) and [Twitter](#).

From: Frank Bullington [REDACTED]
Sent: Tuesday, January 12, 2021 5:10 PM
To: Austin Bless <ableess@jerseyvillagetx.com>
Subject: Re: Jersey Drive TIRZ

Austin -

I believe I signed one with my neighbor Katie moore. Please let me know if you have it.

thanks!

Frank Bullington

On Tue, Jan 12, 2021 at 4:15 PM Austin Bleess <ableess@jerseyvillagetx.com> wrote:

Good afternoon everyone,

Since my original email yesterday two more people have submitted petitions. That brings us to about 40% of the total property value. If others are still interested in signing a petition and have not please let me know.

Warm Regards,

Austin Bleess

Jersey Village City Manager

(p) (713) 466-2109

Find us on [Facebook](#) and [Twitter](#).

From: Austin Bleess

Sent: Monday, January 11, 2021 3:19 PM

To: Austin Bleess (ableess@jerseyvillagetx.com) <ableess@jerseyvillagetx.com>

Subject: Jersey Drive TIRZ

Good afternoon everyone,

I wanted to follow up on the TIRZ meeting that was held in November. To date we have received petitions back from 10 property owners on Jersey Drive, which accounts for just about 30% of the total property value. As such the city does not have enough petitions from property owners to move forward with a TIRZ for the entirety of Jersey Drive as proposed.

Without a TIRZ we will continue to move forward with home elevations as the grant opportunities arise.

If you have any questions on this please feel free to email me.

Warm Regards,

Austin Bless, MPA, ICMA-CM

City Manager | Jersey Village, Texas

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Lorri Coody

From: Charlie Crady [REDACTED]
Sent: Tuesday, January 12, 2021 4:49 PM
To: Austin Bless
Subject: Re: Jersey Drive TIRZ
Attachments: fireworks (1) (1) (1) (1).mp4

Austin,
Thank you for the update. Enjoy the Fireworks video. Originally going to be for the 2020 Japan Olympics.
Charlie & Meg Crady

On Tue, Jan 12, 2021 at 4:15 PM Austin Bless <ableess@jerseyvillagetx.com> wrote:

Good afternoon everyone,

Since my original email yesterday two more people have submitted petitions. That brings us to about 40% of the total property value. If others are still interested in signing a petition and have not please let me know.

Warm Regards,

Austin Bless

Jersey Village City Manager

(p) (713) 466-2109

Find us on [Facebook](#) and [Twitter](#).

From: Austin Bless
Sent: Monday, January 11, 2021 3:19 PM
To: Austin Bless (ableess@jerseyvillagetx.com) <ableess@jerseyvillagetx.com>
Subject: Jersey Drive TIRZ

Good afternoon everyone,

I wanted to follow up on the TIRZ meeting that was held in November. To date we have received petitions back from 10 property owners on Jersey Drive, which accounts for just about 30% of the total property value. As such the city does not have enough petitions from property owners to move forward with a TIRZ for the entirety of Jersey Drive as proposed.

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If you have any questions on this please feel free to email me.

Warm Regards,

Austin Bleess, MPA, ICMA-CM

City Manager | Jersey Village, Texas

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Find us on [Facebook](#) and [Twitter](#).

Lorri Coody

From: Austin Bless
Sent: Wednesday, January 13, 2021 9:12 PM
To: Sandra Sanchez
Subject: RE: Jersey Drive TIRZ

Thank you. I have received this.

Austin Bless
Jersey Village City Manager
(p) (713) 466-2109
Find us on [Facebook](#) and [Twitter](#).

From: Sandra Sanchez [REDACTED]
Sent: Wednesday, January 13, 2021 7:04 PM
To: Austin Bless <ableess@jerseyvillagetx.com>
Subject: Re: Jersey Drive TIRZ

Please see my petition attached.

Thank you,

Sandra Sanchez

On Tuesday, January 12, 2021, 04:57:49 PM CST, Austin Bless <ableess@jerseyvillagetx.com> wrote:

Hello,

Here's a copy of it for your home. If you'd like to sign and email it back to me that would work fine.

Please let me know if you have any other questions.

Austin Bless

Jersey Village City Manager

(p) (713) 466-2109

Find us on [Facebook](#) and [Twitter](#).

From: sandra.martin2 [REDACTED]
Sent: Tuesday, January 12, 2021 4:37 PM

To: Austin Bleess <ableess@jerseyvillagetx.com>

Subject: RE: Jersey Drive TIRZ

I was unaware of a petition. Was it mailed to me? I dont think I received anything.

Sandra (Martin) Sanchez

15522 Jersey Dr

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Austin Bleess <ableess@jerseyvillagetx.com>

Date: 1/12/21 16:15 (GMT-06:00)

To: Austin Bleess <ableess@jerseyvillagetx.com>

Subject: RE: Jersey Drive TIRZ

Good afternoon everyone,

Since my original email yesterday two more people have submitted petitions. That brings us to about 40% of the total property value. If others are still interested in signing a petition and have not please let me know.

Warm Regards,

Austin Bleess

Jersey Village City Manager

(p) (713) 466-2109

Find us on [Facebook](#) and [Twitter](#).

From: Austin Bleess

Sent: Monday, January 11, 2021 3:19 PM

To: Austin Bleess (ableess@jerseyvillagetx.com) <ableess@jerseyvillagetx.com>

Subject: Jersey Drive TIRZ

Good afternoon everyone,

I wanted to follow up on the TIRZ meeting that was held in November. To date we have received petitions back from 10 property owners on Jersey Drive, which accounts for just about 30% of the total property value. As such the city does not have enough petitions from property owners to move forward with a TIRZ for the entirety of Jersey Drive as proposed.

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If you have any questions on this please feel free to email me.

Warm Regards,

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Find us on [Facebook](#) and [Twitter](#).

Lorri Coody

From: [REDACTED]
Sent: Tuesday, November 17, 2020 4:46 PM
To: Austin Bleess
Cc: Bobby Warren; Drew Wasson
Subject: Re: TIRZ

Sent from Android device

On Nov 17, 2020 1:14 PM, barfree316@comcast.net wrote:

Thank you for the 'town hall' meeting. It is important that we keep the lines of communication open. I do believe TIRZ zoning can be a very useful tool for our community ---but NOT is this case. It is my understanding that TIRZ was setup for under developed and or condemned areas---this is not the case for Jersey Dr.---yes there a some houses in this area that have been abandoned. Worse cases FEMA buyout--no more revenue--what about using the land for pocket park or community garden? I also believe this is a typical 'Big Brother ' can help. The owners on JerseyDr. Are adults. Why not concentrate is a solution--widening of the bayou etc.. If an individual is having trouble with cost of insurance, taxes---work with the individual----NOT lable a whole section. Again thank you for your work concerning this issue and for all you do for our community

Sent from Android device

Lorri Coody

From: Austin Bless
Sent: Wednesday, November 18, 2020 9:29 AM
To: [REDACTED]
Subject: RE: TIRZ

Hi Barbie,

Thank you for sending in your thoughts. Sorry I missed your phone call yesterday, my scheduled was booked from 10am -9pm last night.

Please let me know if you have any questions or want to discuss this at all and I'd be happy to give you a call at some point.

Thank you again! Have a great day!

Austin Bless
Jersey Village City Manager
(p) (713) 466-2109
Find us on [Facebook](#) and [Twitter](#).

From: barfree316@comcast.net [REDACTED]
Sent: Tuesday, November 17, 2020 4:46 PM
To: Austin Bless <ableess@jerseyvillagetx.com>
Cc: Bobby Warren <bwarren@jerseyvillagetx.com>; Drew Wasson <dwasson@jerseyvillagetx.com>
Subject: Re: TIRZ

Sent from Android device

On Nov 17, 2020 1:14 PM, [REDACTED] wrote:

Thank you for the 'town hall' meeting. It is important that we keep the lines of communication open. I do believe TIRZ zoning can be a very useful tool for our community ---but NOT is this case. It is my understanding that TIRZ was setup for under developed and or condemned areas---this is not the case for Jersey Dr.---yes there a some houses in this area that have been abandoned. Worse cases FEMA buyout--no more revenue--what about using the land for pocket park or community garden? I also believe this is a typical 'Big Brother ' can help. The owners on JerseyDr. Are adults. Why not concentrate is a solution--widening of the bayou etc.. If an individual is having trouble with cost of insurance, taxes---work with the individual---NOT lable a whole section. Again thank you for your work concerning this issue and for all you do for our community

Sent from Android device

Lorri Coody

From: Sylvia Perry [REDACTED]
Sent: Monday, November 30, 2020 10:05 AM
To: Austin Bless; Austin Bless
Subject: RE: TIRZ committee

Morning,

Our holiday was just wonderful and hopefully same to you and family!

Thank you and will look forward to any response from Council.

S. Perry

[Sent from AT&T Yahoo Mail on Android](#)

On Mon, Nov 30, 2020 at 7:51 AM, Austin Bless
<ableess@jerseyvillagetx.com> wrote:

Good morning,

I hope you had a great Thanksgiving.

There's no special experience required. When we get to the point in the process where the Council is looking for volunteers to serve on the board I'll be sure to send you and email to let you know.

Please let me know if you have other questions.

Thank you!

Austin Bless

Jersey Village City Manager

(p) (713) 466-2109

Find us on [Facebook](#) and [Twitter](#).

From: Sylvia Perry [REDACTED]
Sent: Wednesday, November 25, 2020 10:27 AM
To: Austin Bleess <ableess@jerseyvillagetx.com>
Subject: TIRZ committee

Mr. Bleess,

My husband and I signed the petition for the TIRZ for our home. Who can sign up to be part of the TIRZ committee? Any special experience required or suggested?

Thank you for you time,

Sylvia Perry

15517 Jersey Dr.

[Sent from AT&T Yahoo Mail on Android](#)

Lorri Coody

From: Austin Bleess
Sent: Monday, November 30, 2020 7:51 AM
To: Sylvia Perry
Subject: RE: TIRZ committee

Good morning,

I hope you had a great Thanksgiving.

There's no special experience required. When we get to the point in the process where the Council is looking for volunteers to serve on the board I'll be sure to send you and email to let you know.

Please let me know if you have other questions.

Thank you!

Austin Bleess
Jersey Village City Manager
(p) (713) 466-2109
Find us on [Facebook](#) and [Twitter](#).

From: Sylvia Perry [REDACTED]
Sent: Wednesday, November 25, 2020 10:27 AM
To: Austin Bleess <ableess@jerseyvillagetx.com>
Subject: TIRZ committee

Mr. Bleess,

My husband and I signed the petition for the TIRZ for our home. Who can sign up to be part of the TIRZ committee? Any special experience required or suggested?

Thank you for your time,

Sylvia Perry
15517 Jersey Dr.

[Sent from AT&T Yahoo Mail on Android](#)

Lorri Coody

From: V1NLO [REDACTED]
Sent: Tuesday, December 8, 2020 10:55 AM
To: Austin Bleess
Subject: Re: TIRZ Town Hall Meeting

Hello Austin,

Is there any update on the TIRZ? Last we talked the program was still 4-5 signatures away from passing.

Thanks for any updates.

Kind regards,
Visente

Sent from my iPhone

On Nov 10, 2020, at 9:38 AM, V1NLO [REDACTED] wrote:

Thank you Austin, I'll be there. Kind regards.

Sent from my iPhone

On Nov 10, 2020, at 8:56 AM, Austin Bleess <ableess@jerseyvillagetx.com> wrote:

Good morning Visente,

I wanted to let you know that we will be having a Town Hall style meeting on Tuesday, November 17, 2020 at 7pm at the Jersey Village Civic Center to provide information about the potential TIRZ that is being considered for Jersey Drive.

You are invited and encouraged to attend this meeting to learn more about a TIRZ, the reason a TIRZ is being considered, how it could impact you and your property, and to get answers for any questions you may have.

Warm Regards,
Austin Bleess, MPA, ICMA-CM
City Manager | Jersey Village, Texas
(p) (713) 466-2109 | (f) (713) 466-2177
www.jerseyvillagetx.com
Find us on [Facebook](#) and [Twitter](#).

Lorri Coody

From: V1NLO [REDACTED]
Sent: Tuesday, November 10, 2020 9:38 AM
To: Austin Bleess
Subject: Re: TIRZ Town Hall Meeting

Thank you Austin, I'll be there. Kind regards.

Sent from my iPhone

On Nov 10, 2020, at 8:56 AM, Austin Bleess <ableess@jerseyvillagetx.com> wrote:

Good morning Visente,

I wanted to let you know that we will be having a Town Hall style meeting on Tuesday, November 17, 2020 at 7pm at the Jersey Village Civic Center to provide information about the potential TIRZ that is being considered for Jersey Drive.

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Warm Regards,
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Lorri Coody

From: Frank Bullington [REDACTED]
Sent: Tuesday, November 10, 2020 9:28 AM
To: Austin Bless
Subject: Re: TIRZ Town Hall Meeting

Thanks Austin, I'll plan on being there.

Wanted to also check and see if there was anything I could be doing to have my home considered for funding for elevation. Hoping there is more that our block can access. Happy to do anything necessary for that.

Frank
15317 Jersey

On Tue, Nov 10, 2020 at 8:56 AM Austin Bless <ableess@jerseyvillagetx.com> wrote:

Good morning Frank,

I wanted to let you know that we will be having a Town Hall style meeting on Tuesday, November 17, 2020 at 7pm at the Jersey Village Civic Center to provide information about the potential TIRZ that is being considered for Jersey Drive.

You are invited and encouraged to attend this meeting to learn more about a TIRZ, the reason a TIRZ is being considered, how it could impact you and your property, and to get answers for any questions you may have.

Warm Regards,

Austin Bless, MPA, ICMA-CM

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Find us on [Facebook](#) and [Twitter](#).

Lorri Coody

From: Bill Rackley <brackley@aeiengineering.com>
Sent: Tuesday, November 10, 2020 9:26 AM
To: Austin Bleess
Subject: RE: TIRZ Town Hall Meeting

Thank you for taking the time to personally let me know. I will put it on my calendar. I have been unable to attend council meetings in the past because they conflicted with my MUD client meetings. I will try to make this one.

Property owners on west Jersey Drive had their personal property improved by federal funds and a small amount of City funds. It is my understanding this was about \$180,000 per property. Where is my \$ 180,000 ? That is the bottom line. City council should not provide a benefit to a few unless they can benefit all. The perception of that is favoritism and that is wrong.

Thank you,

Great new name, same great service ! Please note my new e-mail address.



William C. Rackley, PE
Director of Engineering
Associate Vice President
Office: 281.350.7027
email: brackley@baxterwoodman.com
www.baxterwoodman.com
11450 Compaq Center Drive, Suite 660
Houston, Texas 77070

This email and any attachments are confidential and are intended solely for the use of the intended addressee(s). If you have received this email in error, please notify the sender immediately or call 281.350.7027 and delete this email. If you are not the intended recipient(s), any use, retention, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited. The integrity and security of this message cannot be guaranteed on the Internet. Thank You.

From: Austin Bleess <ableess@jerseyvillagetx.com>
Sent: Tuesday, November 10, 2020 8:56 AM
To: Bill Rackley <brackley@aeiengineering.com>
Subject: TIRZ Town Hall Meeting

Good morning Bill,

I wanted to let you know that we will be having a Town Hall style meeting on Tuesday, November 17, 2020 at 7pm at the Jersey Village Civic Center to provide information about the potential TIRZ that is being considered for Jersey Drive.

You are invited and encouraged to attend this meeting to learn more about a TIRZ, the reason a TIRZ is being considered, how it could impact you and your property, and to get answers for any questions you may have.

Warm Regards,

Austin Bleess, MPA, ICMA-CM
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Lorri Coody

From: Monica Escobedo [REDACTED]
Sent: Tuesday, November 10, 2020 6:17 PM
To: Austin Bleess
Subject: Re: TIRZ Town Hall Meeting

Thank you for your email!

Sent from my iPhone

On Nov 10, 2020, at 9:56 AM, Austin Bleess <ableess@jerseyvillagetx.com> wrote:

Good morning Monica,

I wanted to let you know that we will be having a Town Hall style meeting on Tuesday, November 17, 2020 at 7pm at the Jersey Village Civic Center to provide information about the potential TIRZ that is being considered for Jersey Drive.

You are invited and encouraged to attend this meeting to learn more about a TIRZ, the reason a TIRZ is being considered, how it could impact you and your property, and to get answers for any questions you may have.

Warm Regards,
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Lorri Coody

From: Patrice Krus [REDACTED]
Sent: Tuesday, November 10, 2020 9:31 AM
To: Austin Bless
Subject: Re: TIRZ Town Hall Meeting

Thank you for the information. Will put it on my calendar

Patrice and Kye Krus

On Tue, Nov 10, 2020, 8:56 AM Austin Bless <ableess@jerseyvillagetx.com> wrote:

Good morning Kye,

I wanted to let you know that we will be having a Town Hall style meeting on Tuesday, November 17, 2020 at 7pm at the Jersey Village Civic Center to provide information about the potential TIRZ that is being considered for Jersey Drive.

You are invited and encouraged to attend this meeting to learn more about a TIRZ, the reason a TIRZ is being considered, how it could impact you and your property, and to get answers for any questions you may have.

Warm Regards,

Austin Bless, MPA, ICMA-CM

City Manager | Jersey Village, Texas

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Lorri Coody

From: Susan Gilbert [REDACTED]
Sent: Tuesday, November 10, 2020 10:02 AM
To: Austin Bleess
Subject: Re: TIRZ Town Hall Meeting

Thank you, Austin. I plan on being there and look forward to getting updated on the matter.

Susan Gilbert

On Tuesday, November 10, 2020, 08:56:19 AM CST, Austin Bleess <ableess@jerseyvillagetx.com> wrote:

Good morning Susan,

I wanted to let you know that we will be having a Town Hall style meeting on Tuesday, November 17, 2020 at 7pm at the Jersey Village Civic Center to provide information about the potential TIRZ that is being considered for Jersey Drive.

You are invited and encouraged to attend this meeting to learn more about a TIRZ, the reason a TIRZ is being considered, how it could impact you and your property, and to get answers for any questions you may have.

Warm Regards,

Austin Bleess, MPA, ICMA-CM

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Find us on [Facebook](#) and [Twitter](#).

Lorri Coody

From: [REDACTED]
Sent: Tuesday, November 10, 2020 3:08 PM
To: Austin Bleess
Subject: Re: TIRZ Town Hall Meeting

Thank you Austin for the reminder. That is very kind of you and I appreciate it. I will attend the meeting or send my thoughts.
Have a good evening.
Barbi Freeman

Sent from Android device

On Nov 10, 2020 8:56 AM, Austin Bleess <ableess@jerseyvillagetx.com> wrote:

Good morning Barbi,

I wanted to let you know that we will be having a Town Hall style meeting on Tuesday, November 17, 2020 at 7pm at the Jersey Village Civic Center to provide information about the potential TIRZ that is being considered for Jersey Drive.

You are invited and encouraged to attend this meeting to learn more about a TIRZ, the reason a TIRZ is being considered, how it could impact you and your property, and to get answers for any questions you may have.

Warm Regards,

Austin Bleess, MPA, ICMA-CM

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Lorri Coody

From: V1NLO [REDACTED]
Sent: Wednesday, December 9, 2020 9:06 AM
To: Austin Bleess
Subject: Re: TIRZ Town Hall Meeting

Thank you Austin, I'll see if I can talk with some of my neighbors this weekend.

Sent from my iPhone

On Dec 9, 2020, at 9:02 AM, Austin Bleess <ableess@jerseyvillagetx.com> wrote:

Hi Visente, still no change from our conversation. I've been swamped with another project that is due this week and haven't been able to put a lot of focus on the TIRZ.

Thanks

Austin Bleess
City Manager

Sent from my mobile device. Please excuse any typos.

From: V1NLO [REDACTED]
Sent: Tuesday, December 8, 2020 10:54:52 AM
To: Austin Bleess <ableess@jerseyvillagetx.com>
Subject: Re: TIRZ Town Hall Meeting

Hello Austin,

Is there any update on the TIRZ? Last we talked the program was still 4-5 signatures away from passing.

Thanks for any updates.

Kind regards,
Visente

Sent from my iPhone

On Nov 10, 2020, at 9:38 AM, V1NLO [REDACTED] > wrote:

Thank you Austin, I'll be there. Kind regards.

Sent from my iPhone

On Nov 10, 2020, at 8:56 AM, Austin Bless
<ableess@jerseyvillagetx.com> wrote:

Good morning Visente,

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Find us on [Facebook](#) and [Twitter](#).

Lorri Coody

From: Austin Bleess
Sent: Wednesday, December 9, 2020 9:03 AM
To: V1NLO
Subject: Re: TIRZ Town Hall Meeting

Hi Visente, still no change from our conversation. I've been swamped with another project that is due this week and haven't been able to put a lot of focus on the TIRZ.

Thanks

Austin Bleess
City Manager

Sent from my mobile device. Please excuse any typos.

From: V1NLO [REDACTED]
Sent: Tuesday, December 8, 2020 10:54:52 AM
To: Austin Bleess <ableess@jerseyvillagetx.com>
Subject: Re: TIRZ Town Hall Meeting

Hello Austin,

Is there any update on the TIRZ? Last we talked the program was still 4-5 signatures away from passing.

Thanks for any updates.

Kind regards,
Visente

Sent from my iPhone

On Nov 10, 2020, at 9:38 AM, V1NLO [REDACTED] wrote:

Thank you Austin, I'll be there. Kind regards.

Sent from my iPhone

On Nov 10, 2020, at 8:56 AM, Austin Bleess <ableess@jerseyvillagetx.com> wrote:

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Warm Regards,
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Find us on [Facebook](#) and [Twitter](#).

Lorri Coody

From: Austin Bless
Sent: Wednesday, December 30, 2020 10:36 AM
To: James Cone
Subject: RE: Tirz zone

Good morning,
You can certainly still drop it off at City Hall. If it's easier for you to scan (or take a picture of it) and email it to me that works too.

Thank you!

Austin Bless
Jersey Village City Manager
(p) (713) 466-2109
Find us on Facebook and Twitter.

-----Original Message-----

From: James Cone [REDACTED] >
Sent: Wednesday, December 30, 2020 10:35 AM
To: Austin Bless <ableess@jerseyvillagetx.com>
Subject: Tirz zone

Hi Austin, I live at 15305 Jersey Dr. and I never turned in my signatures for the TIRZ zone. I've been working non stop and it completely slipped my mind. Do I still need to turn them in? If so where do I drop it off? Thank you

J Cone

Lorri Coody

From: Bobby Warren
Sent: Tuesday, November 17, 2020 6:25 PM
To: [REDACTED]
Cc: Austin Bleess
Subject: Re: TIRZ

Good evening Barbie,

Thanks for contacting us regarding the proposed tax increment reinvestment zone along the east side of Jersey Dr. Although TIRZ is a common tool for use in under developed or blighted areas, that is not the sole use. Texas law only requires that city council determine that "development or redevelopment would not occur solely through private investment in the reasonably foreseeable future" in the area.

I also share your concern about government overreach. I don't think that the proposed TIRZ constitutes any form of overreach that would justify the "Big Brother" label. In fact, compared to the red tape and restrictions posed by any FEMA program, a public-private partnership that the TIRZ would make possible would be a far more market driven approach than perpetual government ownership of pockets of vacant land that would result from targeted buyouts.

I agree that the proposed TIRZ is not, nor should it be, the only solution to the problem of flooding in our area. This is why we have continued to pursue home elevation grants (council approved the submission of two applications for nearly 30 homes last night) in addition to the golf course berm, the Wall St. drainage project, and the E127 tributary widening project on the west side of the city. The county is preparing to break ground on the long awaited channel improvements to White Oak Bayou from Hollister to FM 1960 (which will include channel improvements in JV) very soon. Even after all of these other projects are completed, there will still be dozens of homes still at substantial risk of flooding.

If we, as a city council, did not at least explore all possible options to get families out of the floodplain, we would be shirking our responsibility to our citizens. This is why we're not pursuing one solution over another - we must take an "all of the above" approach.

Ultimately, this is about creating more choice - not limiting it. Each resident on Jersey Dr. will have the right to choose for themselves how they want to address the fact that their home is at continued risk of flooding. All we are asking the other citizens in the area is to not deny their neighbor one additional alternative choice that could be offered through the use of the TIRZ.

I hope we get a chance to discuss this proposal in more detail very soon, whether tonight at the townhall, or some other time in the near future.



Bobby Warren
Mayor Pro Tem and Councilmember, Place 3
City of Jersey Village, Texas
16327 Lakeview Drive, Jersey Village, TX 77040
Cell: (713) 515-2958 | Fax: (713) 466-2177
bwarren@jerseyvillagetx.com
<http://jerseyvillagetx.com/>

From: [REDACTED]
Sent: Tuesday, November 17, 2020 4:45 PM
To: Austin Bless <ableess@jerseyvillagetx.com>
Cc: Bobby Warren <bwarren@jerseyvillagetx.com>; Drew Wasson <dwasson@jerseyvillagetx.com>
Subject: Re: TIRZ

Sent from Android device

On Nov 17, 2020 1:14 PM, [REDACTED] wrote:

Thank you for the 'town hall' meeting. It is important that we keep the lines of communication open. I do believe TIRZ zoning can be a very useful tool for our community ---but NOT is this case. It is my understanding that TIRZ was setup for under developed and or condemned areas---this is not the case for Jersey Dr.---yes there a some houses in this area that have been abandoned. Worse cases FEMA buyout--no more revenue--what about using the land for pocket park or community garden? I also believe this is a typical 'Big Brother' can help. The owners on JerseyDr. Are adults. Why not concentrate is a solution--widening of the bayou etc.. If an individual is having trouble with cost of insurance, taxes---work with the individual---NOT lable a whole section. Again thank you for your work concerning this issue and for all you do for our community

Sent from Android device

Lorri Coody

From: Sylvia Perry [REDACTED]
Sent: Wednesday, November 25, 2020 10:27 AM
To: Austin Bless
Subject: TIRZ committee

Mr. Bless,

My husband and I signed the petition for the TIRZ for our home. Who can sign up to be part of the TIRZ committee? Any special experience required or suggested?

Thank you for you time,

Sylvia Perry
15517 Jersey Dr.

[Sent from AT&T Yahoo Mail on Android](#)

Lorri Coody

From: Austin Bleess
Sent: Tuesday, November 10, 2020 8:56 AM
To: [REDACTED]
Subject: TIRZ Town Hall Meeting

Good morning Jessica,

I wanted to let you know that we will be having a Town Hall style meeting on Tuesday, November 17, 2020 at 7pm at the Jersey Village Civic Center to provide information about the potential TIRZ that is being considered for Jersey Drive.

You are invited and encouraged to attend this meeting to learn more about a TIRZ, the reason a TIRZ is being considered, how it could impact you and your property, and to get answers for any questions you may have.

Warm Regards,
Austin Bleess, MPA, ICMA-CM
City Manager | Jersey Village, Texas
(p) (713) 466-2109 | (f) (713) 466-2177
www.jerseyvillagetx.com
Find us on [Facebook](#) and [Twitter](#).

Lorri Coody

From: Austin Bleess
Sent: Tuesday, November 10, 2020 8:56 AM
To: [REDACTED]
Subject: TIRZ Town Hall Meeting

Good morning Ronald,

I wanted to let you know that we will be having a Town Hall style meeting on Tuesday, November 17, 2020 at 7pm at the Jersey Village Civic Center to provide information about the potential TIRZ that is being considered for Jersey Drive.

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Lorri Coody

From: Austin Bleess
Sent: Tuesday, November 10, 2020 8:56 AM
To: [REDACTED]
Subject: TIRZ Town Hall Meeting

Good morning Sandra,

I wanted to let you know that we will be having a Town Hall style meeting on Tuesday, November 17, 2020 at 7pm at the Jersey Village Civic Center to provide information about the potential TIRZ that is being considered for Jersey Drive.

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Lorri Coody

From: Austin Bleess
Sent: Tuesday, November 10, 2020 8:56 AM
To: [REDACTED]
Subject: TIRZ Town Hall Meeting

Good morning Christopher,

I wanted to let you know that we will be having a Town Hall style meeting on Tuesday, November 17, 2020 at 7pm at the Jersey Village Civic Center to provide information about the potential TIRZ that is being considered for Jersey Drive.

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Lorri Coody

From: Austin Bleess
Sent: Tuesday, November 10, 2020 8:56 AM
To: [REDACTED]
Subject: TIRZ Town Hall Meeting

Good morning Ronald,

I wanted to let you know that we will be having a Town Hall style meeting on Tuesday, November 17, 2020 at 7pm at the Jersey Village Civic Center to provide information about the potential TIRZ that is being considered for Jersey Drive.

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Lorri Coody

From: Austin Bleess
Sent: Tuesday, November 10, 2020 8:56 AM
To: [REDACTED]
Subject: TIRZ Town Hall Meeting

Good morning Arthur,

I wanted to let you know that we will be having a Town Hall style meeting on Tuesday, November 17, 2020 at 7pm at the Jersey Village Civic Center to provide information about the potential TIRZ that is being considered for Jersey Drive.

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Lorri Coody

From: Austin Bleess
Sent: Tuesday, November 10, 2020 8:56 AM
To: [REDACTED]
Subject: TIRZ Town Hall Meeting

Good morning Harry,

I wanted to let you know that we will be having a Town Hall style meeting on Tuesday, November 17, 2020 at 7pm at the Jersey Village Civic Center to provide information about the potential TIRZ that is being considered for Jersey Drive.

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Lorri Coody

From: Austin Bleess
Sent: Tuesday, November 10, 2020 8:56 AM
To: [REDACTED]
Subject: TIRZ Town Hall Meeting

Good morning Wanda,

I wanted to let you know that we will be having a Town Hall style meeting on Tuesday, November 17, 2020 at 7pm at the Jersey Village Civic Center to provide information about the potential TIRZ that is being considered for Jersey Drive.

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Lorri Coody

From: Austin Bleess
Sent: Tuesday, November 10, 2020 8:56 AM
To: Support@lindbergflooring.com
Subject: TIRZ Town Hall Meeting

Good morning Mike,

I wanted to let you know that we will be having a Town Hall style meeting on Tuesday, November 17, 2020 at 7pm at the Jersey Village Civic Center to provide information about the potential TIRZ that is being considered for Jersey Drive.

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Lorri Coody

From: Austin Bleess
Sent: Tuesday, November 10, 2020 8:56 AM
To: [REDACTED]
Subject: TIRZ Town Hall Meeting

Good morning Michael,

I wanted to let you know that we will be having a Town Hall style meeting on Tuesday, November 17, 2020 at 7pm at the Jersey Village Civic Center to provide information about the potential TIRZ that is being considered for Jersey Drive.

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Lorri Coody

From: Austin Bleess
Sent: Tuesday, November 10, 2020 8:56 AM
To: [REDACTED]
Subject: TIRZ Town Hall Meeting

Good morning Mario,

I wanted to let you know that we will be having a Town Hall style meeting on Tuesday, November 17, 2020 at 7pm at the Jersey Village Civic Center to provide information about the potential TIRZ that is being considered for Jersey Drive.

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Lorri Coody

From: Austin Bleess
Sent: Tuesday, November 10, 2020 8:56 AM
To: [REDACTED]
Subject: TIRZ Town Hall Meeting

Good morning MI ENTAL LLC,

I wanted to let you know that we will be having a Town Hall style meeting on Tuesday, November 17, 2020 at 7pm at the Jersey Village Civic Center to provide information about the potential TIRZ that is being considered for Jersey Drive.

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Lorri Coody

From: Austin Bleess
Sent: Tuesday, November 10, 2020 8:56 AM
To: [REDACTED]
Subject: g

Good morning Visente,

I wanted to let you know that we will be having a Town Hall style meeting on Tuesday, November 17, 2020 at 7pm at the Jersey Village Civic Center to provide information about the potential TIRZ that is being considered for Jersey Drive.

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Lorri Coody

From: Austin Bleess
Sent: Tuesday, November 10, 2020 8:56 AM
To: [REDACTED]
Subject: TIRZ Town Hall Meeting

Good morning Charles,

I wanted to let you know that we will be having a Town Hall style meeting on Tuesday, November 17, 2020 at 7pm at the Jersey Village Civic Center to provide information about the potential TIRZ that is being considered for Jersey Drive.

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Lorri Coody

From: James Cone [REDACTED]
Sent: Wednesday, December 30, 2020 10:35 AM
To: Austin Bleess
Subject: Tirz zone

Hi Austin, I live at 15305 Jersey Dr. and I never turned in my signatures for the TIRZ zone. I've been working non stop and it completely slipped my mind. Do I still need to turn them in? If so where do I drop it off? Thank you

J Cone

Lorri Coody

From: [REDACTED]
Sent: Tuesday, November 17, 2020 1:14 PM
To: Austin Bleess
Subject: TIRZ

Thank you for the 'town hall' meeting. It is important that we keep the lines of communication open. I do believe TIRZ zoning can be a very useful tool for our community ---but NOT is this case. It is my understanding that TIRZ was setup for under developed and or condemned areas---this is not the case for Jersey Dr.---yes there a some houses in this area that have been abandoned. Worse cases FEMA buyout--no more revenue--what about using the land for pocket park or community garden? I also believe this is a typical 'Big Brother ' can help. The owners on JerseyDr. Are adults. Why not concentrate is a solution--widening of the bayou etc.. If an individual is having trouble with cost of insurance, taxes---work with the individual----NOT lable a whole section. Again thank you for your work concerning this issue and for all you do for our community

Sent from Android device