

Lorri Coody

From: Barbi Freeman [REDACTED]
Sent: Monday, September 21, 2020 1:13 PM
To: Gary Wubbenhorst; James Singleton; Drew Wasson; Greg Holden; Bobby Warren; Andrew Mitcham; Lorri Coody; Austin Bless

Thank you for all the hard work you do on behalf of the citizens of Jersey Village.

Re: flooding on east side of Jersey Dr.

I am opposed to TITZ Zoning for many reason. I do believe it is a good tool for undeveloped areas BUT using this tool as a way to solve an ongoing flooding problem is NOT the answer. It is condemning the homes that are useful, viable and a part of the history of Jersey Village

One of the definition of TIRZ :

Tax Increment Reinvestment Zones (TIRZ) - Houston

www.houstontx.gov › [ecodev](#) › [tirz](#)

1.

Programs - **Tax Increment Reinvestment Zones (TIRZ) · a substantial number of substandard, slum, deteriorated, or deteriorating structures; · the predominance of ...**

I do believe there should be a much greater "push" to solve the flooding problem---wide bayou etc.---elevations --buyouts do nothing regarding the flooding.

Barbi Freeman
15501 Jersey Dr.

Lorri Coody

From: Michael Stembridge [REDACTED]
Sent: Saturday, September 19, 2020 9:46 PM
To: Bobby Warren
Subject: FW: So I thought up a Solution

Sent from my Sprint Samsung Galaxy Phone.

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

From: Michael Stembridge [REDACTED]
Date: 9/19/20 9:45 PM (GMT-06:00)
To: dwasson@jerseyvillagetx.com
Subject: FW: So I thought up a Solution

Sent from my Sprint Samsung Galaxy Phone.

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

From: Michael Stembridge [REDACTED]
Date: 9/19/20 9:42 PM (GMT-06:00)
To: amitcham@ci.jersey-village.tx.us, gholden@jerseyvillagetx.com, gwubbenhorst@jerseyvillagetx.com
Subject: FW: So I thought up a Solution

Sent from my Sprint Samsung Galaxy Phone.

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

From: Michael Stembridge [REDACTED]
Date: 9/19/20 9:30 PM (GMT-06:00)
To: ableess@jerseyvillagetx.com
Subject: So I thought up a Solution

So, I'd like to run something by you for you to be able to meditate on Godfather style. So, the person next to us, whose Jonesing for the TIRZ buy out so they can move to their plot right near their grandkids, could apply for a buyout with the county.

A resident in JV has already successfully done it and is getting, or gotten, a county buy out. She could do the same.

We'd have a chunk of greenspace next to us, but we'd totally Love that since our rooms face that side that has a driveway. I talked to my wife and we agreed that'd be ideal compared to a huge, expensive, TIRZ house that'd hurt our property protests that we desperately need to save money.

They could be right near their grandkids, granted as of now they are a bit far and they like biking and walking to each others homes, and we could get a quiet empty space next door. Ideal.

Now the sugar on the frosting would be that, once the person, and their relative councilman, pushing the TIRZ were 100% satisfied through an alternate solution, you could come onto stage, like big fat Santa, and proceed with our East Jersey elevations, and possibly redos, and its Christmastime for all, together.

At least they could give you the nod to start applying us all, like you learned, like a Jedi, to do with West Jersey. That would allow everyone on East Jersey to have insurance bills drastically reduced, since you, Santa, woulda lifted us all outta the floodway and floodplain, and the city could grow tax base, simtaneously. Just general fund base, not TIRZ base.

And the city wouldn't have to come up with the TIRZ buyouts front monies, with repayment determinative upon the whims of getting a builder. People still wanting buyouts could go through the county's buyout process, but I think only one would need to do that. The rest are being convinced, even though they may want to stay, and continue to remain city tax base, in their heart for their own financial reasons. It's been accomplished by a dude in JV. She might not realize there exists that option for her and her family. Then the TIRZ pushing councilman could be appeased without the TIRZ, as well.

Once the person, who thinks the TIRZ is their only option, was sated and satisfied, the rest of us could be applied for elevations or redos, we wouldn't have to move, which most of us can't afford, and city maintains E. Jersey tax base.

Again, everybody could walk away happy and whistling, Marlon Brando style.

Sent from my Sprint Samsung Galaxy Phone.

Lorri Coody

From: Lorri Coody
Sent: Monday, September 21, 2020 4:30 PM
To: Andrew Mitcham; Drew Wasson; Greg Holden; Bobby Warren; James Singleton; Gary Wubbenhorst; Austin Bleess
Cc: [REDACTED]
Subject: 34664443) - TIRZ
Attachments: VoiceMessage.wav

Mayor and Council:

Attached is a voice message that I received from Ms. Jackson. Upon receiving same I gave her a call. She asked me to forward the message to each of you.

She may want to listen to the meeting on You Tube so I include the link here for her: <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: Cisco Unity Connection Messaging System <unityconnection@jvcucpub.ci.jersey-village.tx.us>
Sent: Monday, September 21, 2020 4:20 PM
To: lcoody@jvcucpub.ci.jersey-village.tx.us
Subject: Message from JACKSON WANDA (7134664443)

Lorri Coody

From: Michael Stembridge [REDACTED]
Sent: Wednesday, September 16, 2020 7:57 AM
To: Gary Wubbenhorst; James Singleton; Drew Wasson; Greg Holden; Bobby Warren; Andrew Mitcham; Austin Bleess; Michael Stembridge; [REDACTED]
Subject: Message from Michael and Anna Stembridge

Dear City Council, Mayor, and City Manager,

We are Michael and Anna Stembridge, of Jersey Village. We flooded in the Tax Day Flood in April of 2016. Our home has flooded numerous times before that. We've been asking the city, city council members, city manager, U.S. Representative Lizzie Fletcher, State Rep Jon Rosenthal, etc., for either a home elevation, or mitigation reconstruction, for like four years now. We've not gotten one. Just a block down, however, maybe six homes down from ours, other Jersey Village residents have already received completed home elevations who've not had to exert even a fraction of that energy, time, worry, and wasted efforts. This has consumed so much time and energy from our family and our lives. We've sat through full city council meetings, before, on school nights, and some we've had to leave early for logical reasons. I have spoken before you, numerous times, and requested the same as mentioned above. We really are at a loss, since we don't know what else to do.

We were on the original home elevations list, along with some other neighbors on our East Jersey Drive block, but then people down the block, West of the Lakeview Drive and Jersey Drive intersection, were bumped up ahead of us. At that point we asked City Manager Austin Bleess about it and he told us we'd then be on the second phase, or second round, of home elevations. Then, subsequent to that, more phases of home elevations were created and we found out that those homes would be on other streets, not East Jersey Drive where we live.

I have requested a home elevation, for my family and wife, numerous times appearing to speak before city council in the past. Next we were sent a letter by the city informing us that the city was trying to find a home developer, apparently to buy out current East Jersey Drive long-time residents, tear down our homes, and then build new, elevated homes, in their places, for new residents.

Recently, we wrote the city manager asking him, again, for either a home elevation or home reconstruction, and he informed us that the city shall now be discussing making our block, East Jersey Drive, into a TIRZ, or Tax Increment Reinvestment Zone, apparently in order 'to facilitate tear down and rebuild of homes elevated above the floodplain.' I wrote him back asking whether that would mean to tear down and rebuild our home, for us, or for whom? We also asked who we might then pay tax to, whether the city or the TIRZ, if the elevated tear down and rebuild would be for us? I had read a little about TIRZ zones, residential, municipal, etc., and sometimes people within it pay taxes to the TIRZ, but I can't remember that whole part completely, so I could be wrong on that.

So, then, if our block is going to be torn down, to potentially bring in new residents to reside in brand new homes, and then they pay tax to some sort of residential TIRZ, say instead of the city, how does that benefit the city? You would then lose the existing East Jersey Drive tax base, by, I don't know but I suppose, giving some builder a TIRZ tax break, through a tax incentive, to build homes, businesses, or whatever. We're having difficulty figuring out how that would be profitable, even just for the city. And right,

smack, dab, within a suburb, Not on the other side of a freeway, per se. If this could get us torn down, elevated, and rebuilt, then that would be different. We've just been through so much, already, that we don't know what this is designed to do. Or not. Or what? And we don't understand why the city never applied us for a either a FEMA home elevation or home reconstruction grant. If the grant got denied that's one thing, but to never try for it just seems odd. I'm not a FEMA grant expert. We have questions about how homes, just six houses down and more, did receive FEMA funding.

We just missed Hurricane Laura, and we were extremely anxious about that. Our neighbors, God Bless them, down the block can feel safe and secure, high up in their safe perches now, while we still worry. My child screams and cries, whenever there is a hard storm and thunder, begging the city for a home elevation or redo. As you all already have heard numerous times, the water pushed me back, in our backyard, when I ignorantly opened our wooden fence, to try to give flood sewer water the easiest path out, thinking that somehow, as a mere human, I could prevent our home from flooding even more and even higher.

Water rushed in over my wife's knees upon evacuation, and she's almost six feet tall, or possibly a few inches over six feet. My wife and child were perched up on the couch. We called 911 and were evacuated by JVHD rescue boat, which had to lasso onto our smaller wooden pillars for us to embark to evacuate. We don't comprehend why neighbors, just six homes down the road from us, have received completed, beautiful, stately, high up, home elevations, from reputable companies like Planet 3, and Arktektura, but we've been left by the wayside by the city up on East Jersey Drive.

Now, not only with hurricane season full-swing upon us, and if that wasn't enough worry, all by itself, we learn that our block is to be made into a TIRZ zone, and we haven't heard, yet, whether this would be to benefit us, and get us, and our family, out of harm's way, or whether its just to get rid of us to make way for brand new residents. We are not in a great position to sell. We don't have a bunch of money to move, we would have to take time and energy to locate another home, and we don't know where we'd find a comparable neighborhood to live in for whatever we might get for the home. We have multiple reasons why we don't wish to sell right now, and, frankly, we don't comprehend why we have to sell, when our neighbors, God Bless them, just six homes, and more, down from us, were never asked to do that.

How is this fair and equal? Now, not only do we have to worry about inclement weather, with something like four, or five, hurricanes forming up in the Gulf, or Atlantic, or whatever it is, but now we have to worry about our block being leveled, and whether that's even going to benefit our problem in any way, shape, or form, or whether its only going to inconvenience us and compound the problems we already face. How would you feel, if you learned that your own block was going to be turned into a TIRZ zone, even though none of you flood, except the mayor? That would bring a whole, brand new, question mark into your, and your families', lives.

That's not all though. Because it gets even better. We've asked, not only yourselves, but also United States Representative Lizzie Fletcher's assistance in trying to obtain either a home elevation or home reconstruction, and we've asked State Representative Jon Rosenthal's assistance on the matter, as well. Both attempts came to nothing. Both attempts were futile. We can't even begin to explain how this exhaustive family mission objective, which has accomplished nothing but to fail, and fail, and fail, over, and over, and over, again, and again, and again, and again, to tryyyyyy to get either a home elevation or reconstruction has taken precious minutes, hours, days, weeks, months from our family's life. At one point it consumed me, and I had to just give up all hope on it.

That's not all though. Now, we bring a whole new piece of information, to the previous issue or concern. Now, we don't even know if our block will even exist anymore, or whether it'll be torn down, completely, and made into a TIRZ, maybe for brand new houses for brand new residents, or what? I know you may've disagreed with me, greatly, in the past, but I'm not doing anything outlandish here. This is an email, which I'm trying to communicate to you all, and all we ask is that you simply try to put yourselves into our shoes, just for a minute of your precious time. We don't feel that is an irrational, nor uproarious, request. You may feel differently, but of course. We don't know what to expect anymore. We really don't.

Please don't take this as snarky. I'm not trying to be snarky, nor rude, here. Just honestly and morally trying to stand up for my family. I would question myself, if I didn't do that, but these issues can wear on people, over time, and you end up just plain exhausted with it all after a number of pointless years being persistent. If you want to criticize me for that, or think me morally wrong for doing that, I get it. That is your option. We need to know what is going on, and how this will affect us. During a hurricane we can watch a weathercast and we can go purchase bottled water, and try to prepare in whatever miniscule ways we can, even if it really had no affect. With this situation, first of all, we're a bit shocked.

We know making East Jersey Drive into a TIRZ zone is being considered, that a prospective developer plan was devised before that plan, and we know we've asked for either a home elevation, or reconstruction mitigation, that people six homes down, or more, have had them completed, and that we've received none. Now we learn that things could become even worse than nothing happening, because a plan is being considered that would possibly force buy out ourselves, and our neighbors, which could be ten times worse, for ourselves, since we'd be forced to sell, we don't know at what price, forced to relocate, and that might be worse than nothing. All we're saying is 'What if this were you?'

Look, we apologize if this seems worried, anxious, or pensive, but we simply have no idea what the future holds now with this new piece of information. If you were in that position you might feel similar, or you might feel even less patient. You might handle it perfectly. Who knows? All we know is that this whole issue has already taken a huge toll upon our family, possibly even a bigger toll than the flood event, itself. This next part is hypothetical, so please don't think I'm trying to insult either you, nor your intelligence. Add to this all that now we don't even know whether our block will exist in the future, or whether we'll even be allowed to live here, or whether the TIRZ plan would even help us, or not, and now you have compounded emotions and worries, even larger than the elevation or reconstruction issue, itself. We like it here. We like Jersey Village. You like it here, or you all would've moved by now.

Michael & Anna Stenbridge
15422 Jersey Drive
Jersey Village, TX 77040

832-880-3809 (m) 713-983-8647

Lorri Coody

From: Michael Stembridge [REDACTED]
Sent: Saturday, September 19, 2020 5:08 AM
To: Andrew Mitcham; Austin Bleess; Greg Holden; Bobby Warren; Gary Wubbenhorst; Drew Wasson; Michael Stembridge; Anna Kennon
Subject: Michael & Anna Stembridge Do Not Want Our Street to be a TIRZ Zone.

Good Weekend, Everyone.

We just wanted to simply express, in amicable fashion, that we do not want a TIRZ Zone, in any way, shape, or form on our street. We don't want to sign anything and we aren't in a financial position to sell right now.

We don't want bulldozers, big houses, nor to lose our neighbors on our street. We shall continue to request that both we, and East Jersey Drive, be included into a future round of much needed elevations and/or redos, like West Jersey qualified for.

We Love Jersey Village and the fine people here. We can not deny that. One Councilman, as well as a City Manager, assured us that the city shall continue to create rounds of elevations or redos until every JV flooders is out of the floodway.

We're just not in the position to be able to purchase right now, as we have bills and are not wealthy. We do not want a TIRZ since we don't want excess taxes, which we couldn't afford, from big homes or businesses being built up and down the block. That is a comparable nightmare to flooding.

We Thank You for Your Hard Work and your empathy for we constituents. We sincerely hope you all have a super weekend!

Thank You,

Mike and Anna.

Sent from my Sprint Samsung Galaxy Phone.

Lorri Coody

From: Pat Herbrich [REDACTED]
Sent: Saturday, September 19, 2020 3:45 PM
To: Andrew Mitcham; Bobby Warren; Drew Wasson; Greg Holden; James Singleton; Gary Wubbenhorst
Cc: Austin Bleess; Lorri Coody
Subject: proposed TIRZ No. 3

From what I am able to find on the Jersey Village city website, this will be addressed at the Monday September 21, 2020 council meeting. I may not have all the information but I definitely have an opinion on what I perceive to be the issue.

If it is in fact to be considered as a TIRZ on Jersey Drive from Lakeview to Solomon streets, that absolutely makes no sense. This is a residential area with an elementary school and a high school. As a 30 year resident of Jersey Village, businesses and additional traffic make no sense. No one wants to back up to commercial property in a residential area. Please use common sense here.

Regards,
Pat Herbrich
15809 Juneau Ln

cc: all council members

Lorri Coody

From: Lindberg Flooring <Support@lindbergflooring.com>
Sent: Monday, September 21, 2020 3:37 PM
To: ableess@jersey-village.tx.us; Andrew Mitcham; Bobby Warren;
golden@jerseyvillagetx.com; Gary Wubbenhorst; Drew Wasson; Lorri Coody
Subject: Proposed TIRZ Zone
Attachments: Jersey Village TIRZ zone.pdf

Please see the attachment, this concerns your 7:00 meeting on September 21, 2020

Michael Lesser
15406 Jersey Village
Jersey Village, Tx. 77040

713-466-5400

www.LindbergFlooring.com

[Read Our Reviews or Leave A Review Here!](#)

Lorri Coody

From: Bobby Warren
Sent: Monday, September 21, 2020 4:17 PM
To: Barbi Freeman
Cc: Austin Bleess; Lorri Coody
Subject: Re:

Good afternoon Barbi,

Thanks for reaching out regarding the proposed creation of a TIRZ in your part of Jersey Village. I'm unsure what the basis is for your conclusion that adopting a TIRZ would "condemn the homes that are useful", so I'll just try explain the general idea behind the proposal. If, for any reason, this explanation doesn't address a particular aspect of the TIRZ that causes you concern, please let me know so I can better understand.

The purpose of the proposed TIRZ is to facilitate a possible public-private partnership with a residential home developer to offer residents on the block of Jersey between Lakeview and Equador an opportunity to sell their homes for fair market value, tear the home down and rebuild it so that it is outside of the floodplain. We believe that this is a better alternative to FEMA buyouts, as it cuts out a lot of the red tape that causes the process to take an extraordinarily long amount of time. Homeowners will be under no obligation to pursue this option, but a number of homeowners have expressed a willingness to consider it.

Some homeowners either have no interest in going through a home elevation or their home may not be a good candidate for elevation because they're so far below the base flood elevation. We're simply looking for a way to provide an additional option to the folks who live on your block.

If we don't pursue this option, some of those homeowners might choose to pursue a FEMA buyout instead through the county. We can't stop that outright, as shown by the buyout that happened on Wall St. earlier this year. I believe you and I agree that it's better to have someone living on that lot (even if its a newer home instead of the classic homes now there) rather than an empty FEMA lot.

Thanks again for expressing your concern, and I hope my explanation sheds some light on the challenges we face and why I think this is a viable option to tackle them.



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: Barbi Freeman [REDACTED]
Sent: Monday, September 21, 2020 1:12 PM
To: Gary Wubbenhorst <gwubbenhorst@jerseyvillagetx.com>; James Singleton <jsingleton@jerseyvillagetx.com>; Drew

Wasson <dwasson@jerseyvillagetx.com>; Greg Holden <gholden@jerseyvillagetx.com>; Bobby Warren <bwarren@jerseyvillagetx.com>; Andrew Mitcham <amitcham@jerseyvillagetx.com>; Lorri Coody <lcoody@jerseyvillagetx.com>; Austin Bleess <ableess@jerseyvillagetx.com>

Subject:

Thank you for all the hard work you do on behalf of the citizens of Jersey Village.

Re: flooding on east side of Jersey Dr.

I am opposed to TITZ Zoning for many reason. I do believe it is a good tool for undeveloped areas BUT using this tool as a way to solve an ongoing flooding problem is NOT the answer. It is condemning the homes that are useful, viable and a part of the history of Jersey Village

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Programs - Tax Increment Reinvestment Zones (TIRZ) · a substantial number of substandard, slum, deteriorated, or deteriorating structures; · the predominance of ...

I do believe there should be a much greater "push" to solve the flooding problem---wide bayou etc.---elevations --buyouts do nothing regarding the flooding.

Barbi Freeman
15501 Jersey Dr.

Lorri Coody

From: Bobby Warren
Sent: Monday, September 21, 2020 4:57 PM
To: [REDACTED]
Cc: Austin Bleess; Lorri Coody
Subject: Re: Message from JACKSON WANDA (7134664443) - TIRZ

Good afternoon Ms. Jackson,

Thank you for reaching out to the city. I listened to your voicemail message, and I'm concerned you may have received some inaccurate information about the proposal before council tonight.

The purpose of the proposed TIRZ is to facilitate a possible public-private partnership with a residential home developer to offer residents on the block of Jersey between Lakeview and Equador an opportunity to sell their homes for fair market value, tear the home down and rebuild it so that it is outside of the floodplain. We believe that this is a better alternative to FEMA buyouts, as it cuts out a lot of the red tape that causes the process to take an extraordinarily long amount of time. Homeowners will be under no obligation to pursue this option, but a number of homeowners have expressed a willingness to consider it.

To emphasize that last point, not only do we have absolutely no intention of trying to push people out of their homes, we are legally prohibited by state law from doing so. The proposed TIRZ would be utilized only to facilitate the sale of properties from those homeowners who are interested in selling. If you want to remain in your home, you're absolutely welcome to do so. We just wanted to provide people an option aside from awaiting FEMA grants. We have been trying now for years to pursue buyouts for as many homes as possible, and as you can see we have 8 homes elevated and another 8 that are in the process of being elevated. We believe the TIRZ and buyout/rebuild route might be a faster alternative for some.

Moreover, some homeowners either have no interest in going through a home elevation or their home may not be a good candidate for elevation because they're so far below the base flood elevation. We're simply looking for a way to provide an additional option to the folks who live on your block. Ultimately, our goal is to get every home at risk of flooding out of the floodplain as quickly as we reasonably can.

Please let me know if you have any further questions or concerns. I can be reached on my personal cell phone at 713-515-2958.



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: Lorri Coody <lcoody@jerseyvillagetx.com>
Sent: Monday, September 21, 2020 4:30 PM

To: Andrew Mitcham <amitcham@jerseyvillagetx.com>; Drew Wasson <dwasson@jerseyvillagetx.com>; Greg Holden <gholden@jerseyvillagetx.com>; Bobby Warren <bwarren@jerseyvillagetx.com>; James Singleton <jsingleton@jerseyvillagetx.com>; Gary Wubbenhorst <gwubbenhorst@jerseyvillagetx.com>; Austin Bleess <ableess@jerseyvillagetx.com>

Cc: [REDACTED]

Subject: Message from JACKSON WANDA (7134664443) - TIRZ

Mayor and Council:

Attached is a voice message that I received from Ms. Jackson. Upon receiving same I gave her a call. She asked me to forward the message to each of you.

She may want to listen to the meeting on You Tube so I include the link here for her: <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: Cisco Unity Connection Messaging System <unityconnection@jvcucpub.ci.jersey-village.tx.us>

Sent: Monday, September 21, 2020 4:20 PM

To: lcoody@jvcucpub.ci.jersey-village.tx.us

Subject: Message from JACKSON WANDA (7134664443)

Lorri Coody

From: Michael Stembridge [REDACTED]
Sent: Wednesday, September 16, 2020 10:50 AM
To: Bobby Warren
Subject: RE: Message from Michael and Anna Stembridge

Thank You for getting back to us.

Sent from my Sprint Samsung Galaxy Phone.

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

From: Bobby Warren <bwarren@jerseyvillagetx.com>
Date: 9/16/20 8:47 AM (GMT-06:00)
To: Michael Stembridge [REDACTED]
Cc: [REDACTED] <Annakennon@hotmail.com>, Austin Bleess <ableess@jerseyvillagetx.com>
Subject: Re: Message from Michael and Anna Stembridge

Good morning Mike,

Thanks for contacting us about this issue.

To be clear, any redevelopment of properties on your block will only take place with the agreement of the individual homeowners. We can not, and we would not, force anyone to sell their home to a private company.

All we're trying to do is offer options - nothing more and nothing less. Some homeowners would rather pursue a buyout than a home elevation. The proposed redevelopment program gives those homeowners the option to get out of their home without the delays and obstacles of a FEMA grant program.

We continue to apply for home elevation grants and will keep going until we get everyone out of the floodplain. Everyone wants their home to be next, which we completely understand. We believe that the approach being taken with our applications gives us the greatest chance to be competitive with other grant applications. But, as you know all too well, this process takes time. We wanted to offer people an alternative in the meantime.

As for the TIRZ, it would change nothing for citizens within it in terms of how much they pay in taxes or who those taxes are paid to. A TIRZ simply opens up some options for redevelopment in an area that would otherwise not be available to the city, such as a partnership with a developer to purchase lots from homeowners and build new lots on the land. It could also allow us to dedicate any increased tax revenue from newly developed properties in that zone toward general improvements in that area, including additional flood mitigation projects.

Ultimately, you have to do what is best for your family, as anyone should do. We want to pursue all options available to help people get out of the floodplain as quickly as possible. While I understand that you prefer

certain options (home elevation) over others (buyout or sell to a developer), some options are going to take longer than others to pursue. I wish we could offer everyone the path they want in the time frame they want it, but there's only so much we can do.

I hope that at least provides some clarity on the possible redevelopment option for your block. Let me know if you have any other questions or concerns.



Bobby Warren
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From: Michael Stembridge <[REDACTED]>
Sent: Wednesday, September 16, 2020 7:57 AM
To: Gary Wubbenhorst <gwubbenhorst@jerseyvillagetx.com>; James Singleton <jsingleton@jerseyvillagetx.com>; Drew Wasson <dwasson@jerseyvillagetx.com>; Greg Holden <gholden@jerseyvillagetx.com>; Bobby Warren <bwarren@jerseyvillagetx.com>; Andrew Mitcham <amitcham@jerseyvillagetx.com>; Austin Bless <ableess@jerseyvillagetx.com>; Michael Stembridge <[REDACTED]>; [REDACTED]
Subject: Message from Michael and Anna Stembridge

Dear City Council, Mayor, and City Manager,

We are Michael and Anna Stembridge, of Jersey Village. We flooded in the Tax Day Flood in April of 2016. Our home has flooded numerous times before that. We've been asking the city, city council members, city manager, U.S. Representative Lizzie Fletcher, State Rep Jon Rosenthal, etc., for either a home elevation, or mitigation reconstruction, for like four years now. We've not gotten one. Just a block down, however, maybe six homes down from ours, other Jersey Village residents have already received completed home elevations who've not had to exert even a fraction of that energy, time, worry, and wasted efforts. This has consumed so much time and energy from our family and our lives. We've sat through full city council meetings, before, on school nights, and some we've had to leave early for logical reasons. I have spoken before you, numerous times, and requested the same as mentioned above. We really are at a loss, since we don't know what else to do.

We were on the original home elevations list, along with some other neighbors on our East Jersey Drive block, but then people down the block, West of the Lakeview Drive and Jersey Drive intersection, were bumped up ahead of us. At that point we asked City Manager Austin Bless about it and he told us we'd then be on the second phase, or second round, of home elevations. Then, subsequent to that, more phases of home elevations were created and we found out that those homes would be on other streets, not East Jersey Drive where we live.

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Now, not only with hurricane season full-swing upon us, and if that wasn't enough worry, all by itself, we learn that our block is to be made into a TIRZ zone, and we haven't heard, yet, whether this would be to benefit us, and get us, and our family, out of harm's way, or whether its just to get rid of us to make way for brand new residents. We are not in a great position to sell. We don't have a bunch of money to move, we would have to take time and energy to locate another home, and we don't know where we'd find a comparable neighborhood to live in for whatever we might get for the home. We have multiple reasons why we don't wish to sell right now, and, frankly, we don't comprehend why we have to sell, when our neighbors, God Bless them, just six homes, and more, down from us, were never asked to do that.

How is this fair and equal? Now, not only do we have to worry about inclement weather, with something like four, or five, hurricanes forming up in the Gulf, or Atlantic, or whatever it is, but now we have to worry about our block being leveled, and whether that's even going to benefit our problem in any way, shape, or form, or whether its only going to inconvenience us and compound the problems we already face. How would you feel, if you learned that your own block was going to be turned into a TIRZ zone, even though none of you flood, except the mayor? That would bring a whole, brand new, question mark into your, and your families', lives.

That's not all though. Because it gets even better. We've asked, not only yourselves, but also United States Representative Lizzie Fletcher's assistance in trying to obtain either a home elevation or home reconstruction, and we've asked State Representative Jon Rosenthal's assistance on the matter, as well. Both attempts came to nothing. Both attempts were futile. We can't even begin to explain how this exhaustive family mission objective, which has accomplished nothing but to fail, and fail, and fail, over, and over, and over, again, and again, and again, and again, to tryyyyyy to get either a home elevation or reconstruction has taken precious minutes, hours, days, weeks, months from our family's life. At one point it consumed me, and I had to just give up all hope on it.

That's not all though. Now, we bring a whole new piece of information, to the previous issue or concern. Now, we don't even know if our block will even exist anymore, or whether it'll be torn down, completely, and made into a TIRZ, maybe for brand new houses for brand new residents, or what? I know you may've disagreed with me, greatly, in the past, but I'm not doing anything outlandish here. This is an email, which I'm trying to communicate to you all, and all we ask is that you simply try to put yourselves into our shoes, just for a minute of your precious time. We don't feel that is an irrational, nor uproarious, request. You may feel differently, but of course. We don't know what to expect anymore. We really don't.

Please don't take this as snarky. I'm not trying to be snarky, nor rude, here. Just honestly and morally trying to stand up for my family. I would question myself, if I didn't do that, but these issues can wear on people, over time, and you end up just plain exhausted with it all after a number of pointless years being persistent. If you want to criticize me for that, or think me morally wrong for doing that, I get it. That is your option. We need to know what is going on, and how this will affect us. During a hurricane we can watch a weathercast and we can go purchase bottled water, and try to prepare in whatever miniscule ways we can, even if it really had no affect. With this situation, first of all, we're a bit shocked.

We know making East Jersey Drive into a TIRZ zone is being considered, that a prospective developer plan was devised before that plan, and we know we've asked for either a home elevation, or reconstruction mitigation, that people six homes down, or more, have had them completed, and that we've received none. Now we learn that things could become even worse than nothing happening, because a plan is being considered that would possibly force buy out ourselves, and our neighbors, which could be ten times worse, for ourselves, since we'd be forced to sell, we don't know at what price, forced to relocate, and that might be worse than nothing. All we're saying is 'What if this were you?'

Look, we apologize if this seems worried, anxious, or pensive, but we simply have no idea what the future holds now with this new piece of information. If you were in that position you might feel similar, or you might feel even less patient. You might handle it perfectly. Who knows? All we know is that this whole issue has already taken a huge toll upon our family, possibly even a bigger toll than the flood event, itself. This next part is hypothetical, so please don't think I'm trying to insult either you, nor your intelligence. Add to this all that now we don't even know whether our block will exist in the future, or whether we'll even be allowed to live here, or whether the TIRZ plan would even help us, or not, and now you have compounded emotions and

worries, even larger than the elevation or reconstruction issue, itself. We like it here. We like Jersey Village. You like it here, or you all would've moved by now.

Michael & Anna Stenbridge
15422 Jersey Drive
Jersey Village, TX 77040

832-880-3809 (m) 713-983-8647

Lorri Coody

From: Michael Stembridge [REDACTED]
Sent: Wednesday, September 16, 2020 11:17 AM
To: Bobby Warren
Subject: RE: Message from Michael and Anna Stembridge

So, just to clarify, the tear down rebuilds would not be for us, and that there'd only be private buyouts? And I think you'd said the TIRZ tax would only be on newly developed homes in it, but would we pay any new TIRZ tax if we stay? Is the TIRZ tax on everything in it, or only newly developed?

What do we have to do to get back on a FEMA elevation or redo list, or phase, with the city?

Sent from my Sprint Samsung Galaxy Phone.

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

From: Bobby Warren <bwarren@jerseyvillagetx.com>
Date: 9/16/20 8:47 AM (GMT-06:00)
To: Michael Stembridge <m35872@live.com>
Cc: [REDACTED] Austin Bleess <ableess@jerseyvillagetx.com>
Subject: Re: Message from Michael and Anna Stembridge

Good morning Mike,

Thanks for contacting us about this issue.

To be clear, any redevelopment of properties on your block will only take place with the agreement of the individual homeowners. We can not, and we would not, force anyone to sell their home to a private company.

All we're trying to do is offer options - nothing more and nothing less. Some homeowners would rather pursue a buyout than a home elevation. The proposed redevelopment program gives those homeowners the option to get out of their home without the delays and obstacles of a FEMA grant program.

We continue to apply for home elevation grants and will keep going until we get everyone out of the floodplain. Everyone wants their home to be next, which we completely understand. We believe that the approach being taken with our applications gives us the greatest chance to be competitive with other grant applications. But, as you know all too well, this process takes time. We wanted to offer people an alternative in the meantime.

As for the TIRZ, it would change nothing for citizens within it in terms of how much they pay in taxes or who those taxes are paid to. A TIRZ simply opens up some options for redevelopment in an area that would otherwise not be available to the city, such as a partnership with a developer to purchase lots from homeowners and build new lots on the land. It could also allow us to dedicate any increased tax revenue from

newly developed properties in that zone toward general improvements in that area, including additional flood mitigation projects.

Ultimately, you have to do what is best for your family, as anyone should do. We want to pursue all options available to help people get out of the floodplain as quickly as possible. While I understand that you prefer certain options (home elevation) over others (buyout or sell to a developer), some options are going to take longer than others to pursue. I wish we could offer everyone the path they want in the time frame they want it, but there's only so much we can do.

I hope that at least provides some clarity on the possible redevelopment option for your block. Let me know if you have any other questions or concerns.



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From: Michael Stembridge [REDACTED]
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To: Gary Wubbenhorst <gwubbenhorst@jerseyvillagetx.com>; James Singleton <jsingleton@jerseyvillagetx.com>; Drew Wasson <dwasson@jerseyvillagetx.com>; Greg Holden <gholden@jerseyvillagetx.com>; Bobby Warren <bwarren@jerseyvillagetx.com>; Andrew Mitcham <amitcham@jerseyvillagetx.com>; Austin Bleess <ableess@jerseyvillagetx.com>; Michael Stembridge [REDACTED]; [REDACTED]
Subject: Message from Michael and Anna Stembridge

Dear City Council, Mayor, and City Manager,

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Michael & Anna Stenbridge
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Jersey Village, TX 77040

832-880-3809 (m) 713-983-8647

Lorri Coody

From: Bobby Warren
Sent: Wednesday, September 16, 2020 11:50 AM
To: Michael Stembridge
Cc: Austin Bleess
Subject: Re: Message from Michael and Anna Stembridge

Good morning Mike,

A tear down and rebuild would only be done for a homeowner who wanted it. If everyone else on your block takes it, and you don't, that's fine. You would be able to remain exactly as you are.

There is no "TIRZ tax." The idea behind a TIRZ is that improvements made within the zone will cause the value of the properties within the zone to begin to rise. For example, if a \$220,000 home on Jersey Dr. were torn down and a new home worth \$350,000 were built in its place, that would result in an increase in property tax revenue from the new home. The difference between the property taxes collected from the old home and the new home are dedicated exclusively to projects within the TIRZ. It would not affect your

As for selection of homes for grant opportunities, that is always done based on the criteria of the specific grant program and the results of any mailings from the city seeking homeowner input on available programs. If you have previously submitted to the city a response indicating you would be willing to participate in a elevation or rebuild grant program, then I'm sure your home remains on the list of possible participants in a future grant program.

Keep in mind, however, that your expressed interest doesn't guarantee a spot on any particular grant application. Each application will be constructed in a way that helps us get as many people out of the floodplain as quickly as possible.



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From: Michael Stembridge [REDACTED]
Sent: Wednesday, September 16, 2020 11:16 AM
To: Bobby Warren <bwarren@jerseyvillagetx.com>
Subject: RE: Message from Michael and Anna Stembridge

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Sent from my Sprint Samsung Galaxy Phone.

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

From: Bobby Warren <bwarren@jerseyvillagetx.com>

Date: 9/16/20 8:47 AM (GMT-06:00)

To: Michael Stenbridge [REDACTED]

Cc: [REDACTED] Austin Bleess <ableess@jerseyvillagetx.com>

Subject: Re: Message from Michael and Anna Stenbridge

Good morning Mike,

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Michael & Anna Stemberidge
15422 Jersey Drive
Jersey Village, TX 77040



832-880-3809 (m) 713-983-8647

Lorri Coody

From: Michael Stembridge [REDACTED]
Sent: Wednesday, September 16, 2020 12:24 PM
To: Bobby Warren
Subject: RE: Message from Michael and Anna Stembridge

So how would we get a tear down rebuild trans via the TIRZ system or process? And I get the tax part now. Thank You for clarifying it.

Sent from my Sprint Samsung Galaxy Phone.

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

From: Bobby Warren <bwarren@jerseyvillagetx.com>
Date: 9/16/20 11:49 AM (GMT-06:00)
To: Michael Stembridge [REDACTED]
Cc: Austin Bleess <ableess@jerseyvillagetx.com>
Subject: Re: Message from Michael and Anna Stembridge

Good morning Mike,

A tear down and rebuild would only be done for a homeowner who wanted it. If everyone else on your block takes it, and you don't, that's fine. You would be able to remain exactly as you are.

There is no "TIRZ tax." The idea behind a TIRZ is that improvements made within the zone will cause the value of the properties within the zone to begin to rise. For example, if a \$220,000 home on Jersey Dr. were torn down and a new home worth \$350,000 were built in its place, that would result in an increase in property tax revenue from the new home. The difference between the property taxes collected from the old home and the new home are dedicated exclusively to projects within the TIRZ. It would not affect your

As for selection of homes for grant opportunities, that is always done based on the criteria of the specific grant program and the results of any mailings from the city seeking homeowner input on available programs. If you have previously submitted to the city a response indicating you would be willing to participate in a elevation or rebuild grant program, then I'm sure your home remains on the list of possible participants in a future grant program.

Keep in mind, however, that your expressed interest doesn't guarantee a spot on any particular grant application. Each application will be constructed in a way that helps us get as many people out of the floodplain as quickly as possible.



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: Michael Stembridge [REDACTED]
Sent: Wednesday, September 16, 2020 11:16 AM
To: Bobby Warren <bwarren@jerseyvillagetx.com>
Subject: RE: Message from Michael and Anna Stembridge

So, just to clarify, the tear down rebuilds would not be for us, and that there'd only be private buyouts? And I think you'd said the TIRZ tax would only be on newly developed homes in it, but would we pay any new TIRZ tax if we stay? Is the TIRZ tax on everything in it, or only newly developed?

What do we have to do to get back on a FEMA elevation or redo list, or phase, with the city?

Sent from my Sprint Samsung Galaxy Phone.

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

From: Bobby Warren <bwarren@jerseyvillagetx.com>
Date: 9/16/20 8:47 AM (GMT-06:00)
To: Michael Stembridge [REDACTED]
Cc: [REDACTED] Austin Bleess <ableess@jerseyvillagetx.com>
Subject: Re: Message from Michael and Anna Stembridge

Good morning Mike,

Thanks for contacting us about this issue.

To be clear, any redevelopment of properties on your block will only take place with the agreement of the individual homeowners. We can not, and we would not, force anyone to sell their home to a private company.

All we're trying to do is offer options - nothing more and nothing less. Some homeowners would rather pursue a buyout than a home elevation. The proposed redevelopment program gives those homeowners the option to get out of their home without the delays and obstacles of a FEMA grant program.

We continue to apply for home elevation grants and will keep going until we get everyone out of the floodplain. Everyone wants their home to be next, which we completely understand. We believe that the approach being taken with our applications gives us the greatest chance to be competitive with other grant applications. But, as you know all too well, this process takes time. We wanted to offer people an alternative in the meantime.

As for the TIRZ, it would change nothing for citizens within it in terms of how much they pay in taxes or who those taxes are paid to. A TIRZ simply opens up some options for redevelopment in an area that would otherwise not be available to the city, such as a partnership with a developer to purchase lots from homeowners and build new lots on the land. It could also allow us to dedicate any increased tax revenue from newly developed properties in that zone toward general improvements in that area, including additional flood mitigation projects.

Ultimately, you have to do what is best for your family, as anyone should do. We want to pursue all options available to help people get out of the floodplain as quickly as possible. While I understand that you prefer certain options (home elevation) over others (buyout or sell to a developer), some options are going to take longer than others to pursue. I wish we could offer everyone the path they want in the time frame they want it, but there's only so much we can do.

I hope that at least provides some clarity on the possible redevelopment option for your block. Let me know if you have any other questions or concerns.



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From: Michael Stembridge <m35872@live.com>

Sent: Wednesday, September 16, 2020 7:57 AM

To: Gary Wubbenhorst <gwubbenhorst@jerseyvillagetx.com>; James Singleton <jsingleton@jerseyvillagetx.com>; Drew Wasson <dwasson@jerseyvillagetx.com>; Greg Holden <gholden@jerseyvillagetx.com>; Bobby Warren <bwarren@jerseyvillagetx.com>; Andrew Mitcham <amitcham@jerseyvillagetx.com>; Austin Bleess <ableess@jerseyvillagetx.com>; Michael Stembridge [REDACTED]; [REDACTED]

Subject: Message from Michael and Anna Stembridge

Dear City Council, Mayor, and City Manager,

We are Michael and Anna Stembridge, of Jersey Village. We flooded in the Tax Day Flood in April of 2016. Our home has flooded numerous times before that. We've been asking the city, city council members, city manager, U.S. Representative Lizzie Fletcher, State Rep Jon Rosenthal, etc., for either a home elevation, or mitigation reconstruction, for like four years now. We've not gotten one. Just a block down, however, maybe six homes down from ours, other Jersey Village residents have already received completed home elevations who've not had to exert even a fraction of that energy, time, worry, and wasted efforts. This has consumed so much time and energy from our family and our lives. We've sat through full city council meetings, before, on school nights, and some we've had to leave early for logical reasons. I have spoken before you, numerous times, and requested the same as mentioned above. We really are at a loss, since we don't know what else to do.

We were on the original home elevations list, along with some other neighbors on our East Jersey Drive block, but then people down the block, West of the Lakeview Drive and Jersey Drive intersection, were bumped up ahead of us. At that point we asked City Manager Austin Bleess about it and he told us we'd then be on the second phase, or second round, of home elevations. Then, subsequent to that, more phases of home elevations were created and we found out that those homes would be on other streets, not East Jersey Drive where we live.

I have requested a home elevation, for my family and wife, numerous times appearing to speak before city council in the past. Next we were sent a letter by the city informing us that the city was trying to find a home developer, apparently to buy out current East Jersey Drive long-time residents, tear down our homes, and then build new, elevated homes, in their places, for new residents.

Recently, we wrote the city manager asking him, again, for either a home elevation or home reconstruction, and he informed us that the city shall now be discussing making our block, East Jersey Drive, into a TIRZ, or Tax Increment Reinvestment Zone, apparently in order 'to facilitate tear down and rebuild of homes elevated above the floodplain.' I wrote him back asking whether that would mean to tear down and rebuild our home, for us, or for whom? We also asked who we might then pay tax to, whether the city or the TIRZ, if the elevated tear down and rebuild would be for us? I had read a little about TIRZ zones, residential, municipal, etc., and sometimes people within it pay taxes to the TIRZ, but I can't remember that whole part completely, so I could be wrong on that.

So, then, if our block is going to be torn down, to potentially bring in new residents to reside in brand new homes, and then they pay tax to some sort of residential TIRZ, say instead of the city, how does that benefit the city? You would then lose the existing East Jersey Drive tax base, by, I don't know but I suppose, giving some builder a TIRZ tax break, through a tax incentive, to build homes, businesses, or whatever. We're having difficulty figuring out how that would be profitable, even just for the city. And right, smack, dab, within a suburb, Not on the other side of a freeway, per se. If this could get us torn down, elevated, and rebuilt, then that would be different. We've just been through so much, already, that we don't know what this is designed to do. Or not. Or what? And we don't understand why the city never applied us for a either a FEMA home elevation or home reconstruction grant. If the grant got denied that's one thing, but to never try for it just seems odd. I'm not a FEMA grant expert. We have questions about how homes, just six houses down and more, did receive FEMA funding.

We just missed Hurricane Laura, and we were extremely anxious about that. Our neighbors, God Bless them, down the block can feel safe and secure, high up in their safe perches now, while we still worry. My child screams and cries, whenever there is a hard storm and thunder, begging the city for a home elevation or redo. As you all already have heard numerous times, the water pushed me back, in our backyard, when I ignorantly opened our wooden fence, to try to give flood sewer water the easiest path out, thinking that somehow, as a mere human, I could prevent our home from flooding even more and even higher.

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832-880-3809 (m) 713-983-8647

Lorri Coody

From: Bobby Warren
Sent: Wednesday, September 16, 2020 8:48 AM
To: Michael Stembridge
Cc: [REDACTED]; Austin Bleess
Subject: Re: Message from Michael and Anna Stembridge

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Water rushed in over my wife's knees upon evacuation, and she's almost six feet tall, or possibly a few inches over six feet. My wife and child were perched up on the couch. We called 911 and were evacuated by JVHD rescue boat, which had to lasso onto our smaller wooden pillars for us to embark to evacuate. We don't comprehend why neighbors, just six homes down the road from us, have received completed, beautiful, stately, high up, home elevations, from reputable companies like Planet 3, and Arktektura, but we've been left by the wayside by the city up on East Jersey Drive.

Now, not only with hurricane season full-swing upon us, and if that wasn't enough worry, all by itself, we learn that our block is to be made into a TIRZ zone, and we haven't heard, yet, whether this would be to benefit us, and get us, and our family, out of harm's way, or whether its just to get rid of us to make way for brand new residents. We are not in a great position to sell. We don't have a bunch of money to move, we would have to take time and energy to locate another home, and we don't know where we'd find a comparable neighborhood to live in for whatever we might get for the home. We have multiple reasons why we don't wish to sell right now, and, frankly, we don't comprehend why we have to sell, when our neighbors, God Bless them, just six homes, and more, down from us, were never asked to do that.

How is this fair and equal? Now, not only do we have to worry about inclement weather, with something like four, or five, hurricanes forming up in the Gulf, or Atlantic, or whatever it is, but now we have to worry about our block being leveled, and whether that's even going to benefit our problem in any way, shape, or form, or whether its only going to inconvenience us and compound the problems we already face. How would you feel, if you learned that your own block was going to be turned into a TIRZ zone, even though none of you flood, except the mayor? That would bring a whole, brand new, question mark into your, and your families', lives.

That's not all though. Because it gets even better. We've asked, not only yourselves, but also United States Representative Lizzie Fletcher's assistance in trying to obtain either a home elevation or home reconstruction, and we've asked State Representative Jon Rosenthal's assistance on the matter, as well. Both attempts came to nothing. Both attempts were futile. We can't even begin to explain how this exhaustive family mission objective, which has accomplished nothing but to fail, and fail, and fail, over, and over, and over, again, and again, and again, and again, to tryyyyyy to get either a home elevation or reconstruction has taken precious minutes, hours, days, weeks, months from our family's life. At one point it consumed me, and I had to just give up all hope on it.

That's not all though. Now, we bring a whole new piece of information, to the previous issue or concern. Now, we don't even know if our block will even exist anymore, or whether it'll be torn down, completely, and made into a TIRZ, maybe for brand new houses for brand new residents, or what? I know you may've disagreed with me, greatly, in the past, but I'm not doing anything outlandish here. This is an email, which I'm trying to communicate to you all, and all we ask is that you simply try to put yourselves into our shoes, just for a minute of your precious time. We don't feel that is an irrational, nor uproarious, request. You may feel differently, but of course. We don't know what to expect anymore. We really don't.

Please don't take this as snarky. I'm not trying to be snarky, nor rude, here. Just honestly and morally trying to stand up for my family. I would question myself, if I didn't do that, but these issues can wear on people, over time, and you end up just plain exhausted with it all after a number of pointless years being persistent. If you want to criticize me for that, or think me morally wrong for doing that, I get it. That is your option. We need to know what is going on, and how this will affect us. During a hurricane we can watch a weathercast and we can go purchase bottled water, and try to prepare in whatever miniscule ways we can, even if it really had no affect. With this situation, first of all, we're a bit shocked.

We know making East Jersey Drive into a TIRZ zone is being considered, that a prospective developer plan was devised before that plan, and we know we've asked for either a home elevation, or reconstruction mitigation, that people six homes down, or more, have had them completed, and that we've received none. Now we learn that things could become even worse than nothing happening, because a plan is being considered that would possibly force buy out ourselves, and our neighbors, which could be ten times worse, for ourselves, since we'd be forced to sell, we don't know at what price, forced to relocate, and that might be worse than nothing. All we're saying is 'What if this were you?'

Look, we apologize if this seems worried, anxious, or pensive, but we simply have no idea what the future holds now with this new piece of information. If you were in that position you might feel similar, or you might feel even less patient. You might handle it perfectly. Who knows? All we know is that this whole issue has already taken a huge toll upon our family, possibly even a bigger toll than the flood event, itself. This next part is hypothetical, so please don't think I'm trying to insult either you, nor your intelligence. Add to this all that now we don't even know whether our block will exist in the future, or whether we'll even be allowed to live here, or whether the TIRZ plan would even help us, or not, and now you have compounded emotions and worries, even larger than the elevation or reconstruction issue, itself. We like it here. We like Jersey Village. You like it here, or you all would've moved by now.

Michael & Anna Stembidge
15422 Jersey Drive
Jersey Village, TX 77040



832-880-3809 (m) 713-983-8647

Lorri Coody

From: Bobby Warren
Sent: Saturday, September 19, 2020 4:00 PM
To: Pat Herbrich
Cc: Austin Bleess; Lorri Coody
Subject: Re: proposed TIRZ No. 3

Good afternoon Pat,

Thanks for reaching out about the proposed creation of a Tax Increment Reinvestment Zone (TIRZ) on the east side of the city. As you noted, a key part of the TIRZ includes the block of Jersey Dr. east of Lakeview.

The purpose of this TIRZ is primarily to facilitate a possible public-private partnership with a residential home developer to offer residents on that block an opportunity to sell their homes for fair market value, tear the home down and rebuild it so that it is outside of the floodplain. We believe that this is a better alternative to FEMA buyouts, as it cuts out a lot of the red tape that causes the process to take an extraordinarily long amount of time. Homeowners will be under no obligation to pursue this option, but a number of homeowners have expressed a willingness to consider it.

To be absolutely clear, city council is not considering trying to draw any kind of businesses to that area. We are not pursuing any changes to the zoning ordinances for that area, which generally prohibit businesses from operating in that district.

Thanks again for contacting us! I hope this additional information helps to alleviate your concerns.



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

From: Pat Herbrich [REDACTED]
Sent: Saturday, September 19, 2020 3:45 PM
To: Andrew Mitcham <amitcham@jerseyvillagetx.com>; Bobby Warren <bwarren@jerseyvillagetx.com>; Drew Wasson <dwasson@jerseyvillagetx.com>; Greg Holden <gholden@jerseyvillagetx.com>; James Singleton <jsingleton@jerseyvillagetx.com>; Gary Wubbenhorst <gwubbenhorst@jerseyvillagetx.com>
Cc: Austin Bleess <ableess@jerseyvillagetx.com>; Lorri Coody <lcoody@jerseyvillagetx.com>
Subject: proposed TIRZ No. 3

From what I am able to find on the Jersey Village city website, this will be addressed at the Monday September 21, 2020 council meeting. I may not have all the information but I definitely have an opinion on what I perceive to be the issue.

If it is in fact to be considered as a TIRZ on Jersey Drive from Lakeview to Solomon streets, that absolutely makes no sense. This is a residential area with an elementary school and a high school. As a 30 year resident of Jersey Village, businesses and additional traffic make no sense. No one wants to back up to commercial property in a residential area. Please use common sense here.

Regards,
Pat Herbrich
15809 Juneau Ln

cc: all council members

Lorri Coody

From: Bobby Warren
Sent: Monday, September 21, 2020 3:59 PM
To: Lindberg Flooring
Cc: Austin Bleess; Lorri Coody
Subject: Re: Proposed TIRZ Zone

Good afternoon Michael,

Thanks for reaching out and contacting us regarding tonight's discussion of the possible creation of TIRZ in your area. I'm afraid you may have received some very incorrect information about the proposal, because no one with the city has ever proposed any kind of forced removal of people from their homes.

Not only do we have absolutely no intention of trying to push people out of their homes, we are legally prohibited by state law from doing so. The proposed TIRZ would be utilized only to facilitate the sale of properties from those homeowners who are interested in selling. If you want to remain in your home, you're absolutely welcome to do so. We just wanted to provide people an option aside from the red tape of FEMA buyouts.

In fact, you suggest in your letter attached to your e-mail that the city purchase these homes. That's generally the plan - for the city to purchase the homes from homeowners willing to sell, then demolish the home and sell the lot to the developer. The TIRZ allows us to do with much more easily than without it.

I appreciate you voicing your opinion to city council, but it's important that as we discuss these proposals that we do so based on actual facts and not rumors that have been floating around.



Bobby Warren
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<http://jerseyvillagetx.com/>

From: Lindberg Flooring <Support@lindbergflooring.com>
Sent: Monday, September 21, 2020 3:37 PM
To: ableess@jersey-village.tx.us <ableess@jersey-village.tx.us>; Andrew Mitcham <amitcham@jerseyvillagetx.com>; Bobby Warren <bwarren@jerseyvillagetx.com>; golden@jerseyvillagetx.com <golden@jerseyvillagetx.com>; Gary Wubbenhorst <gwubbenhorst@jerseyvillagetx.com>; Drew Wasson <dwasson@jerseyvillagetx.com>; Lorri Coody <lcoody@jerseyvillagetx.com>
Subject: Proposed TIRZ Zone

Please see the attachment, this concerns your 7:00 meeting on September 21, 2020

Michael Lesser
15406 Jersey Village
Jersey Village, Tx. 77040

713-466-5400

www.LindbergFlooring.com

[Read Our Reviews or Leave A Review Here!](#)

Lorri Coody

From: Bobby Warren
Sent: Monday, September 21, 2020 6:39 PM
To: Barbi Freeman
Cc: Austin Bleess
Subject: Re: RE:

Good evening Barbi,

I certainly understand the concern about steps. Both my parents and my wife's parents live in one-story homes for this very reason. If we pursued home elevations, however, that would include at least as many, if not more, steps to get to the main living space of the home. I would imagine, however, that a home being rebuilt could find a way to accommodate the newly raised home in a better way than a grant funded elevation would.

The advantage of a TIRZ is that we can guide the process and create rules to avoid a lot of the potential problems with re-development. If real estate investors come to homeowners on their own, we have a lot less ability to guide the process.

Overall, I think we're shooting for the same goal, but the question is whether, for some homes and some homeowners, a teardown and rebuild is a better option. I'd like to be able to give homeowners that extra option to choose what is best for them.

Thanks again for the feedback. It really does help to ensure we're taking all factors into consideration before we make any decisions.



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<http://jerseyvillagetx.com/>

From: Barbi Freeman [REDACTED]
Sent: Monday, September 21, 2020 5:48 PM
To: Bobby Warren <bwarren@jerseyvillagetx.com>
Subject: RE:

Bobby, thank you so much for your thoughtful reply and comments. We agree on the buyout --that does nothing for the City and the elevations program?? I see a lot of draw backs---my eyes do not appreciate the look and the homes will not appeal to older people looking to down size (too many steps). But a sharp real estate investor can use the TIRZ to their advantage ---back to zero let's work to "fix" the problem. We can't eliminate all flooding--only mother natural can do that but we can put more pressure on public figures.

Once again thank you for your reply---GOOD LUCK TONIGHT
Barbi Freeman

From: Bobby Warren [mailto:bwarren@jerseyvillagetx.com]
Sent: Monday, September 21, 2020 4:17 PM
To: Barbi Freeman
Cc: Austin Bless; Lorri Coody
Subject: Re:

Good afternoon Barbi,

Thanks for reaching out regarding the proposed creation of a TIRZ in your part of Jersey Village. I'm unsure what the basis is for your conclusion that adopting a TIRZ would "condemn the homes that are useful", so I'll just try explain the general idea behind the proposal. If, for any reason, this explanation doesn't address a particular aspect of the TIRZ that causes you concern, please let me know so I can better understand.

The purpose of the proposed TIRZ is to facilitate a possible public-private partnership with a residential home developer to offer residents on the block of Jersey between Lakeview and Equador an opportunity to sell their homes for fair market value, tear the home down and rebuild it so that it is outside of the floodplain. We believe that this is a better alternative to FEMA buyouts, as it cuts out a lot of the red tape that causes the process to take an extraordinarily long amount of time. Homeowners will be under no obligation to pursue this option, but a number of homeowners have expressed a willingness to consider it.

Some homeowners either have no interest in going through a home elevation or their home may not be a good candidate for elevation because they're so far below the base flood elevation. We're simply looking for a way to provide an additional option to the folks who live on your block.

If we don't pursue this option, some of those homeowners might choose to pursue a FEMA buyout instead through the county. We can't stop that outright, as shown by the buyout that happened on Wall St. earlier this year. I believe you and I agree that it's better to have someone living on that lot (even if its a newer home instead of the classic homes now there) rather than an empty FEMA lot.

Thanks again for expressing your concern, and I hope my explanation sheds some light on the challenges we face and why I think this is a viable option to tackle them.



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From: Barbi Freeman [REDACTED]
Sent: Monday, September 21, 2020 1:12 PM
To: Gary Wubbenhorst <gwubbenhorst@jerseyvillagetx.com>; James Singleton <jsingleton@jerseyvillagetx.com>; Drew

Wasson <dwasson@jerseyvillagetx.com>; Greg Holden <gholden@jerseyvillagetx.com>; Bobby Warren <bwarren@jerseyvillagetx.com>; Andrew Mitcham <amitcham@jerseyvillagetx.com>; Lorri Coody <lcoody@jerseyvillagetx.com>; Austin Bleess <ableess@jerseyvillagetx.com>

Subject:

Thank you for all the hard work you do on behalf of the citizens of Jersey Village.

Re: flooding on east side of Jersey Dr.

I am opposed to TITZ Zoning for many reason. I do believe it is a good tool for undeveloped areas BUT using this tool as a way to solve an ongoing flooding problem is NOT the answer. It is condemning the homes that are useful, viable and a part of the history of Jersey Village

One of the definition of TIRZ :

Tax Increment Reinvestment Zones (TIRZ) - Houston

www.houstontx.gov › [ecodev](#) › [tirz](#)

1.

Programs - Tax Increment Reinvestment Zones (TIRZ) · a substantial number of substandard, slum, deteriorated, or deteriorating structures; · the predominance of ...

I do believe there should be a much greater "push" to solve the flooding problem---wide bayou etc.---elevations --buyouts do nothing regarding the flooding.

Barbi Freeman
15501 Jersey Dr.

Lorri Coody

From: Denise Reaneau [REDACTED]
Sent: Monday, September 21, 2020 12:14 PM
To: Bobby Warren
Subject: Re: TIRZ & Tax Increase

Bobby,

Thank you for the clarification & prompt response. It makes total sense. I wish that we were not a bayou city prone to flooding, but we are... I have dealt with floods many times,(once in JV, Allison). If I had the opportunity to elevate & sell, I would in fact feel it an awesome option.

Regards,
Denise Reaneau
713-562-7069

Sent from my iPhone

> On Sep 21, 2020, at 11:57 AM, Bobby Warren <bwarren@jerseyvillagetx.com> wrote:
>

Lorri Coody

From: Bobby Warren
Sent: Monday, September 21, 2020 12:30 PM
To: Denise Reaneau
Subject: Re: TIRZ & Tax Increase

More than happy to help, Denise. I have discussed this subject many times with Mike Stembridge, not just in the last few days, but many times over the last few years. His objection stems from his insistence on being elevated, which is problematic on that block due to the fact that many of those homes are much further below the base flood elevation than the homes we are currently elevating. I pointed out that this is merely an additional option being offered to neighbors, and that he would be under no compulsion to participate in the teardown and rebuild program. I completely understand and sympathize with his desire to keep his home, but at the end of the day, life is about choices. We're just trying to expand the list of possible choices for everyone there.



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bwarren@jerseyvillagetx.com
<http://jerseyvillagetx.com/>

From: Denise Reaneau [REDACTED]
Sent: Monday, September 21, 2020 12:13 PM
To: Bobby Warren <bwarren@jerseyvillagetx.com>
Subject: Re: TIRZ & Tax Increase

Bobby,
Thank you for the clarification & prompt response. It makes total sense. I wish that we were not a bayou city prone to flooding, but we are... I have dealt with floods many times,(once in JV, Allison). If I had the opportunity to elevate & sell, I would in fact feel it an awesome option.

Regards,
Denise Reaneau
713-562-7069

Sent from my iPhone

> On Sep 21, 2020, at 11:57 AM, Bobby Warren <bwarren@jerseyvillagetx.com> wrote:
>

Lorri Coody

From: Bobby Warren
Sent: Monday, September 21, 2020 11:57 AM
To: Denise Reaneau
Subject: Re: TIRZ & Tax Increase

Good morning Denise,

Thanks for your questions about the TIRZ and setting the tax rate.

There are no commercial properties going in along the bayou. The purpose of the proposed TIRZ is primarily to facilitate a possible public-private partnership with a residential home developer to offer residents on the block of Jersey between Lakeview and Equador an opportunity to sell their homes for fair market value, tear the home down and rebuild it so that it is outside of the floodplain. We believe that this is a better alternative to FEMA buyouts, as it cuts out a lot of the red tape that causes the process to take an extraordinarily long amount of time. Homeowners will be under no obligation to pursue this option, but a number of homeowners have expressed a willingness to consider it.

To be absolutely clear, city council is not considering trying to draw any kind of businesses to that area. We are not pursuing any changes to the zoning ordinances for that area, which generally prohibit businesses from operating in that district.

The state in recent years has made a lot of changes to the "truth in taxation" documentation we are required to create ahead of setting the property tax rate for the upcoming year. One of those changes requires us to take into account the sales tax revenues that we have received in the last year. If that revenue has increased, we are generally required to create a "credit" of sorts against the property tax revenue collected in prior years. If we propose to collect property tax revenues above that adjusted amount (even if the actual amount is less than the prior year before the sales tax offset), then it has to be reported as a "tax increase" even if you may not see your tax bill increase at all.

While I generally like this approach, as it further pushes local government to live within its means and give homeowners the benefit of new sales tax revenues, the new law doesn't at all account for economic development agreements by which we draw new businesses to Jersey Village by rebating a certain amount of sales tax collected from that business back to them. These agreements have been very effective and is one of the key reasons our sales tax revenues have done so well recently. Although a percentage of those sales tax revenues will be rebated back to those businesses, we still have to include it in the above calculation.

The reality is this: the property rate we are proposing is lower than last year. This will be the first reduction in the property tax rate in nearly 15 years.

There is another complication in all of this. A significant number of property owners still have pending valuation protests pending with the Harris County Appraisal District. Last year, we had 2,209 single family homes on the certified tax roll. As of August, when the initial tax roll report was issued, we had only 1,901 single family homes on the certified roll. That means over 300 homes, or 14% of the total single family homes on the tax roll, still have pending valuation protests. These delays are mostly due to the impact of the pandemic on the ability to schedule and hold the hearings needed to evaluate the protests. While HCAD tries

to take this into account in their calculation of projected property tax revenues, there is a risk that a significant number of those initial valuations will be substantially reduced.

Finally, while I would have preferred that we pursue an additional increase in our property tax exemptions (homestead, over 65 and disabled), there remains some economic uncertainty over the impact this pandemic will ultimately have on businesses in Jersey Village. While we're cautiously optimistic that the vast majority of our businesses will survive and continue to thrive, it's important that we err on the side of caution. I'm hopeful that we can revisit property tax reductions on a more meaningful level again next year.

I hope this clarifies both the purpose of the TIRZ and the complexities involved with setting a tax rate for next year. I, for one, will be glad when this virus is behind us and we can get back to focusing on drawing more businesses into our city and continuing to substantially lower citizens' tax bills!



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<http://jerseyvillagetx.com/>

From: Denise Reaneau [REDACTED]
Sent: Monday, September 21, 2020 11:13 AM
To: Bobby Warren <bwarren@jerseyvillagetx.com>
Subject: TIRZ & Tax Increase

Hello Bobby,
In reading the NextDoor comments on the statement that East Jersey Drive homes could be considered for TIRZ and commercial building along bayou, is very confusing. Can you shed Light/clarification?

Second question, with statement in council mtg that JV is actually in a better financial position, in spite of Covid; why are we considering a tax increase?

I may be interpreting this totally wrong, so I would appreciate your understanding...

Thank you,
Denise Reaneau

Sent from my iPhone

Lorri Coody

From: Bobby Warren
Sent: Monday, November 16, 2020 6:41 PM
To: Denise Reaneau
Subject: Re: TIRZ

Good evening Denise,

Yes, the meeting is open to the public. I would encourage you to attend so that you have an understanding of the concerns and issues of the residents in this proposed zone.



Bobby Warren
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<http://jerseyvillagetx.com/>

From: Denise Reaneau [REDACTED]
Sent: Monday, November 16, 2020 8:35 AM
To: Bobby Warren <bwarren@jerseyvillagetx.com>
Subject: TIRZ

Good morning Bobby,
Is the Tues Town Hall for Jersey Drive open to other residents? I live on Leeds. I may apply to join TIRZ board, so thought I should sit in if considering.

Thank you,
Denise Reaneau
713-562-7069
Sent from my iPhone

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, [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: 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
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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:

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Sent from Android device

Lorri Coody

From: [REDACTED]
Sent: Tuesday, November 17, 2020 6:43 PM
To: Bobby Warren
Subject: Re: TIRZ

Once again Bobby, thank you for taking the time to reply in detail your position on TIRZ. I do feel anytime we add another layer of government we are becoming depend on big government---this layer might be the 'foot hold' for HUD.----more later.

Thanks again----personal note: I have been approved as part of a trial Procedure for heart valve repair---can't take a chance on being in a crowd.

Good luck

Barbi

Sent from Android device

On Nov 17, 2020 6:24 PM, Bobby Warren <bwarren@jerseyvillagetx.com> wrote:

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: James Singleton <james@jamesingleton.org>
Sent: Thursday, September 24, 2020 11:07 PM
To: Denise Reaneau
Cc: Andrew Mitcham; Bobby Warren; Gary Wubbenhorst; Greg Holden
Subject: Re: TIRZ

Hi Denise,

I've actually talked with a few people about expanding the TIRZ. The boundary could be whatever the citizens decided to impose on a petition. There is currently a petition for the Jersey Drive area between Equador and Lakeview. Anyone could create another petition to create a different area. If successful on Jersey Dr, I would like to see it expanded.

A TIRZ is typically a commercial tool but can be used for residential purposes. My cell is 281-571-3299. I feel I could better communicate and increase your understanding by a phone call. Feel free to call me.

The benefits are well beyond Jersey Drive. The more homes we remove from flooding risk, the better for the rest of the community. If this only benefitted the homeowners on Jersey Drive, I would have to reconsider spending taxpayer funds on it.

Thank you for your thoughts. It's always good to hear from you.

James Singleton

Jersey Village City Council
Place 4

Phone: 281-571-3299

James@JamesSingleton.org

www.jamessingleton.org

www.facebook.com/votejamessingleton

On Mon, Sep 21, 2020 at 11:15 PM Denise Reaneau [REDACTED] wrote:

Sirs,

Could the TIRZ for East Jersey Dr be expanded to both sides of bayou ? What boundary could be considered for the 51% rule, included up to &/or including Philippine?

Is there a possibility that the residents can be given a more comprehensive understanding of what the intent is? The reference to commercial is confusing.

While it may seem that the benefit is exclusive to the owners of the homes considered, it seems that the discounts to our Flood Ins "could" be reduced further than the 15% CRS, by removing the additional flood risk homes.

Thank you for considering my thoughts,

Denise Reaneau
713-562-7069

Sent from my iPhone

Lorri Coody

From: Michael Stembridge [REDACTED]
Sent: Saturday, September 19, 2020 11:59 PM
To: Bobby Warren
Subject: RE: We Seek Clarity on a Question about the TIRZ plan

Thank You for being honest with me, Bobby. People are shocked at my confusion, but my family lives been on miserable hild for four years. Everyone else is living, while we're stuck in a living purgatory not knowing ever what will happen next. I've lost time with my daughter and wife since the flood. I list time trying to help them get an e

Sent from my Sprint Samsung Galaxy Phone.

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

From: Bobby Warren <bwarren@jerseyvillagetx.com>
Date: 9/19/20 11:44 PM (GMT-06:00)
To: Michael Stembridge [REDACTED]
Cc: Austin Bleess <ableess@jerseyvillagetx.com>
Subject: Re: We Seek Clarity on a Question about the TIRZ plan

Good evening Mike,

I received three e-mails from you in a 20 minute span that appear substantially similar. Please accept this e-mail as a response to all three of yours.

The reason there is no detail in the packet is because we don't have anything yet agreed to with a developer. The agenda item is there solely for our city staff to gauge city council's interest in moving forward with forming a TIRZ so that we can possibly discuss a workable arrangement with a developer.

I wish I could answer your questions about exactly what this program would look like, but we haven't gotten to that point in the process yet.



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<http://jerseyvillagetx.com/>

From: Michael Stembridge [REDACTED]

Sent: Saturday, September 19, 2020 11:20 PM

To: Austin Bleess <ableess@jerseyvillagetx.com>; Andrew Mitcham <amitcham@jerseyvillagetx.com>; Greg Holden <gholden@jerseyvillagetx.com>; Gary Wubbenhorst <gwubbenhorst@jerseyvillagetx.com>; Bobby Warren <bwarren@jerseyvillagetx.com>; Drew Wasson <dwasson@jerseyvillagetx.com>

Subject: We Seek Clarity on a Question about the TIRZ plan

We are confused about the plan. We've heard rumors and are confused now. Is the plan strictly a city buyout plan, whereby the city buys current residents at market and then a developer sells to new people?

Or is there some buyout/buy back plan, whereby the city plans to pay some flat price, to everyone, so that we all could then afford to buy back, rebuilt and elevated, from a builder? And is the builder willing to do this for some current residents? What are the details?

I read the agenda, page 523 of the agenda, but I don't think it specified this, or it said it was just buy out. Maybe I read it wrong?

We're very confused, since we don't know which it is.

Sent from my Sprint Samsung Galaxy Phone.

Lorri Coody

From: Bobby Warren
Sent: Saturday, September 19, 2020 11:44 PM
To: Michael Stembridge
Cc: Austin Bleess
Subject: Re: We Seek Clarity on a Question about the TIRZ plan

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Sent: Saturday, September 19, 2020 11:20 PM
To: Austin Bleess <ableess@jerseyvillagetx.com>; Andrew Mitcham <amitcham@jerseyvillagetx.com>; Greg Holden <gholden@jerseyvillagetx.com>; Gary Wubbenhorst <gwubbenhorst@jerseyvillagetx.com>; Bobby Warren <bwarren@jerseyvillagetx.com>; Drew Wasson <dwasson@jerseyvillagetx.com>
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Or is there some buyout/buy back plan, whereby the city plans to pay some flat price, to everyone, so that we all could then afford to buy back, rebuilt and elevated, from a builder? And is the builder willing to do this for some current residents? What are the details?

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We're very confused, since we don't know which it is.

Sent from my Sprint Samsung Galaxy Phone.

Lorri Coody

From: Barbi Freeman [REDACTED]
Sent: Monday, September 21, 2020 5:49 PM
To: Bobby Warren
Subject: RE:

Bobby, thank you so much for your thoughtful reply and comments. We agree on the buyout --that does nothing for the City and the elevations program?? I see a lot of draw backs---my eyes do not appreciate the look and the homes will not appeal to older people looking to down size (too many steps). But a sharp real estate investor can use the TIRZ to their advantage ---back to zero let's work to "fix" the problem. We can't eliminate all flooding--only mother natural can do that but we can put more pressure on public figures.

Once again thank you for your reply---GOOD LUCK TONIGHT
Barbi Freeman

From: Bobby Warren [mailto:bwarren@jerseyvillagetx.com]
Sent: Monday, September 21, 2020 4:17 PM
To: Barbi Freeman
Cc: Austin Bless; Lorri Coody
Subject: Re:

Good afternoon Barbi,

Thanks for reaching out regarding the proposed creation of a TIRZ in your part of Jersey Village. I'm unsure what the basis is for your conclusion that adopting a TIRZ would "condemn the homes that are useful", so I'll just try explain the general idea behind the proposal. If, for any reason, this explanation doesn't address a particular aspect of the TIRZ that causes you concern, please let me know so I can better understand.

The purpose of the proposed TIRZ is to facilitate a possible public-private partnership with a residential home developer to offer residents on the block of Jersey between Lakeview and Equador an opportunity to sell their homes for fair market value, tear the home down and rebuild it so that it is outside of the floodplain. We believe that this is a better alternative to FEMA buyouts, as it cuts out a lot of the red tape that causes the process to take an extraordinarily long amount of time. Homeowners will be under no obligation to pursue this option, but a number of homeowners have expressed a willingness to consider it.

Some homeowners either have no interest in going through a home elevation or their home may not be a good candidate for elevation because they're so far below the base flood elevation. We're simply looking for a way to provide an additional option to the folks who live on your block.

If we don't pursue this option, some of those homeowners might choose to pursue a FEMA buyout instead through the county. We can't stop that outright, as shown by the buyout that happened on Wall St. earlier this year. I believe you and I agree that it's better to have someone living on that lot (even if its a newer home instead of the classic homes now there) rather than an empty FEMA lot.

Thanks again for expressing your concern, and I hope my explanation sheds some light on the challenges we face and why I think this is a viable option to tackle them.



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bwarren@jerseyvillagetx.com
<http://jerseyvillagetx.com/>

From: Barbi Freeman [REDACTED]
Sent: Monday, September 21, 2020 1:12 PM
To: Gary Wubbenhorst <gwubbenhorst@jerseyvillagetx.com>; James Singleton <jsingleton@jerseyvillagetx.com>; Drew Wasson <dwasson@jerseyvillagetx.com>; Greg Holden <gholden@jerseyvillagetx.com>; Bobby Warren <bwarren@jerseyvillagetx.com>; Andrew Mitcham <amitcham@jerseyvillagetx.com>; Lorri Coody <lcoody@jerseyvillagetx.com>; Austin Bleess <ableess@jerseyvillagetx.com>
Subject:

Thank you for all the hard work you do on behalf of the citizens of Jersey Village.

Re: flooding on east side of Jersey Dr.

I am opposed to TITZ Zoning for many reason. I do believe it is a good tool for undeveloped areas BUT using this tool as a way to solve an ongoing flooding problem is NOT the answer. It is condemning the homes that are useful, viable and a part of the history of Jersey Village

One of the definition of TIRZ :

Tax Increment Reinvestment Zones (TIRZ) - Houston

www.houstontx.gov › [ecodev](#) › [tirz](#)

1.

Programs - Tax Increment Reinvestment Zones (TIRZ) · a substantial number of substandard, slum, deteriorated, or deteriorating structures; · the predominance of ...

I do believe there should be a much greater "push" to solve the flooding problem---wide bayou etc.---elevations --buyouts do nothing regarding the flooding.

Barbi Freeman
15501 Jersey Dr.

Lorri Coody

From: Michael Stembridge [REDACTED]
Sent: Saturday, September 19, 2020 11:00 PM
To: Bobby Warren
Subject: RE: Michael & Anna Stembridge Do Not Want Our Street to be a TIRZ Zone.

Can you please just give us a straight answer? Is the TIRZ plan to only buy people here now out, say at market, or is there some buyout buyback plan devised, where y the city might pay more so that the current resident could then buy back rebuilt, where they use to live, from the builder and be able to afford to?

Can you let us honestly know whether the city is paying a high enough flat fee, for all homes, that is high enough that people can then afford to buy back from the builder in their same plot?

Whatever the answer is it is, but we're lacking clarity here. It's not clear.

Sent from my Sprint Samsung Galaxy Phone.

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

From: Bobby Warren <bwarren@jerseyvillagetx.com>
Date: 9/19/20 6:58 AM (GMT-06:00)
To: Michael Stembridge [REDACTED], Anna Kennon <annakennon@hotmail.com>
Cc: Austin Bleess <ableess@jerseyvillagetx.com>
Subject: Re: Michael & Anna Stembridge Do Not Want Our Street to be a TIRZ Zone.

Good morning Mike and Anna,

Thanks for contacting us again regarding the proposed TIRZ. While I understand your concern, I do think that pursuing the creation of a TIRZ offers additional options for homeowners on your block that would not be possible otherwise.

First, I want to clarify that the creation of a TIRZ in your part of the city does not in any way change the zoning ordinances which prohibit businesses from being built on your block. Instead, the TIRZ is being expanded beyond your block of Jersey into other non-residential areas in order to satisfy a requirement under state law that a TIRZ. Your block will remain 100% residential.

While you may want a home elevation, that doesn't mean all of your neighbors want one. As I mentioned previously, we're simply trying to provide people with as many options as we can to get out of the floodplain as quickly as possible. You've made it clear that you don't want to take advantage of those options, but that's no reason to deny your neighbors such opportunities.

Finally, there's no reason to believe that your taxes would go up simply because a TIRZ is put into place. While there is a likelihood that your property values may rise due to the presence of newer homes that are now outside of the floodplain, the exact same thing would happen if all of the homes on your block were elevated

as well. As property values rise in Jersey Village, I am committed to seeking additional increases in property tax exemptions and, eventually, tax rate reductions, all to keep property tax bills at a manageable level.



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From: Michael Stembridge [REDACTED]
Sent: Saturday, September 19, 2020 5:08 AM
To: Andrew Mitcham <amitcham@jerseyvillagetx.com>; Austin Bleess <ableess@jerseyvillagetx.com>; Greg Holden <gholden@jerseyvillagetx.com>; Bobby Warren <bwarren@jerseyvillagetx.com>; Gary Wubbenhorst <gwubbenhorst@jerseyvillagetx.com>; Drew Wasson <dwasson@jerseyvillagetx.com>; Michael Stembridge [REDACTED]; Anna Kennon [REDACTED]
Subject: Michael & Anna Stembridge Do Not Want Our Street to be a TIRZ Zone.

Good Weekend, Everyone.

We just wanted to simply express, in amicable fashion, that we do not want a TIRZ Zone, in any way, shape, or form on our street. We don't want to sign anything and we aren't in a financial position to sell right now.

We don't want bulldozers, big houses, nor to lose our neighbors on our street. We shall continue to request that both we, and East Jersey Drive, be included into a future round of much needed elevations and/or redos, like West Jersey qualified for.

We Love Jersey Village and the fine people here. We can not deny that. One Councilman, as well as a City Manager, assured us that the city shall continue to create rounds of elevations or redos until every JV flooder is out of the floodway.

We're just not in the position to be able to purchase right now, as we have bills and are not wealthy. We do not want a TIRZ since we don't want excess taxes, which we couldn't afford, from big homes or businesses being built up and down the block. That is a comparable nightmare to flooding.

We Thank You for Your Hard Work and your empathy for we constituents. We sincerely hope you all have a super weekend!

Thank You,

Mike and Anna.

Sent from my Sprint Samsung Galaxy Phone.

Lorri Coody

From: Bobby Warren
Sent: Saturday, September 19, 2020 6:58 AM
To: Michael Stembridge; Anna Kennon
Cc: Austin Bleess
Subject: Re: Michael & Anna Stembridge Do Not Want Our Street to be a TIRZ Zone.

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We Thank You for Your Hard Work and your empathy for we constituents. We sincerely hope you all have a super weekend!

Thank You,

Mike and Anna.

Sent from my Sprint Samsung Galaxy Phone.

Lorri Coody

From: Denise Reaneau [REDACTED]
Sent: Monday, September 21, 2020 11:13 AM
To: Bobby Warren
Subject: TIRZ & Tax Increase

Hello Bobby,

In reading the NextDoor comments on the statement that East Jersey Drive homes could be considered for TIRZ and commercial building along bayou, is very confusing. Can you shed Light/clarification?

Second question, with statement in council mtg that JV is actually in a better financial position, in spite of Covid; why are we considering a tax increase?

I may be interpreting this totally wrong, so I would appreciate your understanding...

Thank you,
Denise Reaneau

Sent from my iPhone

Lorri Coody

From: Denise Reaneau [REDACTED]
Sent: Monday, November 16, 2020 8:35 AM
To: Bobby Warren
Subject: TIRZ

Good morning Bobby,
Is the Tues Town Hall for Jersey Drive open to other residents? I live on Leeds. I may apply to join TIRZ board, so thought I should sit in if considering.

Thank you,
Denise Reaneau
713-562-7069
Sent from my iPhone

Lorri Coody

From: Austin Bleess
Sent: Thursday, March 11, 2021 12:42 PM
To: Andrew Mitcham; Bobby Warren; Drew Wasson; Gary Wubbenhorst; Greg Holden; James Singleton; Lorri Coody
Subject: TIRZ

Good afternoon Mayor and Councilors,

I just had a 30 minute phone call with Irene Bodden (15401 JERSEY DR) and she is adamantly against the TIRZ being created. I told her I would inform the City Council of her opposition.

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: Denise Reaneau [REDACTED]
Sent: Monday, September 21, 2020 11:16 PM
To: Andrew Mitcham; Bobby Warren; James Singleton; Gary Wubbenhorst; Greg Holden
Subject: TIRZ

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Sent: Saturday, September 19, 2020 11:20 PM
To: Austin Bleess; Andrew Mitcham; Greg Holden; Gary Wubbenhorst; Bobby Warren; Drew Wasson
Subject: We Seek Clarity on a Question about the TIRZ plan

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