

Lorri Coody

From: Drew Wasson
Sent: Sunday, September 20, 2020 2:23 PM
To: Pat Herbrich
Cc: Austin Bleess; Lorri Coody
Subject: RE: proposed TIRZ No. 3

Hi Ms. Herbrich,

Thanks for your note about the TIRZ No. 3. I remain open-minded about the need for TIRZ to fulfill the buy/rebuild idea for flood mitigation on Jersey Dr. There is no plan to increase commercial property on Jersey. It is zoned for single-family homes; I have not heard of any plans to alter that zoning.

I agree that “gerrymandering” the boundaries of a Zone in order to include additional characteristics that are not directly part of the purpose of the TIRZ does not appear to be transparent, although it is perfectly legal.

An alternative to including the commercial areas in the TIRZ is to have a majority of the property owners initiate the TIRZ. This is my preferred method if we are to create a TIRZ.

I’m still in the process of learning more from residents on Jersey about whether they’d be in favor of the buyout plan, the TIRZ, and any other flood mitigation efforts. In the meanwhile, I’m very open to discussing this issue with all residents of Jersey Village so please call or email if you wish to discuss further.

Thanks for taking the time to voice your ideas!

Kind regards,

Drew Wasson

City of Jersey Village, Texas

Council, Position 1

ph:713-965-7308

www.jerseyvillagetx.com

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

From: Pat Herbrich [mailto:]
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

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cc: all council members

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From: Drew Wasson
Sent: Sunday, September 20, 2020 2:45 PM
To: Michael Stembridge
Cc: Austin Bleess
Subject: RE: We Seek Clarity on a Question about the TIRZ plan

<<Removing other Council members and Mayor to comply with Texas Open Meetings Act>>

Mr. Stembridge,

Thanks for taking the time to correspond regarding your views on the TIRZ, home buyouts , and providing a proposal to them.

I have not made up my mind on the issue. I was in favor of the unique idea of buyouts when Austin presented them to Council in May 2019. I still think it's a unique idea and may have merit, but the devil is indeed in the details. And, Council would need to know that there is desire from the residents of the affected area to proceed. Austin is cc'd on this note and can direct us to more details, but currently plan is an idea with a lot of research behind it and remains in the exploration phase.

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Thank you for your continued passionate interest. Please call or email if you'd like to discuss further

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From: Michael Stembridge [mailto:]

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

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Sent from my Sprint Samsung Galaxy Phone.

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Sent: Sunday, September 20, 2020 2:45 PM
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Lorri Coody

From: Drew Wasson
Sent: Sunday, September 20, 2020 10:42 PM
To: Michael Stembridge; Austin Bleess
Subject: RE: This is the tax part we're curious about, as well as whether FEMA elevations or redos have ever been approved in a TIRZ.

Think of a TIRZ as a special account or a special budget item..

For example, when you get paid, your check goes into a bank. Say that one day you get a bonus. Your wife and you decide that since that bonus is special money, you'll do something special with it and you set it aside. It still gets deposited into the same funds, but you've set it apart and reserved it for that "something special".

As a tax payer (like your pay check, in the analogy), HCAD and their interaction with you is not affected by establishing a TIRZ. As far as the procedure of *paying* property taxes go, you would not be affected by being in the TIRZ. Your rate, your protests, your evaluation would follow the same processes and procedures. The only difference would be where the funds you pay would go. Any funds over and above today's value would go into the TIRZ account (the "incremental" amount), with the other amount going to the city's general fund as it does today. So, today's value is effectively "frozen" from the general fund's point of view – but not that of the tax payer. County and CFISD property taxes would also remain unchanged.

As a tax receiver (like your bank account, in the analogy), the city would receive the same funds it would if there was not a TIRZ. The city then splits the receivable into the general fund and the TIRZ #3.

You're allowed to protest your property valuation in a TIRZ.

Your home valuation will not freeze as far as you the tax payer is concerned. There is no exemption for being in a TIRZ. That said, if other homes are removed/rebuilt, I can only assume that existing homes/improvements would not be comparable to the new ones per HCAD and would remain at a steady value. I speculate the market value of the land would increase in an algorithmic assessment as it became more popular. As today, your welcome/encouraged to protest your HCAD valuation if it is not on par with market or unequal to that of comparable properties..

Kind regards,
Drew Wasson

From: Michael Stembridge [REDACTED]
Sent: Sunday, September 20, 2020 9:50 PM
To: Austin Bleess <ableess@jerseyvillagetx.com>; Drew Wasson <dwasson@jerseyvillagetx.com>
Subject: This is the tax part we're curious about, as well as whether FEMA elevations or redos have ever been approved in a TIRZ.

1. For the purposes of existing tax-collecting entities (water districts, counties, etc.) the assessed values of properties within the new TIRZ are frozen. It is assumed that property values will increase over the lifetime of the TIRZ; the property taxes collected on this increase constitute the "increment".[\[1\]](#)
2. Local taxing authorities besides the creating organization negotiate for how much of the tax increment they will donate to the fund instead of keeping for themselves.[\[1\]](#)
3. The municipality or county passes an ordinance establishing a governing board for the TIRZ and the zone as a legal entity itself. The board then meets to create a budget for the lifetime of the zone, establishing what projects it will undertake and how they will be financed. This plan is passed as another ordinance.[\[1\]](#)

Could the county still increase our taxes, or would the TIRZ freeze them? And would we have to pay the increment, or just the new buyers? Would our value increase, free of increased taxes, or would our taxes stay exactly the same, non-frozen, susceptible to both increased value and taxes?

Finally, are old timers living in a TIRZ even allowed to protest taxes anymore, and would this TIRZ have an expiration date on it like yogurts do?

Sent from my Sprint Samsung Galaxy Phone.

Lorri Coody

From: Drew Wasson
Sent: Monday, September 21, 2020 6:24 PM
To: Barbi Freeman
Subject: RE: TIRZ #3

Ms. Freeman,

Thanks for chiming in on the use of a TIRZ.

I'm still undecided of the use of a TIRZ, but it would need to be drive by the residents, not by the city. Key difference is that a TIRZ driven by the city would require incorporation of no more than 30% residential; since residential is the driver of the need in the first place.

The use of the TIRZ would allow more control if the city was reseller of land in a teardown-rebuild situation. Without it, the city would need to sell to the highest bidder, and the only restriction on the construction allowed would be dictated by the Zoning code (14.101) which allows for such structures as a church.

Certainly one of the uses is revitalize a community. The use case here would be enable the city in a tear-down/rebuild, if citizens wanted to sell. There is no plan for condemnation nor forceful taking. In fact I'd rather the purchase be driven by a builder and the city add a supplement, but we have not found much interest in that model.

I appreciate your feedback and I'm always open to continued discussion.

Kind regards,
Drew Wasson
City of Jersey Village, Texas
Council, Position 1
ph:713-965-7308
www.jerseyvillagetx.com
Find us on [Facebook](#) and [Twitter](#).

From: Barbi Freeman [mailto:████████████████████]
Sent: Monday, September 21, 2020 12:13 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: Sunday, September 20, 2020 9:36 PM
To: Drew Wasson
Subject: RE: We Seek Clarity on a Question about the TIRZ plan

I would like to send you some stuff I just asked Austin, as well as a link.

Sent from my Sprint Samsung Galaxy Phone.

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

From: Drew Wasson <dwasson@jerseyvillagetx.com>
Date: 9/20/20 9:19 PM (GMT-06:00)
To: Michael Stembridge [REDACTED] >
Subject: RE: We Seek Clarity on a Question about the TIRZ plan

Mr. Stembridge,

First, please feel free to call me Drew.

I'm glad I came out to listen today. I plan to follow-up with staff regarding the FEMA elevation requests. In particular, why have homes on streets east of Lakeview not been included in the grant requests and would the pursuit of buyouts (within or external of a TIRZ).

Also, as we spoke of property taxes today I was prompted to check the value of property on Jersey. HCAD's value went up 10% from 2019 to 2020 – from \$7/sq ft to \$7.70. In contract, other homes elsewhere in JV are at around \$9/sq ft. (as a footnote, the land at my friend's childhood home in Oak Forest is \$42sq ft) While I do not believe improved or new homes in and around your street would/should directly affect your "improvement" value, the increase in demand may indeed increase your land appraisal. This is not insignificant, as land comprises about 40-45% of the market value in that section of Jersey Village. That said, since you are a believer in the property tax protest, I would encourage you to continue to follow that route if you believe your home is overvalued compared to market or is unfairly appraised higher than your neighbors -- and I think that you have a strong argument given that you're in the floodway.

I'm not sure if we will end-up on the same side of the TIRZ No. 3. I still have some unanswered questions that may sway my decision. That said, I hope that you know I'm happy to discuss this or any other item about the city in order to get a better understanding and/or convey my knowledge/position on an issue.

Kind regards,
Drew Wasson
City of Jersey Village, Texas
Council, Position 1

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From: Michael Stembridge [mailto: [REDACTED]]
Sent: Sunday, September 20, 2020 4:56 PM
To: Drew Wasson <dwasson@jerseyvillagetx.com>
Subject: RE: We Seek Clarity on a Question about the TIRZ plan

Dear Councilman Wasson,

Thank You for attending, and taking time out of your, and your family's, Sunday afternoon to objectively hear both sides.

As you know, my wife and I are still against the TIRZ, and you know why since we discussed it. You had eloquent and cogent perspectives on this crucial matter, and I Thank You for asking our gentleman elder neighbor to speak. That took real class of you, Councilman Wasson.

Have an excellent weekend with your family,

Michael & Anna Stembridge.

Sent from my Sprint Samsung Galaxy Phone.

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

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Date: 9/20/20 3:44 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

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Sent from my Sprint Samsung Galaxy Phone.

Lorri Coody

From: Drew Wasson
Sent: Sunday, September 20, 2020 11:13 PM
To: Michael Stembridge
Subject: RE: Wondering About Taxes in TIRZ

Specific to your tax question...

There is NO freeze. TIRZ has no direct effect on the taxpayer.

Indirectly, the city hopes that any homes replaced by the buy-out/rebuild would provide more revenue than the home it replaced. For example, if a property was appraised at \$100,000 (example for easy math), if its replaced, the idea would be that the “improvement” would be assessed at a higher value. The city has NO influence with the CAD; I only convey my speculation and a little common sense logic.

As for property tax values...

If a home built in 2020 is compared to one built in the late 50's/early 60's, I would suggest that the value of the newer home/improvement should be more. However, those homes are most likely incomparable and would not be relatable in property tax nor home evaluation comps.

The improvement is not the same as the land. As demand for the area builds, I can see the land value increase to get closer to that of other parts of the city. Just last year, land on Jersey Dr. went from \$7/sqft to \$7.70 in HCAD valuation. Other homes in JV are at \$9.10. (I checked on homes on Windcrest Ct, outside the flood zone in Wyndham Lakes: those are at \$6.50 – so keep that in mind that for next year's protest). As I related in another note, homes in Oak Forest sit on land at \$42/sqft.

In conclusion, I hope that any flood mitigation efforts in one spot raise property values overall – it's an indicator in investor/buyer confidence and demand in the city. It just sucks that our popularity costs money in the form of taxes based on assessed value. . In the end, CAD property values/market values are based on sales and a really complex algorithm. HCAD designates land values in large swaths; home values are a little easier to evaluate.

Since a rising tide raises all ships, I speculate there will be incremental bumps to your HCAD market value assessment. If you do not believe that HCADs assessment fairly represents your market value or is unequal to that of comparable properties, I encourage you to protest. Just keep in mind, it's not directly related to the TIRZ. The increased evaluation would most likely be heightened demand for the property in the marketplace.

Kind regards,
Drew Wasson

From: Michael Stembridge [mailto:]
Sent: Sunday, September 20, 2020 9:39 PM
To: Drew Wasson <dwasson@jerseyvillagetx.com>
Subject: FW: Wondering About Taxes in TIRZ

I sent this to Austin a few minutes ago, will follow with a link. Bobby gave me one answer, Singleton another. Trying to get to the bottom of it. Also need to know whether FEMA will still do elevations or redos in a TIRZ or if anyone's ever gotten them accepted.

Sent from my Sprint Samsung Galaxy Phone.

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

From: Michael Stembridge <[REDACTED]>

Date: 9/20/20 9:30 PM (GMT-06:00)

To: ableess@jerseyvillagetx.com, Michael Stembridge [REDACTED]

Subject: Wondering About Taxes in TIRZ

So, would our taxes, as the non-rebuilt homes that simply stayed on, be frozen, like the rebuilt homes, and would we have to pay the increment or just the new guys pay it.

As you already know, a huge concern for us is taxes. Would the county be able to increase our value, and thus property tax, due to their valuations of the new homes affecting our valuation, or would our value become an increase Scott-free, except for the frozen amount of tax?

Is this thing ever a tax birthday cake for those who were already here and shrewdly stay for the Taxation break and benefit, or is there honestly none? My mind is curious about the Taxation situation, for us I mean, not do much the new dudes.

Could we get a sweet break from this thing?

Does our prop tax situation change or stay the same? If you can detail it for us thatd be great.

Mike & Anna Stembridge

Sent from my Sprint Samsung Galaxy Phone.