

AMENDED Meeting Agenda
Aransas County Alliance Local Government Corporation
Monday, January 31, 2022

Notice is hereby given that a meeting of the Aransas County Alliance Local Government Corporation will be held at **11:00 a.m. on Monday, January 31, 2022, at the Aransas County Courthouse, Veteran's Services office, 2840 Hwy. 35 N., Rockport TX 78382**. Due to COVID-19, the meeting will also be held by video conference via the ZOOM app and streamed on YouTube for viewing (*see below information*). If you would like to attend via ZOOM (and have not previously signed up to attend meetings), please contact Jaime Blackburn at least 24 hours prior to the meeting at jblackburn@aransascounty.org or 361-790-0100. You will be asked to complete a public participation form, and upon receipt, provided with a meeting invitation. Persons with disabilities who plan to attend this meeting in person and who may need assistance should contact the County Judge's office at 361-790-0100 two working days prior to the meeting so that appropriate arrangements can be made.

The following subjects will be discussed and acted upon:

I. Roll Call and Confirmation of Quorum

II. Citizens To Be Heard

At this time, comments will be taken from the audience on any subject matter that is not on the Agenda. To address the Directors or make an inquiry, please request a Public Participation Form from the Secretary and return it before the meeting. Citizens who wish to speak on a matter included in this Agenda will be invited to speak when that particular matter is being deliberated by the LGC. Please note, in accordance with the Open Meetings Act, Directors may not deliberate or take action on any item which has not been posted on the Agenda. Deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

III. Consent Agenda

1. Discussion and acceptance of the October 01, 2021 meeting minutes.

IV. Regular Agenda

1. Discuss and appoint a LGC Board Member to fill current Secretary vacancy.
2. Presentation of latest LGC Treasurer's Report.
3. Presentation of the ACPEDC 2021 4th Quarter Report.
4. Discuss, approve or disapprove the transfer of the 2022 LGC dues to the ACPEDC.
5. Discuss and set the LGC quarterly meeting dates and times for 2022.
6. Discuss, approve or disapprove making a recommendation that all participating entity's appointed directors to the EDC be placed on the EDC Executive Committee board.
7. Discuss, approve or disapprove issuing an RFP for legal services to represent the LGC.

V. Reports And Announcements from Directors: No Action Will Be Taken

VI. Adjournment

Aransas County LGC YouTube Channel:

<https://www.youtube.com/channel/UCcOMQSkUX7xqRzCpt8V663A>

or the direct link to the current live stream:

<https://www.youtube.com/channel/UCcOMQSkUX7xqRzCpt8V663A/live>

I, the undersigned, City Secretary, of the City of Rockport, Texas, do hereby certify that the Notice of the above named Aransas County Alliance Local Government Corporation, is a true and correct copy of said Notice, and that I posted a true and correct copy of said Notice on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Aransas County, Texas on Thursday, January 27, 2022, at 9:00 a.m., and said Notice remained so posted continuously for at least seventy-two (72) hours preceding the schedule time of said Meeting.



Teresa Valdez, City Secretary

Tel: 361-729-2213 Fax: 361-790-5966

Minutes of the Meeting
Aransas County Alliance Local Government Corporation
Friday, October 1, 2021

I. ROLL CALL AND CONFIRMATION OF QUORUM

Judge Mills, Mayor Rios, and Mayor Cole were present at the meeting.

II. WORKSHOP/PRESENTATIONS:

1. Presentation and discussion on recommendations for economic development policies, programs, guidelines, and criteria (Michael Meek on behalf of Aransas County Partnership Economic Development Corporation (ACPEDC))

A presentation was received by Michael Meek, Meek and Associates

III. CONSENT AGENDA:

2. Discussion and possible action on the meeting minutes from the September 7, 2021 meeting
A motion was made by Mayor Rios and seconded by Mayor Cole to approve the Consent Agenda. The Consent Agenda was approved unanimously.

IV. REGULAR AGENDA

3. Discuss and make a recommendation on a City of Rockport policy adopting guidelines and criteria for tax abatements and rebates pursuant to Chapter 312 of the Tax Code, Property Redevelopment and Tax Abatement Act – Michael Meek for ACPEDC

Several members of the public spoke to agenda items 3-8. Below are highlights of the comments:

- *Mike Soto – Aransas County Appraisal District: Mr. Soto spoke to various issues including reporting processes, Appraisal District forms, and metrics reporting for tax abatements. He asked the entities to be sure to involve the District in the reporting process; notify the District of abatement agreements should they be adopted; provided a reminder that businesses must fill out forms on an annual basis and submit to the District.*
- *Jeff Hutt – citizen residing at 2201 Prairie Rd – Mr. Hutt asked the presenter for identifying information and asked if he was affiliated with the New Braunfels EDC.*
- *Andrew Cane – citizen residing at 2106 Lakeview Drive – Mr. Cane asked the board to consider striking anything residential in the policy. He noted that he does not believe we are missing out on housing. He also requested that notifications on tax abatement should be more than 72 hours and that tax abatement not be passed on 1st reading in order to accomplish more citizen input. He noted that he prefers PIDs and MUDs as incentives because those that receive the benefit pay for the benefit. He indicated he is for high paying jobs; putting teeth into metrics, excluding residential from the policy, and including additional notice requirements.*
- *Kristi Rutledge – address not noted – Ms. Rutledge indicated that the EDC meets privately and the meeting only had a 4-day notice. She noted: she does not understand the need for the policies; that the ideas are old; and there is no proof that they are needed. She further noted that was not enough disclosure to property owners and would like the LGC to put the policies out for resident input and information, and make sure everyone understands the policies. She encouraged accountability at the local level as opposed to the LGC and EDC. She also requested a study on economic impact before moving forward to taxing entities.*
- *Jeff Hutt – Mr. Hutt indicated that we need case studies. He referred to Comal County statistics.*
- *Mayor Rios: Mayor Rios noted the community's loss of medical investment and that we are currently addressing it and associated high jobs. He also noted that retail leakage needs to be addressed as well as the focus on broadband will help with higher paying*

jobs, people working from home, and small regional offices. He also indicated that policies needed to be considered without damaging the charm of the community.

- *Judge Mills: Judge Mills noted that broadband was critical for the community, that we are working on getting that solved, and anticipate it coming.*
 - *Michael Meek –Michael Meek emphasized that nothing about these guidelines and procedures locks the community into doing anything. An economic analysis should be done with every single proposal and look at each project individually. It calls for a process that allows full vetting. Public input and notification is built into the process. Accountability is at the local level.*
 - *City Manager Kevin Carruth: The application process solicits the data from the applicant and allows us to do the analysis and make sure we are getting the benefit for the community we need and ensure we are coming out on top. This group is not a legislative body. The three bodies will make a determination for themselves.*
 - *Jeff Hutt: Mr. Hutt reference the bylaws and expressed concern over LGC authority and process as it relates to approvals as well as approval process by the bodies.*
 - *Mayor Rios made a motion to approve the recommendation for items #3-6 and Mayor Cole seconded motion. The motion carried unanimously.*
 - *Mayor Rios made a motion to approve the recommendation for items #7-8 and Mayor Cole the motion. The motion carried unanimously.*
4. Discuss and make a recommendation on a City of Rockport policy, adopting an Economic Development Program pursuant to Chapter 380, Municipal Planning and Development of the Local Government Code – Michael Meek for ACPEDC
 5. Discuss and make a recommendation on a City of Rockport policy, adopting a Tax Increment Reinvestment Zone policy and procedures, pursuant to Chapter 311 of the Tax Code, Tax Increment Financing Act, and Chapter 791 of the Texas Government Code, Interlocal Cooperation Contracts– Michael Meek for ACPEDC
 6. Discuss and make a recommendation on a City of Rockport policy, adopting a Public Improvement District policy and procedures, pursuant to Chapter 372 of the Texas Local Government Code–Michael Meek for ACPEDC
 7. Discuss and make a recommendation on a County resolution adopting guidelines and criteria for tax abatements and rebates pursuant to Chapter 312 of the Tax Code, Property Redevelopment and Tax Abatement Act – Michael Meek for ACPEDC
 8. Discuss and make a recommendation on a County policy adopting a Community and Economic Development Program pursuant to Chapter 381, County Development and Growth, of the Local Government Code – Michael Meek for ACPEDC

V. REPORTS AND ANNOUNCEMENTS FROM DIRECTORS: NO ACTION WILL BE TAKEN

There were no reports or announcements.

VI. ADJOURNMENT

Mayor Rios motioned to adjourn; Mayor Cole seconded it. The motion carried unanimously. The meeting ended at 12:23 p.m.

APPROVED this the 31st day of January, 2022.

C.H. “Burt” Mills, Jr., Chairman, LGC

Aransas County Partnership EDC

319 Broadway Street
 Rockport, TX 78382

Invoice

Date	Invoice #
1/3/2022	201

Aransas County Alliance
 Local Government Corp
 2840 Highway 35 N
 Rockport, TX 78382



Description	Rate	Amount
Aransas County	12,000.00	12,000.00
Town of Fulton	2,500.00	2,500.00
Navigation District	2,500.00	2,500.00
City of Rockport	12,000.00	12,000.00
LGC Contributions	15,000.00	15,000.00
Total		\$44,000.00
Payments/Credits		\$0.00
Balance Due		\$44,000.00