

## **HARBOR BRIDGE PROJECT COMMUNITY ADVISORY BOARD MEETING MINUTES**

August 3, 2017

*The following notes are the Texas Department of Transportation's (TxDOT) summary of the meeting and are not designed to be an exact representation of proceeding. The responses to questions posed during the meeting included in this document may be abbreviated and not constitute the full and appropriate responses for individuals' situations. Community Advisory Board (CAB) members and the public should contact the appropriate agency for complete and personalized answers to their questions.*

### **Opening of the Meeting**

Pastor Adam Carrington, CAB Chairperson, opened the meeting and reminded the CAB of the meeting guidelines. Louise Smart, meeting moderator, noted that the CAB meeting would be 30 minutes and immediately followed by a one-hour Livability Plan Subcommittee Meeting, which would be open to CAB members and the public who wished to attend.

### **Del Richardson & Associates (DRA) Update**

- DRA stated that the Voluntary Acquisition and Relocation Program (VARP) is continuing to move forward. To date, there are 125 offers with 94 property owners who accepted and 18 properties that closed escrow. There are another 16 properties scheduled to close within the next two months, and DRA has just begun scheduling properties for September. DRA noted that there is a map available that shows the properties that have been purchased.
- DRA acknowledged that appraisals are turning around quicker than before; therefore, offers are also coming out faster. DRA noted that this is still a process.
- DRA emphasized that the VARP is voluntary, so if people expressed an interest in selling their property, they should discuss their situations with DRA and resolve any issues with their titles.
- DRA stated that there are approximately 30 properties where people expressed interest in selling but nothing has moved forward because the properties do not have clear titles.
- Louise asked the CAB what the purchased property map meant to the CAB. Some CAB members noted that the acquisition process has taken a long time and wondered what DRA learned to help decrease the amount of time the process takes. DRA stated that time has allowed a refinement of the process and more people participating has helped as well. Louise noted that the map shows the properties that have been sold are scattered throughout the neighborhood, as opposed to being concentrated in one area.
- A CAB member noted DRA's helpfulness during the acquisition process and stated that he saw DRA learning from his specific acquisition case. The CAB member also noted that the City of Corpus Christi (City) has a grant available that could be helpful to CAB members that qualify. Louise noted that the City Liaison, Debra Davenport, would be invited to discuss the grant details at the next CAB meeting.

- Chris Amy, TxDOT, added that working with a realtor prior to looking at homes could be helpful. He asked DRA when people should start working with a realtor.
  - DRA stated that people should start working with a realtor and looking for replacement housing at the time of benefits notice. DRA also expressed the importance of checking on title issues and ease of resolution. It is important to have continuous conversations with DRA to help clear any issues.
- DRA announced that there will be a back to school event on August 24, 2017, at Oveal Williams Senior Center at 5:30 pm. The event will feature a giveaway of supplies for school-aged children and information about the VARP.
- Questions and comments by CAB members and the public, and the responses from agencies follow:
  - How many homes have been demolished?
    - Three homes.
  - How many tenants are participating in the VARP?
    - DRA just began the process of working with tenants and stated that notices would be issued that week to inform tenants of benefits. The 18 properties that have been sold to date did not have tenants.
  - Of the 18 purchased properties, how many people have moved?
    - All the properties are vacant, and all the people have moved.
  - A CAB member stated she received a call from a person living in Section 8 housing who stated s/he spoke to DRA and was told DRA was unable to assist. What assistance is DRA providing to those in Section 8 housing?
    - DRA would need to know the specific details of the person's situation, but generally, the VARP does cover those in Section 8 housing.
  - Whom should a person in Section 8 housing contact within DRA?
    - Jeff Taylor with DRA can assist with questions regarding Section 8 housing.
  - Are the homes that are vacant boarded?
    - Yes, the homes that are vacant are boarded.
  - How many people have been disqualified from the VARP?
    - Four people have elected not to participate, but no one has been disqualified. Some people were determined to be ineligible to participate at the beginning of the program.
  - What is the status of homes being built as potential replacement housing?
    - TxDOT is still considering the potential of working with builders.

### **TC Ayers Pool Update**

- Chris stated that the pool is open to the public and has been busily in use. He stated that it would close on August 13<sup>th</sup> along with the other pools in the city.
- Questions and comments by CAB members and the public, and the responses from agencies follow:
  - How often is the pool drained and refilled?
    - This is a question that TxDOT will relay to the City.
  - Why are some people in the neighborhood saying that pool employees asked where they live when visiting the pool?
    - This is a question that TxDOT will relay to the City.

## **Harbor Bridge Livability Plan Subcommittee Meeting Meeting Notes**

August 3, 2017 – Oveal Williams Center

*The following notes are the Texas Department of Transportation's (TxDOT) summary of the meeting and are not designed to be an exact representation of proceeding. The responses to questions posed during the meeting included in this document may be abbreviated and not constitute the full and appropriate responses for individuals' situations. Subcommittee members and the public should contact the appropriate agency for complete and personalized answers to their questions.*

Louise Smart, meeting moderator, provided an overview of the agenda to help people from the earlier Community Advisory Board (CAB) meeting decide if they wanted to stay for the Livability Plan Subcommittee meeting. Approximately 12 people sat at the head table to participate in the meeting. Chris Amy, TxDOT, provided a history of the Livability Plan topic for the Harbor Bridge project and the neighborhood. He explained that the Livability Plan was determined during the Final Environmental Impact Statement (FEIS) process to be a guide for the neighborhood to consider and take action on how to improve their neighborhood. Chris explained that something was needed to help move the neighborhood forward as construction of the bridge moved forward. During the FEIS, there were community workshops to identify neighborhood needs and potential strategies to address those needs in the future. Although the intent was to develop the Livability Plan in one year, the initiation on the Voluntary Acquisition and Relocation Program (VARP) enabling property owners to sell their property to the Port changed the situation. TxDOT and the Federal Highway Administration (FHWA) determined that one year would be infeasible to complete the report because there is a three-year time frame for property owners to determine whether to sell their property to the Port or stay in the neighborhood. During this period of implementation of the VARP, TxDOT is considering how to move forward with the Livability Plan and trying to categorize needs into long, mid, and short-term goals for the neighborhood. Chris stated that TxDOT needs the neighborhood's help determining how to finalize the Livability Plan as the VARP continues to be implemented. TxDOT is now trying to create a subcommittee to provide input on the Livability Plan.

Chris noted that the large table handout shows what TxDOT heard the community wanted to be addressed in the workshops held by TxDOT with the neighborhood to get input for the Livability Plan. The subcommittee will help determine when to finish the report and how to make it available for neighborhood use. The subcommittee will also keep track of land use changes in the area and determine how to factor these into the Livability Plan. The Livability Plan Subcommittee will work with the Park Subcommittee to integrate the plan for neighborhood parks and the developer's plans for parks, which will have an influence on how the neighborhood will look after the bridge is constructed.

A subcommittee member asked if some portions of the plan, such as noise barriers and ways to address pollution, should be implemented now instead of waiting until construction. Louise explained that the large table handout includes goals that can be accomplished in different timeframes and should help answer questions about when to implement changes. Louise also stated that in the June 2<sup>nd</sup> Livability Plan Subcommittee meeting, subcommittee members discussed what could be improved, which was shown on the large table handout. She emphasized that the table lists quality of life issues and not land-use changes. She stated that tonight the group would be discussing whether to begin addressing a few of the short-term goals.

A subcommittee member asked what assurances would be put in place that eminent domain will not be used after the VARP has been implemented. Chris stated that it would be up to the Port of Corpus Christi (the Port) to determine what to do with properties bought during the VARP and to determine if eminent domain would be necessary. Chris noted that the Port previously stated it did not have plans to use eminent domain, but the question would be best answered by the Port on what would happen after the VARP.

A member of the public questioned the purpose of working on the Livability Plan if the neighborhood would be filled with empty lots and homes were sold and designated for demolition. The person did not understand why a plan was being created. Louise explained that some people within the neighborhood had previously expressed a desire to improve the neighborhood while others had expressed a desire to be bought out of the neighborhood. TxDOT is attempting to address both neighborhood wants by implementing the VARP and developing the Livability Plan.

A subcommittee member asked what will happen to the lots once homes are torn down. Chris stated that the decision on what to do with the lots was up to the Port.

A subcommittee member stated that the large Livability Plan table handout should include goals involving environmental concerns. Chris stated that environmental concerns are included in the Livability Plan.

Karen Costanzo from the City of Corpus Christi's Planning and Environmental and Strategic Initiatives Department (Planning Department) noted that she began working for the City in January 2017. She stated that she has lived in Corpus Christi for four years and previously participated in Plan Corpus Christi (Plan CC) as a citizen. She noted that development of Plan CC began in 2014, during which time the City also started the Downtown Area Development Plan. She stated that magnets provided at the current meeting include the website for the Planning Department where the Downtown Area Development Plan could be

reviewed. She also noted that the website includes a survey for community members to provide feedback.

Karen let the subcommittee know that the Downtown Area Development Plan included input from the neighborhood and was developed to about 95 percent completion in summer 2015. The plan was put on hold so the City could focus on the comprehensive plan, Plan CC, but no one anticipated Plan CC would take as long to complete as it did. Now that Plan CC has been adopted, the City is picking the Downtown Area Development Plan back up and including changes that have occurred since 2015. Karen stated that the Downtown Area Development Plan includes a different chapter for each of the city's districts and tries to integrate the districts to increase vibrancy in the city.

She stated that the plan includes both the old and new proposed Harbor Bridge, including the potential reconnection of neighborhoods resulting from the demolition of the old Harbor Bridge. Karen noted that the chapter for Hillcrest discusses how the Livability Plan can feed into City planning efforts and discusses facts about the area. Facts discussed include reporting that some people have decided to participate in the VARP and others have decided to stay in the neighborhood. She encouraged subcommittee members to look through the plan and provide feedback. Karen acknowledged that the City currently includes Hillcrest in the Westside District.

Karen stated that the Planning Department is going to the City's Planning Commission on August 23<sup>rd</sup> to present the draft Downtown Area Development Plan. She stated the department has been gathering feedback on the plan through a survey, and is encouraging people to provide feedback now and in the future since the planning process is iterative. She stated the current survey has 53 respondents, but only one was from the Washington Coles neighborhood and none were from the Hillcrest neighborhood. Karen stated she could be available for meetings if people were interested in further discussing the plan.

A member asked who was funding the Downtown Area Development Plan. Karen explained that funding was from the City's planning budget, which was approved by the previous city council. She stated that City policy mandates that there be updated area development plans and that the Planning Department is working to update all nine of the area development plans.

A subcommittee member asked whether the Downtown Area Development Plan was planning for people living in Hillcrest. Karen stated that the plan does not take a stance on whether people should stay in the neighborhood nor does it dictate land uses. Instead, it notes the divergent opinions within the neighborhood, states facts, and looks to incorporate the community's vision once it is established.

Another member asked if Hillcrest was incorporated in the Downtown Area Development Plan even though it sounds like the city is placing Hillcrest in the Westside area. Karen noted that Hillcrest was incorporated in the Downtown area due in part to the Harbor Bridge project. There was an adjustment to the development area boundaries in Plan CC, which includes Hillcrest being moved to the Downtown district. Another member stated concern over the change in development area. They were concerned that the fate of the neighborhood could be influenced by which district it was located in. A member asked to see an evaluation of the benefits of being labeled downtown versus Westside. There was also concern regarding availability of grant opportunities like the Community Block Grant that the neighborhood typically receives.

A member of the public stated that initially Harbor Bridge was planned by city council to be raised to accommodate the larger Panamax ships. At that time, there was no discussion about city districts, which could have alleviated the problems the current Harbor Bridge design is having. There was no discussion about impacts to neighborhoods. She noted that the previous definitions for the Washington, Coles, and Hillcrest neighborhoods were different than today and that she and others fought to keep the high school open. She stated that there was previous resistance to including the neighborhood in the Westside area and believes there is untrue information being disseminated regarding the district and neighborhood boundaries.

Louise asked the group to share worst fears, speculations, and opinions on what would happen to the community. Responses follow below:

- The VARP ends in 2019. Fear was expressed that the people who decide to stay will be impacted by rising tax rates and gentrification from new developments, such as the proposed Hilton Hotel near Brewster, and that there will be a threat of eminent domain for Port development.
- A member noted there are several questions for the Port, and suggested having the Port present to answer questions. The person heard that Hillcrest will experience eminent domain for new developments like businesses.
- Regarding the Downtown Area Development Plan, Hillcrest residents felt the City was trying to force a vision for the area. The City Planning Department encouraged everyone to submit comments during the planning process to make sure community values are reflected in the plan.
- Another member stated Flint Hill, Citgo, the City, and the Port should be present at the CAB meetings. The Port needs to inform the CAB of their intent.
- An attendee expressed concern that there have been no economics-based calculations of the future value of their properties.
- An attendee stated they would like a museum and sculpture garden in the neighborhood.

- A member stated eminent domain needs to be explained more thoroughly to the community.
- Finally, a member commented that what is going on in the community is a win/win for the refineries.



## **Save the Date!**

**What:** Harbor Bridge  
Community Advisory Board (CAB)  
Meeting

**When:** Thursday, August 3, 2017  
6 – 7:30 p.m.

**Where:** Oveal Williams Senior Center  
1414 Martin Luther King Drive  
Corpus Christi, TX 78401

The focus of this Community Advisory Board Meeting will be on the Livability Plan for the Hillcrest and Washington-Coles neighborhoods. This plan identifies a set of needs for the community and resources to address those needs. We especially invite you to this meeting if you plan to remain in the neighborhood or if you are interested in playing a role in considering the future of this area. This meeting is open to the public.







## **¡Guarda la Fecha!**

**Qué:** Reunión del Comité de Consejo Comunitario  
para Harbor Bridge

**Cuándo:** jueves, 3 de agosto de 2017  
6 – 7:30 p.m.

**Dónde:** Oveal Williams Senior Center  
1414 Martin Luther King Drive  
Corpus Christi, TX 78401

El enfoque de esta Reunión del Comité de Consejo Comunitario será sobre el Plan de Habitabilidad para las colonias Hillcrest y Washington-Coles. Este plan identifica las necesidades de esta comunidad y los recursos para abordar estas necesidades. Los invitamos a esta reunión, especialmente si deciden permanecer en la colonia, o si les interesaría tener un rol en planificar el futuro de esta área. Esta reunión está abierta al público.





**Save the Date!**  
**Thursday, August 3, 2017**  
**Oveal Williams Senior Center**

**6:00-6:30 PM Community Advisory Board Meeting**

The CAB will be updated on the Voluntary Acquisition and Relocation Program, bridge construction, and the status of the TC Ayers Pool.

**6:30-7:30 PM Livability Plan Subcommittee  
Workshop**

Open to all, especially those who will be staying in or maintain an ongoing relationship with the Hillcrest and Washington Coles neighborhoods, regardless of whether they are members of the CAB.

**Discussion topics will include:**

- What is known now about land use in the neighborhood and speculation about the future
- Priorities for short-term or immediate improvements in the neighborhood
- Next steps for implementing these improvements
- Past and current City planning initiatives that will affect the neighborhood





**¡Guarde la Fecha!**  
**jueves, 3 de agosto de 2017**  
**Oveal Williams Senior Center**

**6:00-6:30 PM Reunión del Comité de Consejo  
Comunitario**

Se le informará al Comité sobre el Programa de Adquisición Voluntaria y Reubicación, sobre la construcción del puente y sobre el estado de la alberca TC Ayers.

**6:30-7:30 PM Taller del Subcomité del Plan de  
Habitabilidad**

Abierto a todos, especialmente a aquellos que planean quedarse o que mantendrán una relación con las colonias Hillcrest y Washington Coles, aunque no sean miembros del Comité de Consejo Comunitario.

**Los temas tratados incluirán:**

- Lo que se conoce hoy sobre el uso de suelo en la colonia y especulación sobre el futuro
- Prioridades para mejoras inmediatas o de corto plazo en la colonia
- Sigüientes pasos para la implementación de estas mejoras
- Iniciativas pasadas y actuales que afectarán a la colonia





# Harbor Bridge Community Advisory Board Sign-In Sheet

Thursday, August 3, 2017, 6-7:30 p.m.

Oveal Williams Senior Center

1414 Martin Luther King Drive, Corpus Christi, TX 78401

Present	Title	First Name	Last Name	Address	City	State	Zip Code	Phone	Email
✓	Ms.	Norma	Alvarez						
	Mr.	Jimmy	Arceneaux						
	Ms.	Shelena	Arceneaux						
✓	Ms.	April	Bassett						
✓	Ms.	Ruby	Berry						
	Mr.	Alfred	Bradley						
	Ms.	Alice	Bussey						
	Mr.	Will	Bussey						
	Ms.	Juanita	Cadena						
	Ms.	Suzie	Canales						
✓	Pastor	Adam	Carrington						
	Ms.	Gwendolyn	Coleman						
✓	Ms.	Rose	Cornelius Crawford						
	Mr.	Chris	Dundas						
	Ms.	Dorothy	Dundas						
	Mr.	Sylvester	Hardeman						
	Mr.	Fred	Hobbs						
	Dr.	Geraldine	Johnson						
✓	Ms.	Barbara	Major						
	Ms.	Gwen	McChester						
	Ms.	Mae Ruth	Milligan						
	Ms.	Jerrilyn	Moore						
	Ms.	Jasmine	Mosley						
	Ms.	Janie	Mumphord						
	Mr.	Joel	Mumphord						
✓	Mr.	Ron	Navarro						
	Ms.	Rosie Ann	Porter						
	Ms.	Veronica	Ramirez						
	Ms.	Vivi	Ramirez						
	Mr.	Charles	Richardson						
✓	Ms.	JoAnn	Sanford-Hayes						
✓	Mr.	Donald	Shelton						
	Mr.	Joseph	Taylor						
✓	Mr.	Lamont	Taylor						
	Mr.	Lex	Uhlenhaker						
✓	Mr.	Floyd	Williams						
✓	Mr.	Henry	Williams						
	Mr.	Wendell	Williams						
	Ms.	Lena	Wilson						
	Mr.	Barry	Wolfson						
	Mr.	Noel	Youngblood						
	Ms.	Loretta	Graham						



# Harbor Bridge Community Advisory Board Meeting #14

Thursday, August 3, 2017 from 6 p.m. – 6:30 p.m.

Oveal Williams Senior Center

1414 Martin Luther King Drive

## GENERAL PUBLIC SIGN-IN SHEET

Name (Please print) Nombre (Use letra de bloque)	Address Dirección	Phone Teléfono	Email Correo Electrónico	Affiliation (homeowner, tenant, property owner, media, etc.) Afiliación (propietario, inquilino, dueño, prensa, etc.)
Roy Hall Jr.				
Ronald Jackson				
Laura Commons				
Chloe Dotson				
Dan				
Bonnie Zamora				
Daniel Peña				
Madelyn Chapman				
Hattie Stingley				
<del>Wanda Alvarez</del>				
Sonny Gary				







# Harbor Bridge Community Advisory Board Meeting #14

Thursday, August 3, 2017 from 6 p.m. – 6:30 p.m.

Oveal Williams Senior Center

1414 Martin Luther King Drive

## GENERAL PUBLIC SIGN-IN SHEET

Name (Please print) Nombre (Use letra de bloque)	Address Dirección	Phone Teléfono	Email Correo Electrónico	Affiliation (homeowner, tenant, property owner, media, etc.) Afiliación (propietario, inquilino, dueño, prensa, etc.)
Sylvia Montoya				
Evelyn Sanford				
Jesse A. Escobedo				
Katie Marchiafava				
Maggie Roper				
Ruby				
Jestine Knox				
Carolyn Moon				
Elaine Morales				
Flavia Scott				



CORPUS CHRISTI  
Housing Authority



# **Harbor Bridge Community Advisory Board Meeting #14 and Livability Plan Subcommittee Workshop #2**

Thursday, August 3, 2017 from 6 p.m. – 7:30 p.m.  
Oveal Williams Senior Center  
1414 Martin Luther King Drive

Name	Organization
C. Lynn Smith	HNTB
Lauren Taylor	HNTB
Cynthia Coss	HNTB
Al Abnazi	FWA
Rachel Zummo	TRLA
GARY ALLSUP	CC Housing Authority
Liz Norris	Atkins
Shay Schlemeyer	Burns McDonnell
Glen Bandy	HNTB
MIKE GALLOWAY	TXDOT
Debbie Davenport	City of CC
Beuse Smart	HNTB
CHRIS AMY	TXDOT
Julie Hugo	FDLC
Sarah Munoz	City of CC
TOM NICKAZA	City
Keren Costanzo	City of CC
Dan McGinn	City of CC
Hilda Correa	ORC, Inc.



**CORPUS CHRISTI**  
Housing Authority





## Harbor Bridge Community Advisory Board Meeting #14 and Livability Plan Subcommittee Workshop #2

Thursday, August 3, 2017 from 6 p.m. – 7:30 p.m.  
Oveal Williams Senior Center  
1414 Martin Luther King Drive

Name	Organization
SAM FERGUSON	PCCA
JEFF TAYLOR	DRA
Lorette Williams	FDLLC
Dionise Marquez	DRA
Frank Jordan	DRA



CORPUS CHRISTI  
Housing Authority





## Harbor Bridge Livability Plan Subcommittee Workshop #2

Thursday, August 3, 2017 from 6:30 p.m. – 7:30 p.m.

Oveal Williams Senior Center

1414 Martin Luther King Drive

### GENERAL PUBLIC SIGN-IN SHEET

Name (Please print) Nombre (Use letra de bloque)	Address Dirección	Phone Teléfono	Email Correo Electrónico	Affiliation (homeowner, tenant, property owner, media, etc.) Afiliación (propietario, inquilino, dueño, prensa, etc.)
Pastor Carrington				
Floyd D Williams				
HENRY J. WILLIAMS				
DONALD SHERIDAN				
Keren Costanzo				
Dan McGinn				
Carolyn Moon				
April Bassett				
Wendy Taylor				
Rose C. CRAWFORD				
Jo Sanford Hayes				
BARBARA MAJOR				
Ruby Berry				
Mayme Robert				
Jesse A. Escobedo				



## Harbor Bridge Livability Plan Subcommittee Workshop #2

Thursday, August 3, 2017 from 6:30 p.m. – 7:30 p.m.

Oveal Williams Senior Center  
1414 Martin Luther King Drive

### GENERAL PUBLIC SIGN-IN SHEET

Name (Please print) Nombre (Use letra de bloque)	Address Dirección	Phone Teléfono	Email Correo Electrónico	Affiliation (homeowner, tenant, property owner, media, etc.) Afilación (propietario, inquilino, dueño, prensa, etc.)
Rachel Zymmo				
Ricard Jackson				
Evelyn Sanford				
Hattie Stingley				
Carenhil ders				
Monna Lytle				
Glenn R. Scott				





## Community Advisory Board Meeting #14 and Livability Plan Subcommittee #2 Workshop Agenda

<b>Date:</b>	Thursday, August 3, 2017
<b>Doors Open:</b> <b>Time:</b>	5:30 p.m. <b>6:00-6:30 p.m. - CAB Meeting</b> <b>6:30-7:30 p.m. - Livability Plan Subcommittee Workshop</b>
<b>Location:</b>	Oveal Williams Senior Center 1414 Martin Luther King Dr., Corpus Christi, TX
<b>Purpose:</b>	<p><b>CAB meeting:</b> To provide current data on the progress of the Acquisition and Relocation Program, bridge construction, and status of the TC Ayers pool</p> <p><b>Livability Plan Subcommittee Workshop:</b> For the Subcommittee to select one to three action items to improve the neighborhood now or in the short-term and identify next steps and responsibility to implement these priorities; to begin to develop a realistic understanding of future land use in the Hillcrest and Washington Coles neighborhoods</p>
<b>CAB Agenda:</b>	<ul style="list-style-type: none"> <li>a. The CAB chair will welcome the group and open the meeting</li> <li>b. DRA will provide an update on the Voluntary Acquisition and Relocation Program</li> <li>c. The City will update the CAB on the status of the TC Ayers pool</li> <li>d. Update on project construction activities</li> <li>e. Adjourn</li> </ul>
<b>Livability Plan Subcommittee Workshop Agenda</b>	<p><b>Workshop participants will include individuals who expect to stay in the neighborhood or maintain an ongoing relationship with the neighborhood; they do not need to be CAB members</b></p> <ul style="list-style-type: none"> <li>a. After the CAB meeting adjourns the meeting room will be quickly re-arranged into a workshop format</li> <li>b. TxDOT will orient the participants to the history and purpose of the Subcommittee</li> <li>c. TxDOT will present a map depicting what is known now about land use in the neighborhood, that will affect the Livability Plan</li> <li>d. HNTB will present a short list of potential strategies for neighborhood improvements that can be implemented in the short term</li> <li>e. Working in one or more discussion groups, workshop participants will prioritize the strategies, select one to three to focus on now, and identify next steps for the neighborhood to take action – the what, the who, and the when</li> <li>f. The City Developmental Services Department will describe their role and update the group on past and current planning initiatives that will affect the neighborhood</li> <li>g. The participants will speculate on the future of the neighborhood to develop an evolving and realistic vision of what is likely to occur there</li> <li>h. The workshop participants will discuss how to increase participation on the Livability Plan Subcommittee, especially focusing on people who will remain in or connected to the neighborhood over time</li> <li>i. The workshop participants will identify next steps for the Subcommittee</li> </ul>





**Dirección:**

**Teléfono:**

**Correo Electrónico:**

### Comentarios:

Este formulario se puede usar para proporcionar comentarios o preguntas sobre este proyecto. Para mayor información, comuníquese con Christopher Amy al 361-739-6960 o visite nuestra página web [www.ccharborbridgeproject.com](http://www.ccharborbridgeproject.com).

# NORTHSIDE NEIGHBORHOOD LIVABILITY PLAN SUBCOMMITTEE

## Short Term Priorities

CATEGORY	ACTIVITIES	IMMEDIATE ACTION	COMMUNITY LEAD	RESOURCE
CRIME / SAFETY	Coordinate with CCPD to request quarterly neighborhood watch events	contact CCPD; develop a list of priority concerns/locations		CCPD
	Establish phone network to communicate safety risks and initiate neighborhood watch patrol	initiate phone list; identify interested watch participants		Neighborhood
CITY PLANNING	Identify grant/rebate program opportunities (i.e. home improvement; schedule of program deadlines)	contact Debbie Davenport (DRA) to develop program presentation for CAB		City

# NORTHSIDE NEIGHBORHOOD LIVABILITY PLAN SUBCOMMITTEE

## Short Term Priorities

CATEGORY	ACTIVITIES	IMMEDIATE ACTION	COMMUNITY LEAD	RESOURCE
MAINTENANCE	Maintenance program presentation - What does the code say? Learn about services/code enforcement and then develop neighborhood strategy	contact city services resource to learn about services and code enforcement; establish liaison		City
	Maintenance needs:			
	Trash - Schedule communications? Litter in parks?	share pick up schedule; document specific areas of concern		City/Port
	Condemnation/demolition	document/prioritize specific buildings		City/Port
	Mowing - What areas need more frequent mowing?; Communication needed for mowing plans according to responsibility	document specific areas of concern		City / Port / Harbor Bridge Project
	Stray Animals	document specific areas of concern		City
	Transients - Where is additional security/clean up needed?	document specific areas of concern		City
	Lighting	document damage/outages		City



## COMMUNITY ADVISORY BOARD

### Agenda Items

CATEGORY	ACTIVITIES	RESOURCE
EMPLOYMENT	Continued Workforce Solutions progress reporting through Harbor Bridge Project	Workforce Solutions / Harbor Bridge Project
TRANSPORTATION	Info/schedule related to bus route detours/closures due to construction	Harbor Bridge Project
	Info/schedule related to bike/pedestrian detours/closures due to construction	
	Info/schedule related to roadway detours/closures due to construction	
	Planning discussion for the community park and trail network	City



## COMMUNITY ADVISORY BOARD

### Agenda Items

CATEGORY	ACTIVITIES	RESOURCE
CHURCH / BUSINESS	Correspond with leaders to learn what is/isn't working; request updates on their community activities; establish contact list	Churches & Neighborhood Businesses
EDUCATION	Correspond with CCISD regarding districting, school transportation	CCISD
	Presentation or materials packet about available education services, reading activities	Library
CITY PLANNING	Presentation about grant/rebate programs (i.e. home improvement; schedule of program deadlines)	DRA
	Presentation/packet of available civic activities / recreational programs	City
	Presentation specific to Northside in the context of the CC Comprehensive Plan (Aug. 2017)	

# NORTHSIDE NEIGHBORHOOD LIVABILITY PLAN

## Stakeholder Input by Category

CATEGORIES	ACTION ITEMS	RANGE OF IMPLEMENTATION		
		SHORT	MID	LONG
REFINERY	Get information on Refinery Evacuation Plan & notification system			
	Communicate refinery plans regularly with community			
	Research Citgo's Long Term plan			
	Show locations of monitoring & engage TCEQ reporting			
	Water testing by TCEQ, water kits for homes			
	TCEQ communication of risks to neighborhood			
CRIME	Crime reports provided to neighborhood			
	Establish neighborhood Watch Program			
	Review Corpus Christi Police Department code enforcement rules			
	Increase officer involvement			
	Police to talk to school children			
	Research drug programs			
EMPLOYMENT	Research opportunities for workforce development/job training			
ECONOMIC DEVELOPMENT	FDLLC RIGHT-OF-WAY Acquisition schedule			
	Business grant opportunities			
SCHOOLS	Check with CCISD for future plans for elementary school locations			
MAINTENANCE	City Street maintenance program			
	City lighting maintenance program			
	City cemetery maintenance program, access, groundkeepers contact			
	Establish neighborhood volunteer/beautification group			
	Implement Tree Planting Program			
	City code enforcement			
	City to remove illegal dumping			
	Signs, parking signage			
	City Street cleaning program			
PUBLIC TRANSIT	Information/schedule on bus routes (regular & special events)			
	Evaluate need for transit shelters			
	Evaluate pedestrian connectivity issues (see Bike/Ped)			
	Compare bus routes to home occupancy			
	Evaluate ADA, lighting and benches at bus stops			
CHURCHES	Contact info on Resource Guide with regular updates			
	Committees to organize neighborhood events			
BIKE/PEDESTRIAN	Provide bike and trail network plan			
	Evaluate pedestrian crosswalk at Port Rd crossing			
	Evaluate frontage road crossings for pedestrian use			
	Evaluate crosswalks for lighting, signage, ADA requirements			
	Evaluate bicycle/pedestrian network for ADA and connectivity			
	Plans for Pedestrian detours during construction			
	Evaluate sidewalks to code requirements			
ROADWAY	Evaluate roadway plans for collector, local street network, driveways			
	Evaluate roadway design standards, turning radii, storage spaces			
	Provide route map from neighborhood to other side of bridge			
	Evaluate parking, no parking zones, signs			
	Evaluate traffic, speed limits, warning signs - children playing, parks, etc.			
	Regular reporting from FDLLC on Bridge Construction project			
EDUCATION	Research programs for funding education			
	Research community college programs & transportation access			
	Coordinate with Library to provide Book Mobile Schedule			
	Technical/Trade schools in Corpus Christi			
CITY PLANNING	Evaluate city programs for home improvement funding - air purifiers, etc.			
	Add demographics to Livability Plan			
	Coordinate with city planning - Land use, zoning, Comprehensive Plan, etc.			
	Evaluate city programs for free city or YMCA recreational centers			
	City park and pool program information, other city wide programs			
	Homeless Programs			
COMMITTEES	Transportation & Roadway Committees			
	Refinery/HazMat Committee			
	Crime Watch Committee			
	Landscape Committee			
	Historic Preservation Committee			
	Newsletter/events Committee			

## **HARBOR BRIDGE PROJECT COMMUNITY ADVISORY BOARD MEETING MINUTES**

June 1, 2017

*The following notes are the Texas Department of Transportation's (TxDOT) summary of the meeting and are not designed to be an exact representation of proceedings. The responses to questions posed during the meeting included in this document may be abbreviated and not constitute the full and appropriate responses for individuals' situations. Community Advisory Board (CAB) members and the public should contact the appropriate agency for complete and personalized answers to their questions*

### **Opening of the Meeting**

Pastor Adam Carrington, CAB Chairperson, opened the meeting and reminded the CAB of the meeting guidelines. Pastor Carrington also announced the next Livability Plan Subcommittee Meeting. Louise Smart, meeting moderator, spoke about the Northside History Project Celebration that preceded the CAB meeting and pointed out the banners, D.N. Leathers poster, and four bound volumes of Northside History books.

### **TxDOT Presentation of the Northside History Project Materials to the Corpus Christi Parks and Recreation Department**

Chris Amy (TxDOT) noted that three years ago TxDOT heard the community's concern about the need to preserve the history of the Northside neighborhood, and TxDOT listened. He said the Northside History Project tells the story of the Northside community and the resilience of the people, which is worthy of celebration and will be shared for years to come. The history has been documented in portable banners and two sets of permanent books that will be available to the public at La Retama Central Library and at Oveal Williams Senior Center. TxDOT is working with the City to determine more details on how else the Northside History Project materials will be housed and shared with the public. On behalf of TxDOT, Chris Amy presented one of the books to represent the Northside History Project materials (books, banners, and a poster) to Jay Ellington, Director of the Corpus Christi Parks and Recreation Department. Mr. Ellington noted that the City is honored to display the project items and will house them at Oveal Williams Senior Center for the community to view and enjoy.

### **Del Richardson & Associates (DRA) Update**

- Dionisio Marquez introduced staff: Del Richardson, Alma Dealejandro, Melissa DeLeon, Ruth Franco, Jeff Taylor, and Frank Jordan II.
- DRA noted that the acquisition staff are working on acquiring property, researching title information, making offers, and closing property transactions. DRA also stated that relocation staff are interviewing people, obtaining relocation documents, making referrals, offering relocation assistance, and coordinating moves.
- DRA explained that they are presenting a review of the acquisition and relocation process now to make sure everyone understands what is going on. DRA emphasized, though, that people should schedule one-on-one meetings to discuss specific details of their situations. In addition, one-on-one meetings provide the opportunity to go over the information presented today in slower, greater detail.

- DRA proceeded to give a detailed presentation on the acquisition and relocation process. Summarized information from the slides and presentation are provided in the following bullets.
- DRA stated that there are four types of participants in the Voluntary Acquisition and Relocation Program (VARP), including onsite property owners, offsite property owners or landlords, tenants, and business owners.
  - To be an onsite participant, the VARP requires that the person owned the property on January 1, 2016, and has continued to own it continuously since that date; and that the person has lived in the property during that time or presents documented proof of why s/he has not. The person will be treated as an onsite owner if they own the property outright (including having a mortgage on the property), have a contract for deed to purchase the home, own a life estate, or have leased the property for 50 years or more.
  - The offsite owner (landlord) category requires that the person owned the property on January 1, 2016, and had one or more tenants occupying the property at that time. If no tenant occupied the property on January 1, 2016, then the category still applies if the owner can show previous tenant history for the two years prior to the beginning of the VARP; or if the property is not leased now, but has been occupied by a tenant for at least 45 weeks of the prior two years. The owner must have owned the rental property on January 1, 2016, and continuously thereafter.
  - The business category requires lawful activity on the property located in the neighborhood as of January 1, 2016, continuously to the present; primarily providing goods and/or services to the community and primarily reliant on the Neighborhood for the majority of the business' sales; can be a non-profit business that has a non-profit status under applicable federal or state law; may be a home-based business located within an Owner-occupied property; and the business owner must be lawfully present in the United States.
  - The tenant category requires that the person(s) was a tenant on January 1, 2016, and has continuously remained a tenant at the same property. The tenant must be the lawful occupant of the property as of July 1, 2017. Landlords no longer need to participate in the program before a tenant is eligible to participate.
- All participants of the VARP will receive three notices regarding their rights and processes: 1) General information notice, 2) Notice of relocation assistance eligibility and 3) Notice to Vacate.
- DRA discussed replacement housing payments and explained the definitions for comparable and decent, safe, and sanitary, which are requirements of the Uniform Relocation Act.
- DRA noted what services they provide for relocation assistance including advisory services and moving payments. DRA described the three options for moving payments, which are described below.
  - Actual, reasonable, and necessary moving costs of a professional moving company who will do the move (chosen as the lower of two bids and for move up to 50 miles); this includes packing, unpacking, moving, and temporary storage.
  - Fixed payment for moving costs; this consists of a payment based on Housing and Urban Development moving allowances (chosen as the lower of two bids and for move up to 50 miles) based on the number of rooms and allows a person to accomplish the move however they wish or can move however far they wish.
  - Some combination of the two methods
- DRA stated that people are required to vacate their properties the same day or before closing escrow since they are selling their homes to the Port at the same time as closing on the new

home. DRA stated that the timing of moving is important to consider when choosing a moving payment option.

- DRA described how replacement housing payments are calculated using a purchase price differential (difference between comparable price and price of their home), a mortgage interest differential, closing costs, rental assistance payments, and renter's down payment assistance depending on the situation of the individual.
- DRA stated that tenants have one year to move and 18 months to file a claim for their expenses. DRA also described the different moving payments for businesses, offsite property owners, tenants, and onsite property owners. DRA discussed how payments for moves would be provided to the property owners or tenants.
- DRA emphasized the importance of waiting until they can inspect a replacement property to ensure that it is decent, safe, and sanitary prior to signing a contract to move.
- DRA noted that off-site landlords will only be compensated for the appraised value of their property.
- Questions and comments by CAB members and the public, and responses from agencies follow:
  - Will time lost when TxDOT and Federal Highway Administration were reaching an agreement on the VARP be added back to the time allowed for the program?
    - TxDOT stated that the time will not be added back.
  - What happens if the current house is sold but the property owner cannot move into a new house prior to closing?
    - The property owner will not be left homeless. In current cases, people have moved the same day that they have closed on the sale of their property. Escrow will not be closed until replacement housing is found. If a person is concerned about moving the same day as closing, DRA suggested taking the actual moving cost.
  - What are DRA's major obstacles to success?
    - DRA thanked the community for being warmly accepted and noted that it is a challenge to coordinate all the moving pieces of the program. Some parts do not have an established process, which enables DRA to structure a process. DRA noted that 60 days to decide to accept an offer and helping people vacate can be a challenge because neither DRA nor the Port can be landlords.
  - Can we get a copy of the PowerPoint presentation?
    - Yes, it will be available on the Port's website next week. Hard copies are available at the DRA office.
  - A member of the public related an example of a successful moving strategy used by one family. This family moved the night before, stayed with relatives that night, and then closed the next day. The movers took all day to pack and move them, and the move went smoothly. The member of the public informed those looking to move that they need to ensure that the firm doing the moving understands you have to move the day of closing.
  - For tenants, what if the lease terminates after July 1?
    - DRA noted that as long as the lease was signed before July 1 and the tenant has been renting the property since January 1, 2016, then the tenant is eligible to participate in the VARP.
  - What if a tenant entered into a lease recently that does not terminate on July 1?
    - To be eligible for the program, tenants have to have occupied on January 1, 2017. A tenant whose lease extends beyond July 1 must wait until his/her lease is up to participate.

- What type of criteria creates the limits for business maximum relocation payment?
  - The Uniform Relocation Act allows actual moving costs, up to \$25,000 and a payment to help re-establish the business in the location, Or the owner can take an “in lieu” payment, with a maximum of \$40,000, based on two years of taxed business revenues.
- What is a vacancy inspection?
  - DRA explained that this is an inspection that takes place once all personal belongings are gone. DRA stated that the property does not need to pass the “white glove test” but all personal belongings and trash should be removed.
- Are churches included in the buyout?
  - Yes.

#### **City of Corpus Christi Parks and Recreation Pool Update**

- Jay Ellington thanked everyone for their patience. He also thanked the Mayor and City Council for approving funding to get the pool fixed. He reported there were 15 swimmers on Saturday, May 27, 2016, which was the first day that it was open; 65 swimmers on Sunday, May 28, 2017, which was the second day it was open; and 46 swimmers on Monday, May 29, 2017. There were also 16 youth signed up for swimming lessons.
- He noted that a representative from the Parks and Recreation Department will attend the CAB meetings to provide updates.

#### **Flatiron Dragados, LLC (FDLLC) Update**

- Jay Rohleder, Design Manager, introduced himself and reported that construction has begun on the bridge. He noted that as of last week, the construction team had performed tests for piles that will support the bridge to validate the capacity. He described the load testing being done and how it worked. He stated that soon construction of the first shaft for a 10-ft. diameter tower will begin. The shaft will be drilled and poured with concrete also being tested for capacity to ensure the tower will work. He noted that not much can be seen above ground, but there has been a lot happening in the ground.
- Jay noted that during the design charrette the team received ideas for lighting, landscaping, and north-south connectivity. Several solutions that were previously recommended by the CAB were also considered during the charrette. Jay described the connectivity map and noted that the north-south trailheads were discussed as a possible way to create destinations within the area. The current connectivity plan is being designed to tie into city bicycle and pedestrian plans. He noted that on the south end, Lake Street will be realigned, and Winnebago will be closed. Coke Street will be realigned near the proposed trailhead, and the trailhead could connect to the bicycle and pedestrian features, such as a pedestrian bridge. There will be an overlook/belvedere at the center of the bridge and north-south plazas. The trailhead on the northside would have two access points to different destinations. The proposed bicycle and pedestrian facilities are an attempt to provide several opportunities for the community to shape baseline facilities and features. The bicycle and pedestrian facilities could provide economic benefits.
- TxDOT noted that the project design within the neighborhood could correlate with the Livability Plan and noted that the proposed parks would connect with the shared-use paths. The shared use path will be 10 ft. wide to accommodate bicycles and pedestrians. TxDOT encouraged people to start thinking of how to connect what is planned and what more could be done.

- Pastor Carrington noted that the design charrette information can be covered at the Livability Plan Subcommittee meeting the following day.

### **Corpus Christi Housing Authority Update**

- The Housing Authority reported that the sale of the D. N. Leathers I property occurred on May 26, 2017, and TxDOT now owns the property.
- The Housing Authority noted that although there was a Texas Commission on Environmental Quality (TCEQ) complaint, upon inspection by TCEQ none of the environmental issues in the letter were found on site.
- The Texas Historical Commission/State Historic Preservation Office received the D. N. Leathers I History Report on May 11, 2017.
- TxDOT noted that safety was checked and power service was disconnected on the site. In addition, TxDOT is looking at erosion control for the site.
- Questions and answers by CAB members and the public and agency responses follow:
  - Can a copy of the mobility report be provided to the CAB?
    - The Housing Authority stated that a copy is available today and that presentations regarding the report can be provided upon request. The Housing Authority also noted that the report is not specific to Leathers but all properties under the Housing Authority's jurisdiction.
  - Can the Housing Authority provide strategies on how it plans to implement recommendations within the mobility report?
    - The Housing Authority stated that this could be shared at a later date.

### **Miscellaneous Questions and Answers by CAB Members and the Public and Agency Responses**

- A member of the public noted that residents of North Beach are not provided an opportunity to hear anything about the project outside of attending CAB meetings. Will a meeting like the CAB meeting be provided for North Beach?
  - TxDOT stated that it is available to speak to the neighborhood whenever the neighborhood requests a meeting.
- A member of the CAB noted that people may not be aware that grant money, up to \$10,000 may be available from the City as part of the City Housing Programs for housing improvements for qualified persons. He noted that these funds and the Housing Programs could be especially beneficial for seniors. People should contact the City Liaison, Debra Davenport, if they are interested.

### **Adjournment of the Meeting**

The next CAB meeting was announced for July 13<sup>th</sup> and will have an emphasis on the Livability Plan. Pastor Carrington announced that on June 24<sup>th</sup> there will be a free health fair at Brooks Worship Center. The CAB chair adjourned the meeting at 7:30 p.m.