

HARBOR BRIDGE PROJECT COMMUNITY ADVISORY BOARD MEETING MINUTES

May 4, 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. Louise Smart, meeting moderator, reviewed the agenda for the meeting.

Del Richardson & Associates (DRA) Update

- DRA noted that the number of property owners participating in the Voluntary Acquisition and Relocation Program (VARP) has increased in the past month. A handout was provided showing the numbers to date including:
 - 264 title commitments requested
 - 235 property owners interested in selling
 - 180 property owners confirmed eligible for the VAP
 - 173 appraisals requested
 - 128 appraisals approved by TxDOT
 - 106 total acquisition packages approved including 53 onsite owners
 - 40 relocation packages approved
 - 63 offers presented with 40 property owners accepting and two property owners declining
- DRA encouraged people to come into the DRA office to get help clearing titles (reviewing current title report and resolving any outstanding issues that would be a roadblock to a successful sale), especially since some titles may be more complicated to clear than others. DRA stressed the importance of clearing a title prior to contracting for a replacement home and said that title clearing should begin between the time one expresses interest in selling and when the title report is pulled. Property owners can also clear titles during the appraisal and offer process.
- DRA noted that offers for properties are made to all whose names are on the title including spouses, siblings, etc. Any offers would need to be shared among all title holders.
- DRA informed the CAB that property owners must turn over possession of their properties at the time of closing when the properties are sold to the Port of Corpus Christi Authority. DRA clarified that turning over possession includes a having a vacancy inspection to ensure all personal items have been removed, providing keys, and signing a notice of vacancy. This must occur on the day before or morning of closing. Part of turning over possession also includes coordinating utilities. DRA emphasized that the selling of the home and purchasing of replacement housing happens at the same time.
- DRA described options for moving personal items:

- DRA will hire a moving company to pack and move the owner's personal property and will pay the company directly. For moves within a 50-mile radius, DRA will get moving estimates from two moving companies and will contract with the one that has the lower price.
 - Owners may self-move. DRA will pay the owner a fixed payment based on the number of rooms in the home, excluding bathrooms. The owner will incur their own expenses and receive two checks: one for half of the fixed amount, prior to the move, and one for the remaining half of the amount after the move.
- DRA emphasized that they will help during the whole relocation process to ensure property owners are ready for closing.
- DRA suggested some options for owners to deal with the timing of the move-out and move-in:
 - Arrange for the mover to hold the personal property overnight to get it out of the owner's old home and then move it into the replacement home following the closing.
 - Move the property to a U-haul or rented portable pod prior to the vacancy inspection to store the items until taking possession of the replacement home at the closing.
 - Rent the replacement housing for a day or two prior to the closing to enable the seller of the old home to move his/her personal property into the replacement home prior to the closing.
- DRA explained that to use DRA- hired movers, DRA must take a photo inventory of all personal items. Once the property owner is moved, DRA must take pictures of the moved personal items.
- DRA stated that starting July 1st they will begin working with tenants, including those whose landlords are not selling their properties. DRA will send letters to tenants about the tenant program. Tenants can only participate in the VAP if they have consistently rented the property for the period between January 1, 2016 and July 1, 2017.
- DRA announced that they would hold the following workshops in May to help with acquisition and relocation issues.
 - May 20 and 27 workshops focusing on one-on-one credit counseling from 10 am to 2 p.m. at the DRA Site Office located at 2301 North Port Avenue.
 - May 23 workshop on how to select movers and realtors from 5:30 p.m. to 7:00 p.m. at the Oveal Williams Senior Center.
 - May 30 workshop with title companies on title clearing from 5:30 p.m. to 7:00 p.m. at the Oveal Williams Senior Center.

DRA also shared that the next CAB meeting will include an overview of the VAP and a question and answer period.

- Questions and comments by CAB members and the public, and responses from agencies follow:
 - Some tenants are unable to leave or break their lease and participate in the VAP if they have a lease that extends past the moving deadline. Could compensation be provided to tenants to assist in the cost of broken leases?
 - DRA stated that it is unable to break contractual obligations between tenants and landlords including breaking leases to allow tenants to participate in the VAP. Compensation for a broken lease cannot be provided.
 - Why are pictures required of personal items to move? Will the photographs be secure?
 - DRA stated that the pictures are taken to document that there is personal property that is required to be moved. These photos are secured by TxDOT. It is not necessary to take photos of personal property if the moving payment is not accepted.

- Can money from a previous mortgage be applied to the mortgage of the replacement property?
 - No, banks will not transfer the loan for one home to the purchase of a new home. Although closing costs will be paid for by DRA, the property owner is responsible for securing a new mortgage for the replacement property if they choose to finance the new home.
- Are tenants notified by people other than their landlords about the opportunity to participate in the relocation program? How can tenants be protected when receiving funds from the VAP?
 - DRA is sending letters to tenants who it is aware of. Many tenants were identified during the previous DRA survey. Property owners can also provide tenants with information. DRA stated that tenants will receive entitlement letters separate from their landlords. If a landlord chooses to participate in the VAP, a condition of closing is cooperation to enable tenants to receive relocation benefits.
- Who pays for movers?
 - DRA explained that DRA pays the expense of movers, and there is no out-of-pocket cost for the property owner.
- How are tenants verified for participation in the VAP?
 - DRA stated that tenants are required to provide evidence that they lived in the property within the timeline for VAP participation.
- Is the previously requested map of people who have participated and sold their properties available?
 - TxDOT is still working on creating the map. As of today, there are only two properties that have closed and would be shown on the map. In addition to the location of properties that have been sold through the VARP, the map will also include known land uses and developments in the area such as the new Hilton. Although it has been requested that the map include properties where the owners are considering selling as part of the Acquisition and Relocation Program, the map will only include properties that have actually been sold, in order to protect the privacy of a prospective seller.
- People may not realize how many people in the neighborhood are leaving. What is the current tally for people interested in selling?
 - DRA stated that there are 245 property owners who have expressed interest in selling, and there are 535 property owners in the neighborhood. This indicates that at this time, about half of the community is interested in selling.
 - TxDOT stated that as additional information about changes to the neighborhood becomes available, this information can be included in the Livability Plan so people have a better idea about the changes that are occurring or are planned to occur.
- How many people expressed interest in selling in April? Is the number of people interested in selling increasing?
 - Over 200 people expressed interest in selling as of the end of April, and the number of people interested has been increasing over time. As the program progresses, DRA anticipates that more people will be interested in selling.
- What does the Port intend to do with the properties purchased as part of the VAP? What is the long-term plan?

- The Port will own properties acquired through the VAP in the short term. It is unknown what will happen to the properties in the long-term.
- Will the new, taller Harbor Bridge encourage larger ships and associated facilities such as warehouses to come to the Port? A CAB member hypothesized that purchased properties could be developed into warehouses.
- Will four months be added to the VAP due to the delay by TxDOT and Federal Highway Administration (FHWA)?
 - No, time will not be added to the program.
- Will houses purchased by the Port be demolished quickly?
 - Yes, within a week or two of closing, the houses will be demolished.
- Will the City help pay for moving utilities? Will there be utility deposit assistance for tenants?
 - If using the self-move option, relocation expensesay be covered but the deposit will not be covered.
- Are moving cost included in the relocation package?
 - Under the self-move options, the amount for moving will be disclosed in the offer letter and a check will be provided. If a moving company is hired, DRA will pay them directly.
- How will pests be handled as homes are acquired by the Port?
 - DRA will handle pests in advance of demolition as part of the demolition contract.
- Will residential zoning in the neighborhood change?
 - TxDOT is unsure of the answer at this point in time. The Port will need to work with the City for any zoning changes. TxDOT is going to consult with the City to see if there are any anticipated zoning changes.

City of Corpus Christi Parks and Recreation Update

- Jay Ellington from the City of Corpus Christi was in attendance and announced progress was being made on fixing the pool. He explained that City Council usedan emergency bid process and put a timeframe in place for contractors to complete pool work. City Council was also able to find funding for the pool repairs. The pool is slated to be open prior to Memorial Day weekend. He stated that the City is going to continue to take the CAB's suggestions for future options for the pool, and will come back to discuss the pool and the park sites.
- The City stated that current progress on the pool includes a new roof, upgrades to the lifeguard building, new plumbing, cleaned restrooms, filled void under the pool, new fencing and gates, and new drainage for the pool. Repairs that remain include painting the pool and adding water, which may cause the water pressure to be reduced in people's homes for about 18 hours.
- Questions and comments by CAB members and the public, and responses from agencies follow:
 - A CAB member stated disbelief that the pool was actually fixed and thought the current repairs were just a band-aid.
 - Was mold found in the pool?
 - No mold was found because the pool is plaster. In addition, the pool will be repainted with plaster.
 - What changed City Council's mind about funding the pool repairs? Why solicit ideas for the pool if they were not to be used?
 - There was a process for the City that included first meeting the obligation of the four-party agreement. Since the City was unable to open the pool last year, it

wanted to ensure opening this year. The emergency bid may have cost the City more to repair the pool.

- The loop ramp near the pool is unsightly and potentially hazardous to those at the pool.
 - The Harbor Bridge project will redesign this ramp to have a slower speed and lower height.
- Are staff in place for the pool?
 - The City is in the process of hiring people, and the CAB was encouraged to tell people that the pool is hiring. Information about job openings is available on the City's website.

Flatiron Dragados, LLC (FDLLC) Update

- FDLLC noted that construction on the Harbor Bridge has started. Harbor Bridge is the longest cable-stayed bridge in the United States. FDLLC stated that they have several offices, including at the Plains Capital building, near the stadium, as well as a precast concrete yard in Robstown. Construction activities that have begun include placement of cranes and test pile driving 125 feet into the ground to collect soil samples and other data for concrete.
- FDLLC showed a 3D animation of what the bridge will look like once construction is complete.
- FDLLC stated that lane closures are increasing and that information about closures are on the Harbor Bridge website (www.harborbridgeproject.com) and Facebook and Twitter pages. FDLLC explained that lane closures would be minimized during special events and holidays.
- FDLLC announced that Design Charrette #2 will be held on May 23rd from 9 am to 1 p.m. at the Solomon P. Ortiz Center.
- Questions and comments by CAB members and the public and responses from the agencies:
 - Must safety barriers be in place around construction sites/equipment?
 - FDLLC stated that sites should be secured for the safety of the public.
 - Are there opportunities for local small businesses to be hired or partner with FDLLC? What jobs are available?
 - FDLLC stated that it has a Disadvantaged Business Enterprise (DBE) Coordinator position, which is currently vacant, that is responsible for identifying businesses and providing training to DBE firms. FDLLC encouraged business owners to go through the DBE qualification process so they can be eligible to participate in projects requiring DBE firms, such as those receiving federal funding. The Harbor Bridge project has a nine percent DBE goal.

Corpus Christi Housing Authority Update

- The Housing Authority requested a correction to the April CAB Meeting Minutes. The minutes incorrectly included a section from the March CAB Meeting Minutes, which should be deleted from the April Minutes.
- The Housing Authority stated that the demolition of DN Leathers was completed on April 19th.
- Questions and answers by CAB members and the public included:
 - Can we receive a copy of the mobility report?
 - The Housing Authority is still working on completing the report and will share it with the CAB once available.
 - Is the debris from DN Leathers still being cleaned?

- The Housing Authority clarified that it is only responsible for demolishing the DN Leathers property but TxDOT is responsible for cleaning the property.
- TxDOT stated that there is a long-term plan for the property to be converted to a park. Coke Street will be realigned to accommodate the park, and the existing trees will remain. The four-party agreement noted that TxDOT must purchase the property before the conversion to a park. After construction for the Harbor Bridge project is complete, TxDOT, in conjunction with the City will work on developing the park.
- Coke Street is planned to be straightened?
 - Yes, it will be straightened near Leathers and will connect to Winnebago Street.

Livability Plan Subcommittee Update

- The CAB Chair stated that an email will be sent or a call will be placed about the June 2nd subcommittee meeting at 5:30 p.m. at Brooks Church. The subcommittee will offer an opportunity to discuss what the neighborhood will look like after the bridge is complete. All people were encouraged to attend, especially those on the CAB and those planning on staying in the neighborhood. There will be a teaser about the subcommittee meeting at the June 1st CAB meeting.

Adjournment of the Meeting

The next CAB meeting was announced for June 1st with the Livability Plan Subcommittee following on June 2nd. The July CAB meeting will be held on July 13th. The CAB chair adjourned the meeting at 7:30 p.m.



Save the Date!

What: Harbor Bridge
Community Advisory Board (CAB)
Meeting

When: Thursday, May 4, 2017, 6 – 7:30 p.m.

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



CORPUS CHRISTI
Housing Authority



¡Guarde la Fecha!

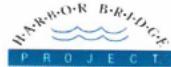
Qué: Reunión del Comité de Consejo Comunitario para Harbor Bridge

Cuándo: jueves, 4 de mayo de 2017,
6 – 7:30 p.m.

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



CORPUS CHRISTI
Housing Authority



Harbor Bridge Community Advisory Board Sign-In Sheet

Thursday, May 4, 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.	Jean	Salone						
✓	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 #12

Thursday, May 4, 2017 from 6 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.)
Sylvia M. Montoya				
Raymond Jackson				
JACKIE GARCIA				
Jesse A Escobedo				
TOM NISKA				
Taryn Melugin				
EVELYN SANFORD				
Jeanette Smith				





Harbor Bridge Community Advisory Board Meeting #12

Thursday, May 4, 2017 from 6 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.)
Noe Mier, M. S. J.				
Amando Calderon				
CELINE AVILA AREAL				
Jorge Goode Miron				



CORPUS CHRISTI Housing Authority



Harbor Bridge Community Advisory Board Meeting #12

Thursday, May 4, 2017 from 6 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 de medios, etc.)
Susan Kollajé Jernlyn Moore				



CORPUS CHRISTI Housing Authority



Harbor Bridge Community Advisory Board Meeting #12

Thursday, May 4, 2017 from 6 p.m. – 7:30 p.m.

Oveal Williams Senior Center
1414 Martin Luther King Drive

STAFF SIGN-IN SHEET

Name	Organization
Rachel Zumbo	TRLA
Gary Allsup	CC Housing Authority
Deborah Sherrill	CC Housing Authority
Melinda Delion	DRA
Grace Cortez	POCCA
Julie Lugo	FDLLC
Lorette Williams	FDLLC
Sam Galindo	FDLLC
Sarah Munoz	City of CC
JAY Ellington	City of CC - Parks & Rec.
Joseph Briones	TxDOT
R DAILEY	TxDOT
DIONISIO Marquez	DRA Inc.
MIKE GALLOWAY	TxDOT
Sam Esquivel	POCCA
MICHAEL D. BRYANT	TxDOT CIVIL RIGHTS DIVISION



CORPUS CHRISTI
Housing Authority



Harbor Bridge

Community Advisory Board Meeting #12 Agenda

Date:	Thursday, May 4, 2017
Doors Open:	5:30 p.m.
Start Time:	6:00 p.m.
End Time:	7:30 p.m.
Location:	Oveal Williams Senior Center 1414 Martin Luther King Dr. Corpus Christi, TX

Purpose: The purpose of this meeting is:

- To update the CAB on the status of the Acquisition and Relocation Program
- To present a picture of the overall bridge design
- To update the CAB on D.N. Leathers demolition and tenant relocation
- To update the CAB on the CAB subcommittees

Agenda:

- a. The CAB Chairperson will welcome everyone and review the agenda (3 minutes)
- b. DRA will provide an update and get feedback from the CAB (15 minutes):
 - 1) Statistics related to Port purchase of property and relocation of owners and tenants, including map showing location of completed sales
 - 2) Challenges encountered and strategies to address them
- c. TxDOT and the CAB Chair of the Pool and Parks Subcommittee will provide an update on the pool renovation (2 minutes)
- d. FDLLC will present a computer model of the bridge design (20 minutes)
- e. Corpus Christi Housing Authority will provide an update on the demolition of D.N. Leathers and tenant relocation assistance (5 minutes)
- f. TxDOT and the CAB Subcommittees Chair will provide updates on the formation and next steps for the Hazardous Materials and Livability Plan Subcommittees (5 minutes)
- g. CAB members will give feedback to the agencies and have an opportunity to raise questions and concerns (20 minutes)
- h. The public will provide comments on topics addressed in this meeting (15 minutes)
- i. TxDOT and the Meeting Moderator will remind the CAB of dates and locations of upcoming workshops and meetings (5 minutes)
- j. The CAB Chairperson will close the meeting.



Harbor Bridge Community Advisory Board

COMMENT FORM

Date: _____

Name (please print):

Address:

Phone:

Email:

Comments:

This form may be used to provide comments or submit questions on this project. For additional information, contact Christopher Amy at 361-739-6960 or visit our website at www.ccharborbridgeproject.com.



Comité de Consejo Comunitario Harbor Bridge

FORMULARIO PARA COMENTARIOS

Fecha: _____

Nombre (use letra de bloque):

Dirección: _____

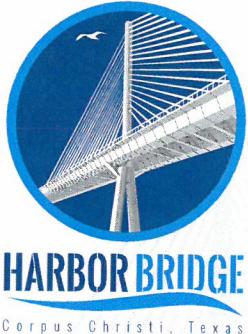
Teléfono: _____

Correo Electrónico: correo@correo.com

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.

BRIDGE BITS



Main Span Length = 1661 ft

Concrete structure, corrosion resistant

Main Tower Height = 538 ft

Includes LED lighting feature, belvedere and shared-use path

Clearance = 205 ft above water

Want to walk the length of the bridge? The trek will include a total climb of 220 feet and 2.4 miles in one direction for a roundtrip total of 4.8 miles.



FLATIRON | DRAGADOS



FUN FACTS:

- Once complete, will be the tallest structure in South Texas.
- The base of each bridge tower is roughly the size of a basketball court.
- The length of the main span of the bridge is equivalent to the length of five and a half football fields.
- The new bridge is expected to last 170 years.
- Once complete, will be the longest cable stay bridge in the United States.



www.harborbridgeproject.com



Toll Free: 1.877.227.4144

HARBOR BRIDGE PROJECT COMMUNITY ADVISORY BOARD MEETING MINUTES

April 6, 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. Louise Smart, meeting moderator, reviewed the agenda for the meeting.

Pool and Park Subcommittee Update

- Adam Carrington, Chair of the Pool and Park Subcommittee, reported that the Subcommittee met with representatives from the City Parks and Recreation Department (Jay Ellington) and the City Assistant Manager to discuss options for the pool. The Subcommittee decided that instead of repairing or replacing the pool, it would be preferable to have the City construct a splash pad and pavilion. Although the Subcommittee submitted this recommendation in writing to the City Council, the Council voted to go ahead with the repair of the pool, said that their "hands were tied," and stated they were required to fix the pool. The city has begun fixing the pool, but it is uncertain if the pool will be open by Memorial Day Weekend. Adam added that the people who would have benefited most from the pool were children who lived at the D.N. Leathers housing complex, who are no longer living in the area.
- Al Alonzi, from the Federal Highway Administration (FHWA), clarified that FHWA and TxDOT had been committed to the renovation or replacement of the pool in keeping with the Four-Party Agreement but had been concerned about the City's ability to open the pool by Memorial Day Weekend. Prior to the April CAB meeting, TxDOT, FHWA, and the City discussed how to move forward with pool renovations. TxDOT and FHWA encouraged the City to solicit feedback and suggestions from the CAB regarding what to do about the pool. He said that FHWA and TxDOT were willing to consider recommendations from the CAB Subcommittee and did not require or direct the City to repair the pool. Al noted that FHWA is working with TxDOT on a contingency plan to address the issue of the pool in case the City cannot open the pool by the deadline. This plan could tap into the \$6.2 million earmarked for park mitigation identified in the Final Environmental Impact Statement.
- Chris Amy, TxDOT, noted that the Four-Party Agreement outlines the City's responsibility to fulfill its commitment to renovate the pool. He stated that TxDOT is willing to have the City fulfill its obligation by implementing alternative suggestions from the CAB. He stated that although TxDOT initially had discussed with the City ways to get the pool "up and running" by May 26, TxDOT did not put stipulations on how the renovation must be done. Although the City rejected the CAB Subcommittee's recommendations for constructing a splash pad and pavilion instead of repairing or replacing the pool, TxDOT is looking at long term solutions to improve the

neighborhood parks using the \$6.2 million project funds for 4(f) mitigation. TxDOT will work with the CAB on how best to make these improvements. Chris urged CAB members who feel strongly about long-term park mitigation solutions to stay engaged with TxDOT and FHWA in these issues. Questions and comments by CAB members and the public, and responses from agencies follow:

- Is a member of City Council or City staff present at the meeting?
 - No one identified themselves as a City Council member or City staff.
- Where did the funds the City is using for ongoing renovations come from?
 - No one from the City was available to answer this question.
- Louise Smart, meeting moderator, asked whether the CAB was comfortable with using the parks mitigation funding for renovating the pool or providing alternatives such as a splash pad if the City is unable to meet its deadline?
 - CAB members responded that it is the City's responsibility to renovate the pool, and they should be responsible for the associated cost. The CAB Chair noted that if the city fails to have the pool up and running by the deadline, they will be in violation of the Four-Party Agreement, and there may be another opportunity to visit with City Council about alternatives to renovating the pool.
- Adam urged the CAB to monitor the progress on the pool and to go to the City Council and speak up if the City does not get the pool up and running by May 26.

Livability Plan Subcommittee Update

- Louise noted that the Livability Plan for the Northside neighborhoods is not a traditional land use plan. She stated that although much work identifying needs and strategies to address those needs was previously completed, work on the Plan was halted once the Voluntary Acquisition Program (VAP) started. The Livability Plan Subcommittee will provide advice to TxDOT on when the work on the plan should be completed, the format for presenting the data, and on what would be useful to the neighborhoods. Louise informed the CAB that the plan area includes the greater Hillcrest and Washington Coles neighborhoods.
- Chris Amy stated that the City has a new Development Services Department. Their staff are interested in working with the Livability Plan Subcommittee. Chris has suggested to the staff that they review the numerous versions of plans for the area that have been developed over the past. He also stated that a 3D model and computer visualization of the bridge design will be brought to the next CAB meeting. TxDOT is working with DRA to develop a continuously updated map that shows the properties in the neighborhood that have been sold through the Voluntary Acquisition Program. The project computer model and the map will serve as a basis for considering the future of the area.

Hazardous Materials Subcommittee Update

- Chris informed the CAB that the Hazardous Materials Subcommittee has not yet been convened, but that TxDOT is committed to starting this Subcommittee. TxDOT expects to provide bridge construction information related to hazardous materials to the Subcommittee as it becomes available from the Developer. He also noted that TxDOT will partner with the Texas Commission on Environmental Quality (TCEQ) to consider hazardous materials issues raised by the Subcommittee.
- Louise asked the CAB what they wanted to have the Hazardous Materials Subcommittee address, and they stated the following:

- Monitoring of adjacent refineries and potential impacts to the neighborhood
- Updates on the demolition of D. N. Leathers
- Air quality monitoring and testing for gases that could be harmful, including how waste from monitoring and testing equipment is removed
- Potential issues from construction including ground disturbance, water quality, air quality, buried pipes, and mitigation
- Demolition of homes acquired through the Voluntary Acquisition Program
- Interconnectedness of construction, City, and industrial activities and their impacts to the neighborhood
- Brownfield sites in the area
- A CAB member informed the group that the Hillcrest Residents Association is currently involved with air quality issues and announced an upcoming meeting with the group and the Port of Corpus Christi Authority to discuss hazardous materials and air quality related to the Port.

DRA Update

- DRA announced that offers have continued since the last meeting. There are 223 parcels where the owners have expressed interest in selling, and of these, 174 have completed the eligibility process. Of the 223, parcels, 119 have been appraised and have completed TxDOT review. This includes completed and delivered offer packages for 46 parcels. Of the 46 delivered packages, 25 offers have been accepted.
- DRA announced that it will hold two workshops in April for tenants and off-site property owners.
- Questions and comments by CAB members and the public and responses from the agencies:
 - What happens if an owner accepts an offer but does not find a replacement home within 60 days after accepting the offer?
 - The 60-day timeframe is the amount of time a person has to accept an offer, and it is not related to the amount of time a person has to find a replacement home. A person could have 100 to 200 days to find a home during the escrow process, and there could be additional time if needed because the Port will not close on the purchase of an owner's property until the person finds a replacement home. The goal is to execute the sale of the property to the Port concurrently with the purchase of a replacement home. DRA recognizes that available replacement housing may be difficult to find in Corpus Christi. DRA created a book of comparable housing options, works with real estate agents frequently to update the comparable book, and will work with property owners to help them find comparable housing.
 - Can people receive monetary assistance from the Voluntary Acquisition Program to clear their property's title?
 - DRA and the Port are following the Uniform Relocation Act in providing relocation and acquisition assistance. Money will not be provided for liens, which are the property owner's responsibility to pay. DRA is working with lenders to assist property owners with small loans for their properties. DRA is also holding workshops on credit readiness and is providing other types of guidance and assistance.
 - Is there data about how many people in the neighborhood have reverse mortgages? What happens to people who have reverse mortgages?

- DRA is not allowed to publicly share information about people with reverse mortgages although this information may be discovered during the appraisal process. If a person has a reverse mortgage, the amount owed to the lender would be paid and deducted from the acquisition package. The loan from the lender for a reverse mortgage would be paid back during the escrow process, and there would be less money available for a replacement home than there would be if there were no reverse mortgage.
- What is the status of the appraisal on my property?
 - DRA will provide the status of appraisals one-on-one with property owners.

Corpus Christi Housing Authority Update

- Deborah Sherrill from the Corpus Christi Housing Authority (CCHA) provided the following update to the CAB.
 - At the April CAB meeting, the question was asked, "What is the status of the work being done by the Housing Authority consultant provided by the U.S. Department of Housing and Urban Development (HUD), and can the information that was shared with D.N. Leathers residents be shared with the CAB?" Deborah clarified that the Assessment Report was not mandated by HUD. Before the Leathers relocation began, HUD convened a meeting with interested parties in San Antonio to discuss the relocation. During that meeting HUD made it clear to the parties that a Mobility Plan was not required. HUD offered to provide CCHA with Technical Assistance to develop a program if CCHA so desired. CCHA accepted HUD's offer to provide the technical assistance. Unfortunately, the HUD contractor was not engaged until most of the Leathers residents had already been relocated. Based on the near completion of the Leathers relocation, HUD, the contractor, and CCHA all agreed to change the scope of the technical assistance from a specific focus on the Leathers relocation to a broader consideration of a general mobility plan.
 - The contractor has provided a draft report for comments but a final report has not yet been issued. CCHA will be pleased to provide the CAB with a copy of the report once it is completed, but the report is not expected to specifically address the Leathers relocation.
 - In response to a comment, not directly from the CAB, suggesting that CCHA started the relocation inappropriately before HUD approval was issued, CCHA clarified that when CCHA entered the Four Party Agreement, CCHA committed to relocate Leathers residents in the timeframe specified in the Four Party-Agreement. Relocation for tenants based on eminent health and safety issues as contemplated in the Four Party Agreement was within CCHA discretion and not subject to HUD approval.
 - CCHA did make an application to HUD for demolition and disposition of the property. Approval of demolition and disposition was subject to HUD approval and was subsequently issued by HUD.
 - DN Leathers demolition: As of this morning, one building remains standing; the administrative/office building. During their work, the contractor found evidence that several areas in the administrative building may have asbestos. CCHA engaged an independent testing company who confirmed the presence of asbestos in two areas: the office area, above the dropped ceiling, has ceiling tile that was adhered with a material containing asbestos, and a closet in the recreation center had old floor tile that was

adhered with a product containing asbestos. In order to ensure public safety, and in accordance with state regulations, the demolition of the administrative building was suspended until a third-party air-monitoring company could be on-site to monitor safe removal of the contaminated materials. This process is expected to take only a few days. Once the contaminated material is safely removed, the final building will be taken down.

- At the April CAB meeting, CCHA mentioned that the Contractor was creating more dust than anticipated. Since then the Contractor has had a water truck on-site and has done a much better job of wetting areas to reduce the dust.
- CCHA received notice from DRA that they may have a tenant who may be interested in utilizing CCHA's "Displaced by Government Action" preference which will help move applicants to the top of the CCHA public housing waitlist.
- Questions and answers by CAB members and the public included:
 - Have DN Leathers residents had issues using vouchers, or have they been rejected from properties?
 - Gary Allsup was not available to answer this question, but the Housing Authority's Section 8 department will be asked to provide an answer.
 - Why is there no security presence at DN Leathers?

City of Corpus Christi Update

- Debra Davenport, City Liaison, reminded the group of the home buyers' program for those wishing to participate in the Voluntary Acquisition Program and finance a replacement home. She also reminded them of the down payment assistance program and a workshop on March 28 that will cover this topic.
- She informed the CAB of the minor home repairs program for those owners not interested in participating in the Voluntary Acquisition Program and instead wanting to stay in their homes. She noted that the program is currently on hold due to a lack of federal funding. The program will be evaluated on a month-to-month basis to determine if applications can be accepted. Debra suggested that those interested in participating should call the City's Community Development Department at the beginning of each month to see if applications are being accepted.

Adjournment of the Meeting

The CAB chair adjourned the meeting at 7:30 PM.