

HARBOR BRIDGE PROJECT COMMUNITY ADVISORY BOARD MEETING MINUTES

March 9, 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.

Chris Amy, TxDOT, introduced Rich O'Connell, TxDOT Legal Counsel, and Al Alonzi, Federal Highway Administration (FHWA) Regional Director, to provide an update on the Two-Party Agreement dispute.

TxDOT Legal Counsel Update

- Rich O'Connell announced that TxDOT and FHWA had come to an agreement regarding the Two-Party Agreement dispute and the Voluntary Acquisition Program (VAP). He noted that the agreement regarding the dispute was signed on February 3rd, and copies of the letter will be made available to the CAB. The two major decisions in the agreement include:
 - Landlords will receive fair market value for their property in addition to a relocation payment for moving personal property, but will not receive a payment to provide replacement housing.
 - Starting July 1, tenants will be allowed to participate in the VAP even if their landlords decide not to participate.
 - Rich noted that with the agreement in place, acquisition offers have been presented and will continue.
- Questions and comments from CAB members and the public and agency responses
 - How is fair market value established, and is it based on a two-mile radius or homes in the neighborhood? Is the question of 'fair market value' one of the reasons why TxDOT and FHWA were in dispute?
 - Rich noted that the dispute between FHWA and TxDOT was not related to how fair market value was established, but instead focused on who should receive the VAP payments for relocation. DRA and the appraisers are responsible for determining fair market value based on established practices.
 - Pastor Carrington, CAB Chair, thanked TxDOT and FHWA for getting an agreement signed on the VAP.

FHWA Update

- Al Alonzi thanked the CAB for the emotion shown in the previous meetings and noted that this helped him relay the community's concerns to his agency.

DRA Update

- Dionisio Marquez of DRA informed the CAB that landlords were being provided with advisory services through DRA. He reported that:
 - There are 241 parcels where landlords or homeowners have expressed interest in participating in the VAP.
 - The owners of 211 parcels are interested in selling.
 - 116 parcels have been appraised and are under various stages of review.
 - 107 parcels have been reviewed by TxDOT.
 - 75 acquisition packages have been approved, including 45 for on-site owners.
 - 33 relocation packages have been submitted, including 23 that have been approved.
 - 16 completed offer packages have been reviewed by the Port of Corpus Christi Authority (POCCA). These packages include two landlords and 14 on-site owners.
- Dionisio also mentioned that DRA is preparing outreach activities for the upcoming months. He noted upcoming events include:
 - March 14: Community cleanup to help residents remove personal items from their homes
 - March 20: Property tax workshop
 - March 21: Landlord information and assistance workshop
 - March 28: City Housing Program workshop
- Nina Cadena, CAB member and realtor with several years of experience, informed the CAB that realtor fees are paid by the owner selling the home. She stated that realtors have several responsibilities. The Texas Real Estate Commission has a list of vetted realtors who can help those wishing to participate in the VAP purchase a replacement home. In addition, she mentioned that good realtors will reach out to those looking to participate in the VAP and that she would be happy to answer any questions. She noted that DRA has a list of realtors that have expressed an interest in the Hillcrest neighborhood.
- DRA and Louise Smart, Meeting Moderator, emphasized the importance of obtaining a real estate agent, particularly early in the home buying process, to help navigate the complexities of home buying.
- Questions and comments by CAB members and the public and responses from the agencies:
 - Who will pick up items for the cleanup?
 - Dionisio clarified that the community cleanup event will be a collaboration with local realtors, and items can be dropped off in four waste containers. DRA also distributed the “Corpus Christi Solid Waste Operations Customer Guide 2017,” which provides information on the proper disposal of certain types of waste.
 - How will pest control be handled once homes are bought by the Port?
 - DRA explained that it will review ways to handle pests once a home is vacant.
 - Has TxDOT turned down any appraisals received by DRA?
 - No, TxDOT has not turned down any appraisals.
 - Have any offers been rejected by homeowners?
 - No offers have been turned down at this time.
 - How many homeowners have signed offers?
 - DRA noted that five people have accepted offers and are in escrow. No one has closed as of this time.
 - How long after a home is purchased by the Port will it be demolished? There is a concern about having several vacant properties in the community and having the properties become a public nuisance

- DRA is still finalizing the process for demolition but homes could be demolished within one to two months. The Port currently has a company under contract to handle demolitions. The goal is to complete the demolition as quickly as possible.
- When was the first offer presented? How fast will the process move?
 - The first offer was presented on February 10, 2017. DRA spent time on the initial offer working through the package presentation process. Now that a few offers have been made, the process should move at a quicker pace.
- What could delay the offer process?
 - Two issues that could delay the process are finding comparable housing and lack of a clear title. There are several issues such as these that must be resolved prior to presentation of an offer.
- What percentage of landlords have expressed interest in participating in the VAP?
 - Of the 470 parcels in the community, 260 are offsite-owned properties.
- Were there two appraisers reviewing offsite-owned properties?
 - DRA contracted with two appraisers to prepare appraisals for landlord-class properties, including those with off-site owners.
- Have baseline, minimum, and maximum points been established for offers? Does DRA have an incentive to offer less? Were appraisers told to keep the price per square foot low?
 - Values for offers are based on set standards that appraisers are required to follow. There are no minimum or maximum values for properties nor is there an incentive for DRA to offer less or have a lower price per square foot. The appraisals were conducted by independent appraisers.
- If a person has an existing mortgage and needs to refinance the loan in order to purchase a replacement home, will DRA help that person secure a loan to purchase the other home?
 - DRA is working with realtors, mortgage brokers, and other resources to provide assistance to those wishing to participate in the VAP. However, DRA cannot control the interest rate.
- A person noted that people may choose their own realtor and that securing a realtor is important. She noted that word of mouth is a great way to find a good realtor.
- How does DRA determine who is next for receiving offers?
 - The progression of offers depends on whether or not all required documents are available, if the title is clear, and other property-specific factors. Since the progression is on a case-by-case basis, it is important to visit with DRA about the status of specific properties.
- Will renters receive information on how to use relocation payments as down payments for a home?
 - The city and DRA have information to help assist renters.
- Who is responsible for hiring appraisers?
 - DRA hires appraisers as subcontractors.
- Why are there no appraisers in the program who are based in Corpus Christi? Can there be a list of TxDOT requirements for appraisers?
 - DRA did outreach to local appraisers and still encourages local appraisers to work with the VAP. The TxDOT requirements for appraisers will be sent to Pastor Carrington for distribution among the CAB.
- Is there going to be assistance for people who may not be able to move in time?

- The Housing Authority has a displacement by governmental action program that helps people move closer to the top of the public housing list if necessary.
- For those uncertain about moving, could there be a map of houses being demolished?
 - This could be developed as part of the Livability Plan. In addition, DRA is working on developing maps of this nature and are determining how to consistently update these maps.
- Who will be responsible for fencing and landscaping for home purchased and demolished by the Port?
 - The Port will be responsible for landscaping but it is unlikely there will be fencing around the properties.
- A member of the CAB noted that he created a hotline for community residents to note crimes, complaints, etc. The member suggested that the Port take over the hotline.

Housing Authority Update

- Gary Allsup, Housing Authority CEO, stated that every resident in the DN Leathers property had been relocated, and they seem happy about their new residences. There have been no complaints received to date.
- He said that demolition on the property began on Monday, March 6, 2017, and two buildings have already been torn down. The demolition was approved by the State and has been going well but slower than anticipated. Previously, there was uncertainty as to how much dust there would be due to demolition. To mitigate potential dust, the contract with the demolition company includes having a water truck on-site to spray any dust. So far, there has been a great deal of dust, and the truck has been necessary. There is no asbestos in the dust, but five to six apartments had asbestos in the floor tiles, which is being remediated. Demolition should be complete by the end of the month.
- Questions and answers by CAB members and public
 - What is the status of the work being done by the Housing Authority consultant as directed by the U.S. Housing and Urban Development? Can the information shared with DN Leathers residents be shared with the CAB?
 - A meeting was held with the consultant in February, and the consultant is working on a report. Once ready, the report can be shared with the CAB.
 - 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 able to 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 VAP and finance a replacement home. She also reminded them of the down payment assistance program and a workshop that will cover the topic on March 28th.
- She informed the CAB that for those not interested in participating in the VAP and instead wanting to stay in their homes there is the minor home repairs program. She noted that the program is currently on hold due to 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.

City of Corpus Christi Parks and Recreation Department Update

- Jay Ellington, Director of Parks & Recreation, introduced himself and informed the CAB that the City and TxDOT are continuing discussions on opening the pool for the summer. He reminded the group that last summer people were bused to a nearby pool, and he noted that this may be the case for this coming summer. Transporting people to a nearby school was one of eight options, and Jay requested the CAB's assistance in determining other options. The upgrade and opening of the pool ran into obstacles including a void at the deep end of the pool that will require additional engineering. Mr. Ellington asked attendees to provide comments by emailing him ideas on what is needed for the pool by the end of May.
- The question was raised about whether it was more cost-effective to repair the pool or to build a new pool.
- Louise recommended that a subcommittee be formed to discuss options for the pool. Pastor Carrington offered to coordinate the subcommittee. Approximately five CAB members expressed interest in participating in the subcommittee.
- Questions and comments by CAB members and the public and responses from the agencies:
 - Since the Developer (Flatiron Dragados, LLC) is affecting the pool with the bridge design, can it be held responsible for improvements to the pool?
 - Chris Amy noted that the Developer considered relocating the pool. Ultimately, though, the city is responsible for refurbishing the pool as part of its Section 4(f) commitments. The city will remain responsible for the pool until its obligations are met.

Livability Plan Update

- Chris Amy reintroduced the Livability Plan that began being developed a few years ago. He noted that this plan was a part of the Final Environmental Impact Statement commitments and was originally discussed as a sustainability plan. The plan was initiated through a citizen advisory committee and was a major community involvement effort. Chris stated that TxDOT is still committed to providing a guide on what the community needs. Since the Livability Plan was last discussed before the VAP was established, TxDOT wants to revisit the plan.
- Chris informed the CAB that one part of the plan was a history project that several people on the CAB helped work on with Lynn. The history project, including banners and a report, is close to being finished and on display at the Oveal Williams Center.
- Another item that was completed was a list of the resources available to help the community meet its identified needs. Chris noted that some people in the community may want to participate in the VAP and some may want to stay. He stated that this plan was not a land use plan but a list of resources available for those who choose to stay in the community. TxDOT is reaching out to the CAB for input about when to restart and deliver the plan. He noted that the community is in flux, which could influence the development of the plan. He stated that the plan could be discussed in a smaller group through a subcommittee and/or workshops.
- Louise presented two questions to the group to consider. These included: (1) timing for completion of the plan, and (2) role of the CAB. Louise asked if people thought of the plan as a map that defines what the neighborhood will look like in the future. Many people noted that

they saw the plan as a resource and then a map. Louise emphasized that the plan is not a map or a description of land use over time. Instead, it is a list of problems identified by the community and strategies to address those problems.

- Louise asked if people were interested in participating in a Livability Plan subcommittee, and approximately seven people expressed interest. She also asked that the CAB encourage others who are not CAB members and who want to stay in the neighborhood to participate in the subcommittee. Pastor Carrington offered to organize the subcommittee.
- Questions and comments by CAB members and the public and responses by agencies:
 - Will the plan work for a large number of homes in the community or for a small number of homes?
 - The plan could be for either number of homes. A larger number of people could influence the successful implementation of the plan.
 - What is the purpose of the plan? Does it address all of Northside? The City planning and development department should be involved in the plan.
 - Will refineries be a part of the plan? They continue to pose problems in the community. The plan should include what the refineries are willing to put back into the community.
 - TxDOT hears the community's concern but is uncertain if refineries will be a part of the plan. Chris reemphasized that this is not a land use plan.
 - A member of the CAB commented that the future of the Hillcrest and Washington Coles neighborhoods is dependent on Staples Street being developed through the neighborhoods to Whataburger Field. He noted that improvements to Staples Street could help spur development in the area.
 - Will the plan include those on the northern portion of the bridge?
 - TxDOT and the CAB Chair will discuss the boundaries for the plan.

Plan forward for CAB in 2017

- Chris Amy asked if the CAB wanted to begin to meet on a more infrequent basis or if there should be monthly meetings. The majority of the CAB members present wanted to continue to have monthly meetings on the first Thursday of the month. CAB members asked that a CAB meeting still be held on the first Thursday of April (April 6th) and that issues discussed during the March meeting be prioritized and discussed during the April meeting.



Save the Date!

What: Harbor Bridge
Community Advisory Board (CAB)
Meeting

When: Thursday, March 9, 2017, 6 – 7:30 p.m.

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





¡Guarda la Fecha!

Qué: Reunión del Comité de Consejo Comunitario para Harbor Bridge

Cuándo: jueves, 9 de marzo de 2017,
6 – 7:30 p.m.

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





Harbor Bridge Community Advisory Board Sign-In Sheet

Thursday, March 9, 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 #8

Thursday, March 9, 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.)
Alvin Williams				homeowner
Sheila Rollins				Realtor
Amanda Freeman				Realtor
Rachel Zimm				TRCA
Gloria Hernandez				homeowner
Angelina Meneses				renter
Angela Regester				homeowner
Roy Hall Jr.				Homeowner
Alexander Elizalde				Landlord
Paul Hill				TRCA





Harbor Bridge Community Advisory Board Meeting #8

Thursday, March 9, 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.)
Bruce Switallo				homeowner
Sylvia Cantu				com tenant/pwner.
Evelyn Sanford				homeowner
Rose Callan				POCCA
Jesse A Escobedo				homeowner
Gwen McChester				homeowner
DALE SWITALLA				HOME OWNER
Jeffrey Lee Rice				ON 694/US.A. ^{Carrie} ^{tax} ^{Acct} ^{of 1st Foreign Tax} ^{DEPT of as legal cotton} ^{Business Investment}





Harbor Bridge Community Advisory Board Meeting #810

Thursday, March 9, 2017 from 6 p.m. – 7:30 p.m.

Oveal Williams Senior Center

1414 Martin Luther King Drive

GENERAL PUBLIC SIGN-IN SHEET

Name	Organization
Barry Wolfson	Bridges CAD committee
MICHAEL D. BRYANT	ROOT, CIVIL RIGHTS DIVISION DIRECTOR
Deborah Shennell	CCHA
Sam Esquivel	PCCA
Sean Stowers	PCCA



CORPUS CHRISTI
Housing Authority



Harbor Bridge Community Advisory Board Meeting #8 10

Thursday, March 9, 2017 from 6 p.m. - 7:30 p.m.

Oveal Williams Senior Center

1414 Martin Luther King Drive

GENERAL PUBLIC SIGN-IN SHEET

Name	Organization
Rich O'Connell	TxDOT
Al Abnzi	FHWA
Elizabeth Norris	Atkins
Slay Schlemeyer	BURNS McDowell
GARY ALLSUP	CC HOUSING
Sarah Muraw	City of CC
JAY ELLINGTON	City of CC - Parks & Rec.
MIKE GALLOWAY	TxDOT
RICKEY DAILEY	TxDOT
TOM NISKALA	CITY
Lorette Williams	FDLLC
Julee Lupo	FDLLC
Sam Galindo	FDLLC
Grace Cortez	POCCA
Erin Gaines	TRLA
THURMAN BUCK	DRA
Valerie Oliver, Jr.	TxDOT
Maria Meghani	DRA
Mark Arriytor	FHWA





Harbor Bridge Community Advisory Board Meeting #810

Thursday, March 9, 2017 from 6 p.m. – 7:30 p.m.

Oveal Williams Senior Center

1414 Martin Luther King Drive

GENERAL PUBLIC SIGN-IN SHEET

Name	Organization
Lynn Smith	HNTB
Cynthia Coss	HNTB
Louise Smart	HNTB
Debbie Taylor	HNTB





Harbor Bridge Community Advisory Board Meeting #10 Agenda

Date:	Thursday, March 9
Doors Open: Start Time: End Time:	5:30 p.m. 6:00 p.m. 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 discuss the future of D.N. Leathers and the Northside Neighborhoods Livability Plan process
- Provide update on various community activities

- Agenda:**
1. The CAB Chairperson will welcome everyone and review the agenda (5 minutes)
 2. Presentations:
 - a. TxDOT and FHWA will update the CAB on the terms of the new agreement for moving forward on the Voluntary Acquisition and Relocation Program (10 minutes)
 - b. DRA will provide an update on progress regarding offers made to date (5 minutes)
 - c. The Corpus Christi Housing Authority will provide an update on the relocation program for the D.N. Leathers I residents and demoliton plans (5 minutes)
 - d. FDLLC will update the CAB on construction progress (5 minutes)
 - e. The City of Corpus Christi will provide information on municipal funding for home repairs (5 minutes)
 - f. TxDOT/HNTB will provide an overview of the Northside Neighborhoods Livability Plan process (10 minutes)
 3. CAB members will give feedback to the agencies and have an opportunity to raise questions and concerns (20 minutes)
 4. CAB members will make recommendations to TxDOT regarding plans for CAB meetings during 2017 (frequency, topics for discussion) (10 minutes)
 5. The public will provide comments on topics addressed in this meeting (15 minutes)
 6. The CAB Chairperson will close the meeting.

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.



Dirección:

Correo Electrónico:

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.

NORTHSIDE CONTACTS

NEIGHBORHOOD AND COMMUNITY

KIDS PROGRAMS

After School Programs

After School Recreation for Kids (2 Locations)

1. Solomon Coles Recreation Center & Gym
(361) 884-9552
2. Oak Park Recreation Center
(361) 883-3912

Latchkey Program

Oak Park Elementary School
(361) 878-2120

Swimming Pool

TC Ayers Swimming Pool
(361) 882-1741

Juvenile Assessment

Juvenile Assessment Center
(361) 826-4000

Spring/Summer Programs

Summer Programs and Rec for Kids (3 Locations)

1. Solomon Coles Recreation Center & Gym
(361) 884-9552
2. Oak Park Recreation Center
(361) 883-3912
3. Ben Garza Park
(361) 884-2194

Summer High School Basketball/Baseball League

Heritage Park - Sidbury House
(361) 883-9352

Spring Adult Softball League

Heritage Park - Sidbury House
(361) 883-9352

Kids Gardening Program - Little Sprouts

Solomon Coles Recreation Center & Gym
(361) 884-9552

SENIOR PROGRAMS

Senior Center

Oveal Williams Senior Center
(361) 826-2305

Senior Companion Program

Corporation for National and Community Services
(361) 826-3154

Food Programs

Nutrition Services

Oveal Williams Senior Center
(361) 826-2305

Meals on Wheels

(361) 826-3150

JOB TRAINING/ EDUCATIONAL PROGRAMS

Educational Programs

Coles High School and Educational Center
(361) 806-5353

Crossley Special Emphasis
(361) 886-9311

Del Mar College (2 Contacts)

1. Main and West Campus
(361) 698-1200
2. Scholarship Information
(361) 698-1317

South Texas Vocational Technical Institute
(361) 232-5057

Southern Careers Institute
(361) 857-5700

Kaplan College
(361) 852-2900

Bella Beauty College
(361) 883-2380

Hands on Approach School of Massage

(361) 853-7734

Aveda Institute Corpus Christi

(361) 992-5000

Communities in Schools, The Coastal Bend

(361) 696-4030

Job Training Programs

Job Training and Career Center

(361) 906-0703

Tech Job Corps

(361) 884-4561

Craft Training Center

(361) 289-1636

Discovery Safari

(361) 387-9000

TRANSPORTATION

Corpus Christi Regional Transportation Authority

(361) 883-2287

TxDOT Corpus Christi District

(361) 855-8281

Harbor Bridge Project

(361) 288-2900

NORTHSIDE CONTACTS

NEIGHBORHOOD AND COMMUNITY

MEDICAL SERVICES

Emergency

911

Corpus Christi Health Department

(361) 882-7200

Christus Spohn Family Center Northside

(361) 887-8811

Christus Spohn Hospital Corpus Christi

(361) 902-4000

Life Management Services

(361) 883-7384

Doctor's Exchange

(361) 884-0661

Comp Care Medical Center

Chodosh Thomas B DO

(361) 882-1001

La Costa Dental of Leopard

(361) 882-9000

H-E-B Pharmacy

(361) 883-7196

CHURCHES/ CEMETERIES

Churches

Community Baptist Church

(361) 883-4912

Corpus Christi Baptist Church

(361) 882-3613

Hillcrest Church of Christ

(361) 904-0760

St John First Baptist Church

(361) 884-9524

Macedonia Church of Our Lord

(361) 887-7729

Hatch Street Church of God in Christ

(361) 888-6178

St Paul Methodist United Church

(361) 884-7056

Holy Cross Catholic Church

(361) 888-4012

St. Matthew Missionary Baptist Church

(361) 884-4121

Templo La Trinidad

(361) 881-8443

St John First Baptist Church

(361) 884-9524

Macedonia Church of Our Lord

(361) 887-7729

Hatch Street Church of God in Christ

(361) 888-6178

St Paul Methodist United Church

(361) 884-7056

Cemeteries

C.C. Parks and Recreation Department

(361) 826-3461 (4 Cemeteries)

1. Old Bayview Cemetery
2. New Bayview Cemetery
3. The Knights of Pythias Cemetery
4. The County Cemetery

GROCERY STORES

H-E-B

(361) 882-9864

South Nu-Way Gas & Food Co

(361) 884-6617

Stripes Convenience Stores (3 Locations)

1. 1050 Nueces Bay Blvd
(361) 884-1581
2. 701 N. Staples St.
(361) 884-4221
3. 301 IH 37 Access Road
(361) 887-6767

HOMELESS SERVICES

Good Samaritan Rescue Mission

(361) 883-6195

Corpus Christi Hope House

(361) 852-2273

Women's Shelter Of South Texas

(361) 884-2900

Red Shield Men's Lodge Corpus Christi

(361) 884-0331

The Salvation Army Corpus Christi

(361) 888-6174

Mother Teresa Shelter, Inc.

(361) 883-7372

Mother Teresa Transitional Housing for Men

(361) 904-0377

Search for Truth Ministry

(361) 882-4143

C. C. Metro Ministries House for Women and Children

(361) 887-0151

Coastal Bend Alcohol and Drug Rehab

(361) 882-9302

NORTHSIDE CONTACTS

SAFETY AND EMERGENCY

EMERGENCY CONTACTS

Community Emergency Contacts

Emergency

911

Corpus Christi Customer Call Center

(361) 826-2489

Corpus Christi Police Department

(361) 886-2600

C.C.P.D. Crime Stoppers

(361) 888-8477

C.C.P.D. Noise Complaints

(361) 886-2600

C.C.P.D. Vehicle Impound

(361) 886-1996

Corpus Christi Fire Department

(361) 826-3932

Corpus Christi Emergency Management

(361) 826-1100

Corpus Christi Emergency Medical Services

(361) 826-3900

Nueces County Emergency Services

(361) 241-1372

Corpus Christi Environmental Air Quality

(361) 826-4066

Corpus Christi Water/Wastewater/Stormwater

(361) 826-4066

Corpus Christi Street Repairs

(361) 826-2489

Corpus Christi Trash/Illegal Dumping

(361) 826-2489

Corpus Christi Brush Hotline

(361) 826-1969

Corpus Christi Street Lamps Outage/Signal Problems

(361) 826-2489

Corpus Christi Call Before You Dig

1-800-344-8377

Corpus Christi Gas Department

(361) 885-6900

TXU Energy

(361) 225-4615

AEP Texas

(361) 242-3675

Corpus Christi Electric

(361) 882-2564

Mathieu Electric Co.

(361) 884-7702

Animal Care Contacts

General Information

(361) 826-2489

Barking Dogs

(361) 886-2530

Dead Animals

(361) 826-2489

After 5:00 Emergency Only

(361) 886-2600

Corpus Christi Animal Care Services

(361) 826-4630

Refinery Emergency Contacts

The Local Emergency Planning Committee

(361) 826-3960

Refinery Terminal Fire Co.

(361) 882-6253

Citgo Refinery

(361) 844-4000

For Alarm Types (<http://www.cclepc.org/6506.html>)

Flint Hills Resources East Plant

(361) 889-7282

For Alarm Types (<http://www.cclepc.org/6506.html>)

HOUSING/ CODE ENFORCEMENT

Corpus Christi "One-Stop Housing Services"

(361) 826-3010

Corpus Christi Housing Authority (2 Contacts)

1. Main Contact

(361) 889-3300

2. Crime and Fraud Hotline

(361) 694-5323

City of Corpus Christi Code Enforcement

(361) 826-2489

Corpus Christi Building Inspections

(361) 826-3240

Corpus Christi Housing and Community Development

(361) 826-3044

CORPUS CHRISTI SOLID WASTE OPERATIONS CUSTOMER GUIDE 2017

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BRUSH • RECYCLING**



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THAN WE FOUND IT.**

HARBOR BRIDGE PROJECT COMMUNITY ADVISORY BOARD MEETING MINUTES

January 12, 2017

The following notes are a reflection of TxDOT's 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 reflect the full and appropriate responses for individual situations. Community Advisory Board (CAB) members and the public should contact the appropriate agency for complete and personalized answers to their questions.

Chris introduced Rich O'Connell, TxDOT legal counsel, and Al Alonzi, Federal Highway Administration (FHWA).

Federal Highway Administration Update

- Alonzi mentioned the struggle he's experienced regarding the importance of the decision and the fact that there is no news of resolution. He noted FHWA/TxDOT are at an impasse on resolution of differences.
- He outlined the timeline for the discussions, which began with the issuance of a December 11th letter alleging TxDOT's failure to comply with the Voluntary Acquisition Program. FHWA requested a response from TxDOT in fifteen days. TxDOT responded on January 3rd and the FHWA is determining next steps but has not determined what to do next.
- Both letters were presented at the meeting and the agency committed to emailing the letters to the Chair of the CAB for distribution.

TxDOT Update

- O'Connell described TxDOT's response letter to the FHWA, which noted that TxDOT believes they are implementing the Voluntary Acquisition Program in accordance with the agreement, and that TxDOT believes FHWA is trying to change the agreement.
- TxDOT wants to implement the agreement and make immediate offers, which is the reason they've asked for help from the Port of Corpus Christi, who hired DRA to work on relocation packages.
- Despite the fact that offers have been put on hold, DRA is expected to continue working on relocation packages, which is a lengthy and detailed process involving pulling titles, researching and inspecting properties, and more. DRA is preparing to make offers once the agencies are past the current hurdle.

CAB and Audience Comments and Questions

- Pastor Carrington expressed concerns that a decision may be further delayed by the fact that there is a new administration in the White House, but noted that FHWA and TxDOT are still working.
- A property owner shared concerns that people have made decisions based on the initial agreement, which they feel has changed. The property owner wondered why construction should proceed when these issues are outstanding and feels that a solution is needed immediately or construction should be delayed because people feel they are not on the same page as the agencies.

- Another member of the CAB reflected on how the agreement was formulated, and stated that at the beginning, the project was stalled due to lawsuits, and it was only because of the agreement that the project was allowed to move forward. For these reasons the CAB member thought the construction of the bridge should be halted until a resolution is reached.
- Another community member expressed frustration that there are not yet answers to questions, and time is being wasted.
 - In response, O'Connell noted that TxDOT explored putting only the parts of the program that have issues yet to be resolved on hold, but this approach was not agreed to by FHWA.
- A community member asked for more details about the disagreement between TxDOT and FHWA on the Voluntary Acquisition Program.
 - Landlords. TxDOT believes that the agreement states the landlord should receive fair market value and moving and relocation fees. FHWA believes landlords are entitled to replacement fees.
 - Undocumented property owners. TxDOT has stated that federal government can't provide acquisition program benefits to undocumented property owners, and FHWA disagrees.
- An attendee expressed frustration at the lack of resolution of issues, which has prevented her from making a decision. She doesn't feel like the program is voluntary.
- Several attendees asked when a decision would be made.
- CAB member Lamont Taylor read a letter to TxDOT and FHWA that expressed disappointment about the ongoing dispute and how Hillcrest residents have been put on hold. He stated that members of the community have died while waiting for an agreement, and others are living in a toxic area, conducive to health issues. The letter asks that TxDOT/FHWA move forward with offers for homeowners and landlords and said that relocation assistance for undocumented individuals should be treated as a separate issue. The letter encouraged the agencies to move forward and identify a hardship exception for certain groups. The letter suggested that the construction project should not continue until the Voluntary Acquisition Program can continue. The letter was provided to TxDOT.
- Dr. Scott shared her understanding of the history of the neighborhood and how people see the bridge, and her concerns that race continues to be an issue in the neighborhood. She shared feelings that the Hillcrest neighborhood should be refurbished and specifically mentioned Barry Wolfson who she said is trying to buy property in the area.
- A member of the community expressed concern about the program timeline. Her property met qualifications and she signed the agreement. In order to plan accordingly, she requested an updated timeline. She expressed feelings of dismay that the agreement wasn't being upheld and had concerns about paying property taxes. O'Connell clarified the agreement provides to have her home appraised, which could result in an offer. He noted that the appraisal process to line up offers is still underway.

DRA Update

- Work continues on preparing packages and calculating relocation benefits in preparation for when the effort moves forward.
- A total of 138 appraisals are underway in various stages (renewing, gathering information, approved) and the team has prepared some acquisition packages but none have been approved to proceed with offers.

- DRA reviewed the process for acquisition, and noted that it is currently stopped at delivering the acquisition package.

CAB and Audience Comments and Questions

- An attendee questioned why DRA and the Port would continue with the process, stating that it could be in vain if no agreement is made, and voiced support for the assertion that construction should be stopped.
- Another attendee thanked agencies for courage to address crowd and reflected on the history of the area, adding that some in the neighborhood felt that the decision not to hold on bridge construction is an effort to save money and that the issues under discussion (undocumented immigrants and landlords) are also efforts by TxDOT to save money. The speaker felt that the amount of money to be saved is so small in comparison to the entire project, it shouldn't be an issue.

Housing Authority Update

- The Housing Authority distributed a handout similar to that of previous meetings that communicated statistics on the work being done with the Leathers property relocations. Since Leathers is closing soon, the Authority is finishing up efforts to find the remaining three residents a new place to live using the voucher system. Four people are still in Leathers waiting to move.
- Due to the amount of vacant properties, the potential for vandalism has put security front and center as an issue of great importance to the Housing Authority, though there has been no significant vandalism or security issues at this point.
- If the remaining tenants have not found a place to live by the deadline, they will be allowed to move into public housing until they find a place to relocate.
- Regarding the mural at the Leathers complex, the artist who created the mural has a plan to preserve it and it could move by the end of the month. The move will take place when the new location has been secured.
- The Authority has contracted with a company that specializes in mobility counseling, which helps those with vouchers find better opportunities because they want people to understand all options available to them. The company was present at the meeting. The Housing Authority recognized that it may be too late for most Leathers residents, but they feel it will be a good resource for others who are relocating from the neighborhood.

CAB and Audience Comments and Questions

- An attendee shared the belief that people have been bamboozled because some of the relocations have moved forward but the Hillcrest relocation is on hold.
- Several questioned how many properties fit into the undocumented persons or landlord categories.
 - None of the properties currently being processed are owned by undocumented immigrants.
 - O'Connell noted that TxDOT feels that the issues with the disputed property owner types should be isolated so that the other properties can move forward.
 - Alonzi responded that he understands the concerns and knows that people feel discriminated against. He reiterated that his Agency's position is that all parties should be handled appropriately and nothing for the Voluntary Acquisition Program should move forward until issue is resolved.

- A member of the community asked for clarification on Alonzi's statement. Did FHWA say that nothing should move forward? Including bridge construction?
 - Alonzi responded that people have shared heart-wrenching stories that have reenergized him to try to help. He shared that it's not that easy to stop construction. There is an appropriate process for stopping work on construction, and construction cannot just stop without going through the process.
- A citizen questioned how the Voluntary Acquisition Process can be stopped but the construction cannot be, and added the statement that appraisals may be redone because they are out of date.
 - Alonzi responded that they are trying to make it work and shared feelings of regret that the process isn't working for everyone.
- An attendee reflected on the need for people to work together and do more for the community.
- Another shared about work with DRA, and how people are working hard for a solution. The same individual feels that a judge would agree that the agreement should move forward, and that there is a human price on the delay. Similarly, to the previous speaker, it was reiterated that people should work even harder because the community can't wait on a decision.
- A mix of attendees reiterated feelings that the agencies involved could do more to help move the process along, that the delay is unacceptable, that the agencies shouldn't wait for the new administration to take action, and that the rights of undocumented people are important.
- Several others reiterated their understanding of the process that resulted in the current situation, including that the current agreement was a result of months of negotiating, with much dialogue between FHWA and TxDOT and these issues should have been resolved.
 - TxDOT responded to these statements by describing a program called Everyday Connects through which FHWA comes to work on difficult projects, and that the only project in Texas that qualified for the program is Harbor Bridge. TxDOT noted that every decision made for Harbor Bridge was completed with FHWA and shared TxDOT's feelings that the agreement made a year ago is clear enough to see that FHWA's current preferences are not reflected in it. He reiterated that TxDOT is eager to move forward with the process.
- What is the timeline for the agreement? People were told they have three years to decide. Will timeframe remain even though offers are on hold? What happens if people have made a decision to leave but the program changes?
 - DRA reiterated that they talked to no undocumented people and added that approximately 62 parcels are owned by landlords.
- How much are you giving landlords to have tenants move?
 - Landlords recover fair market value. If landlord has personal property, he/she will also get money for moving expenses.
- Attendees reiterated the concern that the process is being held for only a minimal number of contested properties and stated that appraisals are only good for 120 days to bank.
- Are houses available for people to move that they can afford?
 - The agencies don't move people because the decision of where to move is up to the individual or family. Relocation package have options for people. When packages are going to be presented, DRA will have worked to present the best options.