

HARBOR BRIDGE PROJECT COMMUNITY ADVISORY BOARD MEETING MINUTES

April 4, 2019

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

Pastor Adam Carrington, the Community Advisory Board (CAB) Chair, and Christopher Amy, Texas Department of Transportation liaison to the CAB, opened the meeting and thanked everyone for coming.

Del Richardson & Associates (DRA) Update

DRA gave an update on the Voluntary Acquisition and Relocation Program (VARP).

- 366 parcels have expressed an interest in selling
- 329 parcels met eligibility requirements
- Offers were presented for 286 parcels
- 258 parcels accepted offers
- 228 parcels have been acquired
- 21 declined offers
- 7 currently considering offers
- 124 tenant benefit letters have been issued
- 113 tenants relocated
- Of the 113 tenants who relocated, 17 have purchased a home
- Question from the CAB: Can you provide a list of people who are not leaving the neighborhood?
 - DRA responded they will not have a total number until the program is complete.
- Question from the CAB: When is the last day to participate in the program?
 - DRA responded that May 7, 2019 at 5:00 p.m. is the last day to participate.
- Question from the CAB: What was the initial number of parcels identified for the program?
 - DRA responded 545 parcels were identified for possible participation in the VARP. The number narrowed when vacant lands were pulled off. Then, DRA Identified property owners who were not eligible because they purchased their homes after January 1, 2016. Currently, 102 parcels are eligible but have not responded or have not made a decision.
- If a tenant was evicted, they are not eligible to participate in the program.

Port of Corpus Christi Authority (the Port) Update

The Port gave an update on demolitions of vacant homes in the neighborhood.

- Natasha Fudge, chief of construction engineering for the Port of Corpus Christi Authority gave an update on demolitions. The Port is grouping the demolition packages in property groups between 10 and 30 houses. The next two demolition packages should be complete by the

end of July. Currently, 16 parcels are pending demolition, and the contractor has 120 days to finish the demolitions. The Group 3 demolition package has received bids. This group has 12 parcels to be demolished. KSI is the demolition contractor for Group 2, and they will be recommended to Port Commission for approval as the Group 3 demolition contractor on April 16. The duration for the demolition of the Group 3 parcels is 90 days. This work is anticipated to start in early May. 46 additional parcels are ready for solicitation and will likely be split into two public requests for proposals.

- Question from the CAB: Are you using the same company for asbestos mitigation as used previously?
 - Ramona Josefczyk, environmental specialist for the Port responded. The previous demolition contractor, Camacho, who was not following proper asbestos mitigation procedures will not be allowed back on the project. Lynx will continue with their mitigation services and Tasman Geosciences is a new contractor that will begin providing services.
- Question from the CAB: Can you share a list of the properties to be demolished?
 - The Port responded they would share the list. Pastor Carrington said he would get a copy and share it with the group.
- Question from the CAB: If you are an adjacent property owner and you think your house is being damaged by demolition, what do you do/who do you contact?
 - Natasha Fudge shared the contact information to use to reach out if someone has questions related to demolitions: demoproject@pocca.com, 361-882-5633. She stated this information will also be posted on signs in the neighborhood.
- A CAB member noted that property grading from early home demolitions was not done well. The Port shared that the new contractors are grading from the back of the lots to the road. It is in their contract.
- Question from the CAB: When will pest control in the neighborhood improve?
 - The Port responded that KSI is responsible for pest control. A CAB member noted that they were not doing a very good job because she had to “keep fighting pests and rodents off”.
- The Port noted they have staff patrolling the area and they have decals to mark all their vehicles.

Flatiron Dragados, LLC (FDLLC) Update

Lorette Williams, with FDLLC, gave an update on construction and traffic and pedestrian impacts.

- Martin Luther King Drive will be closed until February 2020 due to reconstruction of the frontage road that will include work on utilities, drainage and retaining walls.
- Lake Street will be built out. Once open, Winnebago will close.
- The Staples Street bridge will be complete this summer. The Alameda pedestrian bridge will be open until Staples Street is complete.
- Leopard Street will see lane reductions between Lester Street and Mexico Street. One lane will be closed in each direction until the end of the year.
- Question from the CAB: When will Stillman Bridge be open?
 - Lorette stated Friday, April 12.
- Comanche Street crews are working on drainage tie-ins, but the end of this work is not set to be complete for another month. Next, they will move to Lipan Street.
- Question from the CAB: Will there be pile driving on Lake Street? The CAB member noted concerns over vibration caused by construction.

- FDLLC responded they have seismic monitors to make sure vibrations are at acceptable levels. Lorette stated there is a third-party claim form that one can fill out for damage claims. Once you complete the form, someone will go out to make an assessment. Photos and descriptive narratives are helpful. Lorette shared the contact information to make claims: publicinformation@harborbridgeproject.com.
- Question from the CAB: Can residents get a copy of the seismic reports?
 - Lorette stated that she would find out. The monitors are placed near active pile-driving activities.
- Question from the CAB: Can someone come to a CAB meeting to explain the seismic monitoring? What is the threshold? They emphasized they wanted to understand the process.
 - Christopher Amy, with TxDOT stated they would look into having someone come and talk about seismic monitoring and thresholds at a future CAB meeting.
- Christopher asked how close crews were to completing fencing around Stillman Pedestrian Bridge
 - The fencing on the bridge is complete and is 8 feet tall.
- The idea of having a neighborhood walk over Stillman Pedestrian Bridge once it opens was floated and supported by several people.
- Question from the CAB: What else needs to be done on Stillman Pedestrian Bridge?
 - A community member that recently spoke with a contractor employee shared that the bridge still needs to be painted. He also commented that there is a lack of accessible sidewalks connecting to the pedestrian bridge, and safety lighting is needed.
- A member of the public noted that there have been several accidents at the exit ramp by Peabody Avenue.
- Question from the CAB: When will the sidewalk open on Martin Luther King Drive?
 - Martin Luther King Drive's northbound frontage is closed until February 2020.
- A member of the public noted that exit ramps and entrance ramps in the area need improvement, and there needs to be more lighting for pedestrian walkways.
- Christopher Amy proposed having an open house immediately preceding the next CAB meeting to show project renderings and plans.
- CAB Chair Pastor Adam Carrington noted that, due to all the questions related to construction, safety, and accidents, it would be beneficial to have a specific meeting with FDLLC to address traffic concerns.

Texas Department of Transportation (TxDOT) Update

TxDOT gave a recap on the Livability Plan Subcommittee Meeting held in February.

- The CAB Chair thanked everyone that went to City Council to speak their mind about the rezoning case – about 12 people from the neighborhood attended and voiced their opinion. City Council denied the rezoning request.
- A CAB member noted that for a piece of land right behind the St. Paul United Methodist Church playground, there is a rezoning application for a pipe laydown yard. The CAB Chair encouraged residents to share their comments on this use at the next city council meeting on April 16. Pastor Carrington stated he would send the next city council meeting information to the group. The site is located at Alameda Street and Sam Rankin. The landowner wants to

permanently use the site as a laydown yard. They are pursuing a temporary special use permit with a duration of 60 months.

- The CAB Chair shared an update on the letter of recommendation provided by the CAB for parks improvements. The letter has been sent to the City. The City can start working on HJ Williams Park. CAB Chair Pastor Carrington will be keeping an eye on this and making sure progress is made.
- Booker T. Washington Elementary needs to be demolished. The question is who is going to pay for it. The City owns it. The CAB Chair stated he would be looking into it and provide updates.
- Christopher Amy gave an update on the February Livability Subcommittee Meeting. A few of the big things that came out of that meeting:
 - The CAB meetings will be ongoing. The Northside Neighborhood association is a stakeholder and will receive the Livability Plan. The City will have a copy as well. A draft will be ready by the end of this month.
 - Question from the CAB: Will the Livability Plan be incorporated into the Westside Area Development Plan? We want the city to have our input.
 - The City will have a copy of the plan, and they can reference it when developing the Westside Area Development Plan.
 - Chris stated they are looking into Workforce Solutions attending and maybe presenting at a CAB meeting. This was a request discussed during the Livability Plan Subcommittee meetings.
 - Chris also followed up on a CAB question regarding traffic-specific data on crashes. He stated crash data for an overall area is available, but it's not specific to the project's area. This is due to legal reasons, privacy, insurance, etc. Chris stated that he is still trying to obtain any available data for the general area.

Questions and Answers by CAB Members and the Public and Agency Responses

Adjournment of the Meeting

The CAB and public asked several questions during the question and answer session.

- Question from the CAB: Are we still doing pickup of trash at the end of the month on Saturdays?
 - DRA responded that the community cleanups are on the last Saturdays of the month. There is one last community cleanup scheduled for April 27.
- CAB Chair Pastor Carrington informed the group that the next CAB meeting will be on May 2. Chris let the group know it will be back at the Oveal Williams Senior Center.

Adjournment of the Meeting

The CAB Chair and TxDOT adjourned the meeting.



Save the Date!

What: Harbor Bridge
Community Advisory Board (CAB)
Meeting

When: Thursday, April 4, 2019
6:00 p.m. – 7:30 p.m.
Doors open at 5:30 p.m.

Where: Solomon Coles High School (Cafeteria)
924 Winnebago St.
Corpus Christi, TX 78401

**May 7, 2019 is the deadline to submit a signed expression of interest in the
Voluntary Acquisition & Relocation Program.*



CORPUS CHRISTI
Housing Authority



¡Guarde la Fecha!

Qué: Reunión del Comité de Consejo Comunitario para Harbor Bridge

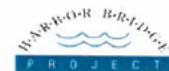
Cuándo: jueves, 4 de abril del 2019
6:00 p.m. – 7:30 p.m.
Las puertas abren a las 5:30 p.m.

Dónde: Preparatoria Solomon Coles (Cafetería)
924 Winnebago St.
Corpus Christi, TX 78401

**El 7 de mayo del 2019 es la fecha límite para entregar su formulario de expresión de interés en el Programa de Adquisición y Reubicación Voluntaria.*



CORPUS CHRISTI
Housing Authority



Harbor Bridge Community Advisory Board Sign-In Sheet

Thursday, April 4, 2019, 5:30-7:30 p.m.
Solomon Coles High School (Cafeteria)
924 Winnebago Street, 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						
✓	Ms.	Nancy	Foley						
	Ms.	Loretta	Graham						
✓	Mr.	Sylvester	Hardeman						
	Mr.	Fred	Hobbs						
	Dr.	Geraldine	Johnson						
✓		Monna	Lytle						
✗	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						
✗	Mr.	Daniel	Pena						
	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						



Harbor Bridge Community Advisory Board Meeting #24

Thursday, April 4, 2019 from 5:30 p.m. – 7:30 p.m.

Solomon Coles High School (Cafeteria)
924 Winnebago St.

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.)
SCOTT Forney				
Robert Berr				
Robert L. Foley				
Wauconda Falls				
Julonda Garcia				





Harbor Bridge Community Advisory Board Meeting #24

Thursday, April 4, 2019 from 5:30 p.m. – 7:30 p.m.

Solomon Coles High School (Cafeteria)
924 Winnebago Street

STAFF SIGN-IN SHEET



CORPUS CHRISTI Housing Authority



Community Advisory Board Meeting #24 Agenda

Date:	Thursday, April 4, 2019
5:30 p.m.	Doors Open
6:00 – 7:30 p.m.	Community Advisory Board (CAB) Meeting
Location:	Solomon Coles High School (Cafeteria) 924 Winnebago St., Corpus Christi, TX
Purpose:	<ul style="list-style-type: none">• Provide data on progress of Voluntary Acquisition & Relocation Program (VARP)• To report on Port activities related to properties• Update on bridge construction activities and where to find information• To report on Livability Plan efforts• To address action items from previous CAB meetings• To allow the opportunity for CAB and members of the public to ask questions• Remind CAB and attending Hillcrest residents of the May 7, 2019 VARP deadline
Agenda:	<ol style="list-style-type: none">a. The CAB chair will welcome the group and open the meeting.b. DRA will provide an update on the VARP.c. The Port of Corpus Christi Authority will provide an update on:<ol style="list-style-type: none">1) Demolition progress2) Update on trash dumping, maintenance of lots, and safetyd. FDLLC will provide an update on:<ol style="list-style-type: none">1) Upcoming construction, closures, and detourse. TxDOT and the CAB Chair will report on:<ol style="list-style-type: none">1) February 7 Livability Plan Subcommittee Meeting recap and next steps for Livability Plan2) Update on neighborhood rezoning case3) Address issues raised at previous CAB and subcommittee meetingsf. CAB members will give feedback on topics and have an opportunity to raise questions and concerns.g. The public will provide comments on topics addressed in this meeting.h. The CAB Chair will close the meeting.



Hillcrest | Washington-Coles

Voluntary Real Estate Acquisition & Relocation Program



April 4, 2019

Dear Community Stakeholders,

We need your help! The Hillcrest Washington – Coles Voluntary Real Estate Acquisition & Relocation Program is ending in 30 days on May 7, 2019. Your help is needed to get the word out.

Attached please find a flyer about program eligibility and who to contact. We would sincerely appreciate your assistance in posting the flyer on your bulletin board, facebook page, Instagram, Twitter, email or simply call those you know who currently own property or live in Hillcrest and tell them to contact our office immediately to discuss their eligibility for relocation assistance and or acquisition of their property.

Contact:

Frank Jordan, II / Robert Orepeza
361.232.5083
Email: Frank.Jordan@drainc.com.

Office Location: 2301 N. Port Ave
Office hours: Monday - Friday 9am to 6pm

DRA and the Port of Corpus Christi Authority wants to make sure every eligible person living in the project area has the opportunity to participate. Please let your network, family, friends, members, children loved ones and those you care for and about know that there is an opportunity for them to participate in this historical program.

Contact: Frank Jordan

Office Location: 2301 N. Port Ave

Telephone Number: 361.232.5083

email: DRA.CorporusChristi@drainc.com

Respectfully,

Del Richardson
Program Manager

LAST Days of the Hillcrest Washington Coles Voluntary Acquisition and Relocation Program
If you do not submit your interest in the program prior to May 7th, 2019 you will not be eligible to participate in the program and receive any financial benefits which you may be entitled.

Eligibility Requirements*

1. Location. Your property is located inside the green boundary lines drawn on the map on the other side of this page. These boundary lines are West Broadway Street, Floral, Martin Luther King Drive, and the west right of way line of the New Harbor Bridge.
2. Ownership/Occupancy. You owned your property or was a tenant on January 1, 2016 and will continuously own it until the date of sale.

Program Eligible Neighborhood Area



Interested parties within the Project Area may provide their intent to participate in the Program by contacting

DRA Inc.
2301 N Port Ave
Corpus Christi, Texas 78401
DRA.CorporusChristi@drainc.com
361-232-5083

Office hours are Monday – Friday, 9:00 AM to 6:00PM;
walk-ins welcome!

*Proof of eligibility is required to receive benefits. Additional eligibility requirements may apply depending on your circumstances