

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

July 18, 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**

Christopher Amy, TxDOT Liaison to the CAB, opened the meeting and welcomed everyone.

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

DRA gave an update on the VARP program.

- 416 expressed an interest in participating in the VARP (out of a total of 545 parcels).
- 365 parcels have met eligibility requirements.
- 305 offers have been presented, of which 270 have accepted offers.
- 244 parcels have been acquired to date.
- 24 people have declined their offers.
- Tenants. Relocation benefit letters were delivered to 135 households. Have relocated 132. Tenants that have transitioned to home ownership – 17.
- Chris asked how many folks also participated in the City's program. DRA stated this was not tracked. A meeting participant estimated four.
- August 7, 2019 is the deadline to provide real estate documentation to establish eligibility that shows property owners were owners of record of the property since January 1, 2016.
- CAB: A few tenants were under the impression they had the option to build a home. They were told they could not. DRA responded they have not informed anyone they cannot build a home.
- DRA also informed the group, in order to complete the project in time, the contract for landlords has been modified. It has been reduced from 180 days to close escrow to 150 days. The majority have been closing in 90 days.
- DRA has looked at those who still have contracts open, and they have been given an extension for existing contracts. They have 60 days in which to complete the transaction.
- All tenants are able to spend money to build a home, but renters cannot hold up the process.

### **Port of Corpus Christi Authority (the Port) Update**

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

- A demolition update was given by Lou Donato with the Port of Corpus Christi. He is supervising the demolition contracts. Currently, there are four separately bid demolition packages (68 properties in total, 38 have been demolished, 14 houses are down). A fifth package has just been awarded that includes 37 properties. He provided a handout with the demolition information. Another package with approximately 20 properties is expected for bidding in September or October. There are signs in front of houses to be demolished. They gave their website and contact information. He asked attendees to notify them if they see any issues – trees, fencing, drainage, pest control. He gave an email address to contact:

demoproject@pocca.com. They will put matting down for erosion control and come back to grade the property.

- A member of the public stated the properties are not ready for completion because there is not adequate drainage. He asked when that would be addressed. Mr. Donato asked that he give him a list of properties. He said some properties may be drained to the street, some may not due to the slopes of properties. The scope says to drain to the street and not to neighbors' properties with the demolition packages he is overseeing. For older demolitions and additional pre-demo pest control, Mr. Donato recommended to the CAB that they submit their concerns to the Port.

### **Construction Update**

- Chris let the group know that FDLLC was not in attendance, and they provided an update in written handout form. Copies of the handout, which included information on closures, detour, and construction progress, was available for attendees. Joseph Briones, TxDOT Project Manager for Harbor Bridge and Juan Quiroga, HNTB were introduced by Chris. They offered to answer questions.
  - Comanche Street will be completed in August. Once that is completed, Lipan Street will begin.
  - Stillman Pedestrian Bridge has been completed. A member of the public stated there were no pavement markings to barriers for protection for pedestrians using that bridge. There used to be two crosswalk markers and currently there are no indication markers for pedestrians. Wiring on the walkway has been removed, and the wire to protect against lightning strikes has been removed. Joseph stated the area is still a work in progress so the ADA compliance will come in the future. The intersection will be rebuilt. He stated that if ground circuits had been removed, he would get those put back in place. A CAB member asked about the part of the overpass that has wood underneath. Joseph stated this was to support the beams. These are temporary cross braces until the bridge deck gets poured. Chris stated that once Staples Street is completed, work on Alameda will begin. Staples will be completed by the fall; FDLLC anticipates August. A CAB member stated the beam alignment looks off. Joseph says the beams are pretty straight and linear, but there are curves. The final bridge deck will be curved even though the beams look like they are not aligned correctly.
  - Joseph reminded the CAB that FDLLC has Breakfast with the Builders, Sidewalk Talks, and more. These engagements are announced on the website, conventional media, and social media.
- Chris asked if the group had questions about the third-party claims. A CAB member stated there were questions and claims about pile driving and vibration causing damage. Chris stated he would have more information on that the next time.
- A CAB member asked about dirt and dust. They noted it was still an issue and that it is blowing into the neighborhood. He described it as "clouds of dirt going through the neighborhood". Drainage is also an issue alongside the construction area. What can be done about this? Chris stated they are trying to keep Winnebago clean. Joseph mentioned street sweeping is occurring daily. Chris asked how often they have water trucks out. Joseph stated it is constant, especially with the current, dry weather.
- Daniel Peña, a CAB member, noted that he is not receiving closure notices and wants to be notified.

### **Texas Department of Transportation (TxDOT) Update**

Christopher Amy gave an update on the status of the Northside Neighborhood Livability Plan

- Livability Plan update. A draft will be ready for the community to review in August. TxDOT has been coordinating with the Federal Highway Administration (FHWA) on the Livability Plan (LP).
  - A CAB member asked why the plan was not done the first year. Chris explained it made more sense to develop this later because the VARP was implemented. It makes sense to develop a plan for the people in the community that are left. Chris stated they are going to determine the dates in August to meet with the community and gather feedback. A CAB member asked if it included parks updates. He asked when the parks improvements would be implemented. Chris responded that the LP will include what parks improvements will be implemented. The City is responsible for executing the improvements through design and construction. They have until the end of the project to build the parks. TxDOT has indicated to the City they can get started on building parks that have nothing to do with construction. Through the bridge project, they have \$6 million for these improvements. A CAB member asked if the City has a game plan. Chris stated that they do not have a schedule.
  - A CAB member asked if there was a response to the letter sent to FHWA from the community stating what they wanted built for each park. Do they have a timeframe to respond? No, but receipt was acknowledged. Does the city know what the requested improvements are? Yes. The City will engage the community on this. They may be invited to the next CAB meeting. A CAB member asked about the mural. TxDOT stated art installations may be decided by community vote.
  - A member of the community asked that TxDOT get with the City to get more details on the trash pickup, ask if they will be reducing water lines. The final sustainability of the streets. The modular trucks that are heavy loaders have been causing potholes. The member of the public asked how the community can make sure the streets will be repaired after the project work. Chris stated he would meet with the City and TxDOT staff to discuss anticipated repairs.
  - Dates suggested for a Livability Plan workshop were discussed. Chris offered a digital copy of the plan to anyone that requests it. Keren Costanzo and Dan McGinn from the City will be a part of the workshop. The Westside Area Development Plan public meetings will take place in September or October. Everyone will get a copy of the Livability Plan's Resource Guide in print and electronic format. August 8, 9, and 10 were suggested as dates for the Livability Plan workshop.

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

Dan Brown, Special Projects Manager for the Corpus Christi Housing Authority (CCHA) talked about housing opportunities.

- The CCHA has finished six, 3 bedroom/ 2 bathroom, homes. There is a severe shortage of builders. Thanksgiving Homes – a separate company – was started for builders. Their goal is to build nine per quarter. They hope to sell them for around \$140,000. Several banks are offering financing. If they do not sell, they will be rented out. He offered to present to the public and at anyone's request. A CAB member asked where the houses were being built. He responded all over town.

A member of the public asked why FDLLC was not in attendance. They stated that it is their responsibility to attend and provide updates. FDLLC's presence was requested by multiple attending CAB members and the public.

- Chris stated the next CAB meeting would be held the first Thursday in October.

### **Issues from previous CAB meetings**

TxDOT gave an update on where resolution stands for previously voiced concerns. The CAB and the public had an opportunity to comment on issues from previous meetings.

- Pest/rodent control continues to remain an issue. A CAB member stated there is one home that has been there 18-19 months and was concerned about what kinds of pests and rodents would be living there. A CAB member stated when traps are put out they never come back to check the traps. Chris asked Lou to check with the CAB members on homes of concern and give them an estimate when the home would be demolished. Lou Donato stated he would raise the issue to management.

### **Adjournment of the Meeting**

The next CAB meeting will be held the 1<sup>st</sup> Thursday in October. The CAB Chair and TxDOT adjourned the meeting.



## Save the Date!

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

**When:** Thursday, July 18, 2019  
6:00 p.m. – 7:30 p.m.  
*Doors open at 5:30 p.m.*

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





## ¡Guarde la Fecha!

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

**Cuándo:** jueves, 18 de julio del 2019  
6:00 p.m. – 7:30 p.m.  
*Las puertas abren a las 5:30 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, July 18, 2019, 5:30-7:30 p.m.

Oveal Williams Senior Center

1414 Martin Luther King Dr., 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						
	Pastor	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 #26**

Thursday, July 18, 2019 from 5:30 p.m. – 7:30 p.m.

Oveal Williams Senior Center  
1414 Martin Luther King Drive

## GENERAL PUBLIC SIGN-IN SHEET



# CORPUS CHRISTI Housing Authority

## Harbor Bridge Community Advisory Board Meeting #26

Thursday, July 18, 2019 from 5:30 p.m. – 7:30 p.m.

Oveal Williams Senior Center  
1414 Martin Luther King Drive

### STAFF SIGN-IN SHEET

Name	Organization
TOM BRUECHERT	FHWA - TX
SUMNER LANTON	HNTB
Cynthia Cass	HNTB
BRAD PEEL	HNTB
A. Alonzi	FHWA
Norma Ramirez	CITY OF CORPUS CHRISTI, HCD
Debbie Taylor	HNTB
Michelle Khathib	TXDOT
* LUU DONNA	PCCA
* DAN BROWN	CORPUS CHRISTI, TX
DIONISIO Marquez	DRA
* JEFFERY TAYLOR	DRA
DR. RICHARD	DRA
TOM NISKAL	CITY
SAY SCHLEMAYER	BURNST MCDONNELL
R DAILEY	TX DOT
Rob MacDonald	CORPUS CHRISTI MPO
Joseph Briones	TX DOT
Juan Quiranga	HNTB



CORPUS CHRISTI  
Housing Authority



## **Harbor Bridge Community Advisory Board Meeting #26**

Thursday, July 18, 2019 from 5:30 p.m. – 7:30 p.m.

Oveal Williams Senior Center  
1414 Martin Luther King Drive

## STAFF SIGN-IN SHEET

Name	Organization
Frank Sodano II	DRA Inc



# CORPUS CHRISTI Housing Authority



## Community Advisory Board Meeting #26 Agenda

<b>Date:</b>	Thursday, July 18, 2019
<b>5:30 p.m.</b>	Doors Open
<b>6:00 – 7:30 p.m.</b>	Community Advisory Board (CAB) Meeting
<b>Location:</b>	Oveal Williams Senior Center 1414 Martin Luther King Drive, Corpus Christi, TX
<b>Purpose:</b>	<ul style="list-style-type: none"><li>• Provide data on progress of Voluntary Acquisition &amp; Relocation Program (VARP)</li><li>• To report on Port activities related to properties</li><li>• Update on bridge construction activities and where to find information</li><li>• To report on Livability Plan efforts</li><li>• To address action items from previous CAB meetings</li><li>• To allow the opportunity for CAB and members of the public to ask questions</li></ul>
<b>Agenda:</b>	<ol style="list-style-type: none"><li>a. The CAB chair will welcome the group and open the meeting.</li><li>b. DRA will:<ol style="list-style-type: none"><li>1. Provide an update on the VARP following the close of the May 7 deadline to participate in the program</li><li>2. Explain the deadline for closing under the Real Estate Sales Contract</li></ol></li><li>c. The Port of Corpus Christi Authority will provide an update on demolition progress</li><li>d. Construction update:<ol style="list-style-type: none"><li>1) Upcoming construction, closures, and detours</li></ol></li><li>e. TxDOT and the CAB Chair will report on:<ol style="list-style-type: none"><li>1) Livability Plan – update and next subcommittee meeting</li><li>2) Issues raised at previous CAB and subcommittee meetings</li></ol></li><li>f. CAB members will give feedback on topics and have an opportunity to raise questions and concerns.</li><li>g. The public will provide comments on topics addressed in this meeting.</li><li>h. The CAB Chair will close the meeting.</li></ol>



## Community Advisory Board Construction Update

July 2019

### Purpose

To provide board members an update on the Harbor Bridge Project construction progress. The update is provided by project sections to include: Pre Cast Yard (PCY), Approaches, Cable Stayed Bridge (CSB) and Roadworks.

### PRE CAST YARD

Out at the PCY in Robstown, crews are working nights as the cooler temperatures allow for increased production related to the pouring and curing of the concrete segments. There are currently nine molds that are in full production mode and just over 900 segments have been cast, thus far. This includes typical precast approach segments, ramp approach segments, main span segments and delta frame segments. Segments are being transported to the north approach section of the project on a weekly basis. A total of approximately 2600 segments will be needed to construct the new bridge.

### APPROACHES

Work is underway in both the north approach and south approach section of the project. Over on the North Beach side of the project, the massive launching gantry crane has completed the erection of seven spans of the northbound decking. Additionally, approximately 35 footings have been completed, 158 column lifts and 22 pier caps have been constructed in this area. On the south side of the project, between Whataburger Field and the Oveal Williams Senior Center, work is underway with the pouring of the approach columns. To date, six footings and two column lifts have been completed in this area. Once the launching gantry crane has completed its work on the north side of the project, it will be relocated to the south approach section.

### CABLE STAYED BRIDGE

Work has been active and steady on both the north and south side of the Port. On the north side, foundation work is coming to a close as piling operations have been completed, and more than 350 tons of rebar installed. On the south side, the pylon legs are highly visual and are almost at the point of tying together. Once joined, they will reach a height of 170 feet above ground level, roughly one-third of the height of the massive pylon structure. In recent weeks, questions were posed on social media sites related to the pylon angled legs. The widened, angled legs of the lower towers are designed and constructed to promote stability for the overall pylon. The double leg design allows for the load to be spread more evenly across the footing and also creates an enhanced aesthetic appeal.

### ROADWORKS

The Roadworks section of the project is extremely active with a number of lane/road closures, detours and construction along US 181, IH 37 and SH 286. Below is a listing of the ongoing and anticipated traffic impacts for the next few months. Note: All scheduled/projected roadwork is weather permitting and is subject to change. Traffic advisories are released to the media, posted to HBP social media sites (Facebook and Twitter) and on the HBP website at [www.harborbridgeproject.com](http://www.harborbridgeproject.com).

#### US 181

- Beach Avenue exit remains closed.
- Work continues on the US 181 southbound and northbound frontage roads.
- Anticipated traffic switch for the Joe Fulton Corridor detour to the newly constructed southbound US 181 frontage road should be complete by the end of July.
- Utility work continues along the project ROW
- Intermittent daily and nightly lane closures continue as work requires.

**IH 37**

- Work continues on IH 37 main lanes; crews have begun the process of placing asphalt pavement over newly constructed portions of IH 37 main lanes and frontage roads.
- Anticipated traffic switch for the northbound and southbound IH 37 main lanes detour to the newly constructed IH 37 main lanes should be complete by late Fall 2019.
- Newly constructed southbound detour exit for Port Avenue is complete and open to the public.
- Beams have been placed for direct connectors located near the IH 37/SH 286 area.
- Southbound IH 37 Port Avenue Bridge remains under construction. Anticipated completion is September 2019.
- Southbound IH 37 Nueces Bay Blvd. Bridge remains under construction. Anticipated completion is September 2019.
- Staples Street Bridge remains under construction. Anticipated completion is August 2019.
- Once Staples Street Bridge is complete and open to the public, the Alameda Street Pedestrian Bridge is scheduled to close followed by demolition in early Fall 2019. The Alameda Street Pedestrian Bridge will not be reconstructed.
- Intermittent daily and nightly lane closures continue as work requires.

**SH 286**

- Comanche Street Bridge remains under construction. Anticipated completion is July 2019.
- Once Comanche Street Bridge is complete and open to the public, the Lipan Street Bridge is scheduled to close followed by demolition in August 2019. The Lipan Street Bridge will not be reconstructed.
- Brownlee Street between Caldwell Street and Lipan Street remains under construction.
- Leopard Street lane reductions continue between Lester Street and Mexico Street.
- Intermittent daily and nightly lane closures continue as work requires.

If you have further questions related to this update or any other concerns, please feel free to contact the Public Information Office at 1-877-227-4144 or via email at [publicinformation@harborbridgeproject.com](mailto:publicinformation@harborbridgeproject.com).



# Hillcrest | Washington-Coles

## Voluntary Real Estate Acquisition & Relocation Program

### Demolition Notification

#### Group 4 – 33 Parcels:

2406 Hatch Street	2014 Peabody Avenue	2601 West Broadway Street
1924 Kennedy Avenue	2018 Peabody Avenue	2812 Noakes Street
2817 Koepke Street	2021 Peabody Avenue	2009 Peabody Avenue
2921 Minton Street	2111 Peabody Avenue	1215 Stillman Avenue
2820 Minton Street	2115 Peabody Avenue	1222 Van Loan Avenue
2820 Moore Street	2116 Stillman Avenue	1406 Van Loan Avenue
1310 Palm Drive	1207 Van Loan Avenue	2514 West Broadway Street
1502 Palm Drive	1211 Van Loan Avenue	1302 Van Loan Avenue
1711 Peabody Avenue	1417 Van Loan Avenue	1213 Stillman Avenue
2008 Peabody Avenue	1921 Van Loan Avenue	1523 Stillman Avenue
2418 Winnebago Street	1716 Kennedy Avenue	905 Cleveland Street

The Port of Corpus Christi Authority ("PCCA") has contracted with Camacho Demolition Contractor to perform demolition and clearing of thirty-three (33) properties that the PCCA acquired under the Hillcrest/Washington-Coles Voluntary Real Estate Acquisition and Relocation Program for the New Harbor Bridge. The Contractor will be responsible for the demolition work and site clearing of the thirty-seven (37) acquired and vacated properties. The PCCA Contractor will be monitoring during the demolition and will be working and coordinating their services with information provided by PCCA and Del Richardson & Associates ("DRA").

We anticipate the demolition of these properties to begin in early July 2019. Contractor will limit their hours of operation, including staging and set up, to Monday through Friday, between 8:00 AM and 7:00 PM, and limit noise pollution at all times, to prevent objectionable conditions for surrounding residences.

Demolition of additional properties will be scheduled in the coming months. Additional information will be provided as the contracts and specific properties are identified.

For more information and inquiries about the demolition of properties, please call 361.882.5633 or email [DemoProject@pcca.com](mailto:DemoProject@pcca.com)

Thank you.



# Hillcrest | Washington-Coles

## Voluntary Real Estate Acquisition & Relocation Program

### Demolition Notification

#### Group 5 – 37 Parcels:

1201	Palm Drive	1504	Van Loan Avenue	1815	Lexington Avenue
2820	Noakes Street	1703	Stillman Avenue	2002	Kennedy Avenue
1321	Van Loan Avenue	1302	Stillman Avenue	2401	Summers Street
2822	Koepke Street	1601	Peabody Avenue	2413	Hatch Street
1505	Van Loan Avenue	1721	Peabody Avenue	2202	Kennedy Avenue
2822	Minton Street	2004	Stillman Avenue	924	Lexington Avenue
2826	Moore Street	1406	Peabody Avenue	1710	Lexington Avenue
2816	Moore Street	1814	Peabody Avenue	2317	Dempsey Street
2829	Nueces Street	2000	Peabody Avenue	2316	Summers Street
1804	Palm Drive	1334	Kennedy Avenue	2314	Summers Street
1909	Van Loan Avenue	915	Lexington Avenue	929	Coke Street
2823	Summers Street	1513	Lexington Avenue		
1402	Van Loan Avenue	1726	Kennedy Avenue		

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Thank you.

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

May 2, 2019

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### **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 attending.

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

DRA gave an update on the Voluntary Acquisition and Relocation Program (VARP). They reminded the group that May 7<sup>th</sup> at 11:59pm is the deadline to participate in the VARP. A mailbox is located outside of DRA's office gate for people to drop off their letter of interest after hours. DRA gave the following update on the program:

- 394 parcels have expressed an interest in selling
- 333 parcels have met eligibility requirements
- Offers were presented to 288 parcels, of which 262 have accepted
- 232 parcels have been acquired
- 22 declined offers
- 119 tenants have been relocated
- 17 of the relocated tenants have transitioned into home ownership. Almost 15% of tenants have received relocation benefits.
- DRA gave an overview of eligibility requirements and the process for the Voluntary Acquisition and Relocation Program and stated it was about a six-month process altogether.

### **Port of Corpus Christi Authority (the Port) Update**

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

- Group 2 is comprised of 16 parcels
- Group 3 is comprised of 12 parcels
- Group 4 is comprised of 33 parcels and the bid will close on May 7
- There is a total of 61 parcels ready for demolition
- Groups 2 and 3 demolitions are starting this week
- May 21 board approval is expected
- 232 parcels have been acquired, of which 129 parcels are closed, of which 103 have been demolished.
- A CAB member asked if there is a map showing where people have moved to and if the addresses of where former residents have moved is available. The Port responded that once the VARP is finished a map showing the acquired parcels will be created and shared. Personal information will remain confidential. It may be a zip code map.

- A CAB member asked about the funds that have been spent to date on the program. TxDOT and the Port responded that the Port had paid \$20 million and TxDOT has paid \$15 million, which is an aggregate of the home program, TxDOT staff, and consultants.
- Several CAB members voiced concerns about pest/rodent infestation in vacant homes. The houses that are waiting to be demolished are infested. Several were worried about diseases affecting the health of the community.
- A CAB member stated that Flint Hills refinery has 55 properties that they are not always maintaining. There needs to be more mowing and upkeep in a timely manner. Flint Hills has 55 properties that the Port doesn't mow.
- A CAB member stated that there are more people in the neighborhood even though people are moving out. They asked for more security due to break-ins.
- Several attendees who are involved with Hillcrest Church of Christ stated that two claims for fleas had been filed, but the problem had still not been taken care of. They also stated that access to the church was blocked. They have filed a complaint about that as well and nothing has happened. On Sunday, there were trucks blocking access to the church.
  - The Port stated that they own the property adjacent to the church and offered it to the church to be used for parking if needed.
- A CAB member remarked that there is no sidewalk access on two sides of Peabody at Martin Luther King Drive.
- A CAB member asked what Port security's role is. The Port responded that their security are licensed peace officers in the state of Texas and they patrol the neighborhood. Port police will detain any individual who is trespassing. The Corpus Christi Police Department are then called to address the charges or arrest, if applicable.
- A CAB member stated that the Hillcrest Residents' Association meetings take place once a week. They have discussed the problem of rodents on the properties the Port has purchased and stated they have not been maintained properly. They posed the question: What is the Port's responsibility to the neighborhood? The Port responded that they are trying to do their best and can address issues on Port property only.
- The CAB asked who to contact when there is a problem. The Port responded that if it is a trespassing incident to contact Port police. If it is related to a long-term maintenance issue the contact is Sam Esquivel. The phone number to contact the Port was written on the board: 361-882-1182.
- The CAB asked what the Port thought the grading on their performance should be. The Port responded that they strive to be an A, but based on the community's feedback they feel they are a C.
- A CAB member stated that rodents and pests are multiplying in the vacant homes and the Port should go in and eradicate them now instead of waiting.
- A CAB member asked if the Port can treat at Sam's Barber Shop again. The Port responded that it is being treated monthly.
- A CAB member asked if there could be more continual pest control before demolition. The Port responded that it is still ongoing every two weeks. The challenge is to hire a separate contractor for pest control and such a process has been a timely matter. The Port will follow up with hiring a contractor.
- It was noted by Dr. Gloria Scott that there are rodents, bugs, and water leaking through the seam of the roof/wall, and now mold, in Hillcrest Church. She asked when (not "if") can someone fix this issue. Another parishioner stated the mold was not present prior to drilling. The Port responded that they cannot address the problem. Flatiron Dragados LLC (FDLLC)

stated that they have a third-party claims process. By filling out the paperwork, this can be addressed. FDLLC went on to say there were already two claims filed and were thought to be addressed. A member of the church stated they had submitted two claims regarding the pests/rodents and stated nothing came from it and the issue had not been resolved. She stated the church paid for this treatment on its own. FDLLC stated that they would discuss with the concerned members after the meeting.

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

Darrell Chambers, with FDLLC, gave an update on construction and traffic and pedestrian impacts.

- Martin Luther King Drive is closed.
- The overpass bridge over Brownlee should be completed by end of year.
- Drainage improvements, water line relocations, and new sewer on MLK and other side of the freeway are being worked on.
- Staples Street bridge will be reopened mid to end of July.
- Alameda Street bridge will be removed after Staples Street bridge is opened. The pedestrian trellis structure will be salvaged and used elsewhere on the project.
- Staples Street bridge will have four vehicular lanes and 10-foot wide sidewalks for pedestrians on each side of the bridge.
- A CAB member asked if dust remediation was taking place. FDLLC responded they have a crew dedicated to sweeping the roads and that they are meeting all State safety standards.
- New drainage is being built in Hillcrest. In two weeks, traffic will be switched on Port Avenue and will connect to Salt Flats Ditch.
- A member of the public asked why there was no barrier as there is dust coming into the church. FDLLC responded they're not responsible for individual dust control measures since it's not required by the city or state. As a rule, they don't put up dust barriers, but use other measures instead. The same member of the public argued that there are barriers on other properties. FDLLC responded that they've never used the barriers on other projects.
- A member of the CAB asked if soil testing was done and the response was yes, and information can be found in the Final Environmental Impact Statement, which is on the website [ccharborbridge.com](http://ccharborbridge.com).
- A member of the public asked how often trucks were spraying. FDLLC stated "quite often". Christopher Amy followed up by asking if FDLLC can provide metrics on how often water trucks spray down the dust. FDLLC responded that no, it's done as needed and it varies.
- FDLLC gave an explanation of street rerouting. Sam Rankin to Winnebago to Coke St. is being reconstructed. Lake Street will be a new connection across the neighborhood with a shared use path. FDLLC will not close Winnebago until Lake Street is completed. Completion is about a year out.
- A member of the public asked for an update for the Stillman Pedestrian Bridge. They stated there is insufficient pedestrian connectivity or lighting in that area. FDLLC stated construction is phased; there will be more roadway construction which is when the sidewalks will be completed as will the lighting. There are temporary sidewalks connecting it to the existing sidewalks. The member of the public responded that he can't get to Stillman without going into the road; he asked for an explanation for how to do that safely as there are barricades across the sidewalk. FDLLC remarked that the barricades on the sidewalk will be removed tomorrow.
- A member of the public asked about the barricades in front of Hillcrest Church of Christ and why a closing on Noakes. The barricades don't allow room for cars to pass. FDLLC stated

they have to close the road to prevent traffic from turning right. There should be room for cars to go through. FDLLC said they would visit the site after the meeting to check.

- A member of the CAB asked if risk management from FDLLC attends the meetings. FDLLC stated that the records are available at CCPD. TxDOT added that they looked into the topic and traffic data used by the traffic department can't be publicly shared due to liability. Engineers at TxDOT are looking into the topic to find out which data can be shared.
- Pastor Nancy Foley of St. Paul's Methodist Church stated the building is experiencing structural shifts and she would like to file a claim for damage caused by vibration from construction.
- A presentation on seismic monitoring was given by Don Fog, from third-party vendor SAULS Seismic. They monitor sound and vibration on construction job sites and have been doing it over 35 years. They provide data to ensure vibration levels are under the threshold that could cause damage. Several monitoring units are installed on the project.
  - The public asked what happens if there is too much vibration. Mr. Fog said they would notify the client to let them know what vibration levels were and they would adjust. FDLLC stated if there is damage a person would have to go through the third-party claims process.
  - Ms. Coleman requested the readings from the monitor that was placed on her property. Mr. Fog said he would verify the equipment belonged to SAULS seismic and FDLLC can check the data.
  - A member of the public asked what if it's discovered that there's too much vibration? Mr. Fog answered that there's never been enough vibration to exceed the threshold. He was cut off by the person that asked the question with a clarification that she didn't ask if there was ever enough vibration. He responded that the company (SAULS) would let their client (FDLLC) know about the seismic reading.
  - A CAB member noted their houses are older and may not be able to withstand the vibration as well as newer homes. Lorette Williams, with FDLLC stated there is a third-party claims process and, if denied, the homeowner will decide what steps to take. A CAB member stated the community may not be able to afford lawyers. Mr. Fog stated vibration standards have been set. The CAB stated the problem is the threshold allowed and the age of homes in the area. Homes in Hillcrest cannot withstand the vibration. The third-party claims were brought up again by FDLLC and that the community can submit pictures of doors that don't open, cracks that allow rodents, etc.
  - A CAB member asked where the monitors are placed. Mr. Fog stated that they are placed where there is ongoing work. They're strategically placed between the worksite and closest inhabited structure. They are moved to capture the most affected areas. There are six placed now.
  - A CAB member asked how often monitoring occurs. Mr. Fog stated 24/7.
  - A CAB member asked where to find the seismic monitoring reports. FDLLC stated they have copies.
  - A CAB member asked how often the machines are calibrated and who sets the standard of measurement. Mr. Fog responded once a year, which is the industry standard and that he doesn't have the data to answer the rest of the question.
  - A member of the public wanted to know how many machines were monitoring by Hillcrest Church, when they were placed, and how long they were there. FDLLC responded that it depends on what activities are taking place at that time. They

- stated they'll look at their records. The intention was to provide an overview of the process, and they did not have specific data.
- A member of the public asked what the monitors look like. Mr. Fog presented a monitor for all to observe.

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

Dan Brown, Special Projects Manager for the Corpus Christi Housing Authority (CCHA) talked about housing opportunities.

- Six affordable homes with three bedrooms and two bathrooms have been finished. Five will be ready to rent in June. The CCHA stated the Northside Neighborhood would get preference if they submitted for the housing. It is a market rate and voucher-based system. The vouchers are income-based. The market rate is being determined. The U.S. Department of Housing & Urban Development (HUD) sets the standard. It is \$1,500 a month, but with vouchers it would be substantially less.
  - A CAB member asked if they were located all over town and Mr. Brown confirmed that yes, they were in different areas of the city. He named several areas, including Brownlee, Elgin, Watson, Jester, and Ronald Street.
- A CAB member asked if housing would be available for those who are indigents or that have previous records? Mr. Brown responded that whatever the standards are for section 8 they will have to qualify for them. The CAB member asked if there's no program for this group of people. Mr. Brown stated that he did not know the answer.
- Mr. Brown stated his mandate is to try to get 100 houses on the ground and built.
- A CAB member asked if there would be rental houses and how the rent was set up. Mr. Brown stated HUD establishes where houses are located and establishes the maximum amount for what they can be rented. Based on person's income they'll pay a portion of the rent and the government will pay a portion.
- A CAB member asked if there was a targeted area. Mr. Brown responded they are trying to stimulate areas that have opportunities to rise. He gave as an example infill lots. He explained that the homes were constructed for \$140K but would appraise for \$80-\$85K in the hopes to bring up the neighborhood. The homes are being rented so that an individual won't buy it for \$90K and then sell it for \$140K. Dr. Gloria Scott stated the new houses needed to be built in Hillcrest. Mr. Brown stated he would take that under advisement.
- A CAB member asked about people who had moved out of DN Leathers. Mr. Brown stated there were 122 people that have moved out and found homes. A member of the public asked if DN Leathers folks would be contacted to let them know when their lease is up so they can apply for these houses. Mr. Brown said they would reach out to them as well.
- A comment from a member of the public was that the Harbor Bridge project was built to tear apart the black community.
- Mr. Brown talked about the National Public Housing Museum in Chicago hosting the DN Leathers Northside Neighborhood History Project. A member of the public questioned why they were being housed in a Chicago museum instead of a local museum in Corpus Christi.

### **Texas Department of Transportation (TxDOT) Update**

- Christopher Amy gave an overview of what was produced for the Northside Neighborhood History Project, including banners, oral history, and a set of four books. He stated TxDOT is looking into how to get the books printed in an affordable way to make them accessible to more people. Chris then presented the remaining six history banners to the Oveal Williams Senior Center. The complete set of ten history banners will be housed at the senior center.

- Chris stated TxDOT is working with the City on the parks improvements (\$6M), including the shared use path.
- Chris gave an update on the Livability Plan and stated the team would try to wrap up by June. He stated he would like to have a page turn with CAB at the next Livability Plan Subcommittee Meeting to get feedback before the final presentation. Everyone will be getting a copy of the resource guide.
- A member of the public asked why the historical documents were residing in Chicago. Could the copy of the exhibit at the museum be placed in Corpus Christi. Or perhaps in Houston, Texas. Mr. Brown responded that it was because the location in Chicago is the National Museum of Public Housing. He expressed he did not think it would be a problem for the community. He thought the community would think favorably of that and that it would be a positive thing.

### **Adjournment of the Meeting**

The CAB Chair and TxDOT adjourned the meeting.