

HARBOR BRIDGE PROJECT COMMUNITY ADVISORY BOARD MEETING MINUTES

January 9, 2020

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. Pastor Adam Carrington, CAB Chair, was unable to attend. Christopher informed the CAB that the meeting agenda included a focused discussion about the Livability Plan and Resource Guide as TxDOT and their consultants, in coordination with the Federal Highway Administration (FHWA), are nearing the end of their efforts. He requested for the CAB to provide any final comments at the meeting.

Del Richardson & Associates (DRA) Update

DRA gave an update on the Voluntary Acquisition and Relocation (VARP) Program, which is in its final stages. The last chance for residents to sign up to participate was May 7, 2019. Since then DRA has been working to deliver offers. To date:

- 370 offers have been extended to property owners. Of those, 299 have accepted.
- 281 property owners have closed on offers.
- 37 offers were declined.
- 136 residential on-site owners relocated.
- 151 relocation letters were sent to tenants. Of those, 143 tenants relocated.
- 19 vacated tenants have transitioned to home ownership, with one more in progress.
- A CAB member asked if the Port was buying empty houses before the VARP. DRA responded that the properties bought were those that met eligibility requirements and did not know if empty homes qualified. As of January 2016, property owners had to own the homes they lived in and provide appropriate documentation to be eligible. Christopher asked attendees to refer to the VARP map to understand what had been acquired.
- A CAB member asked how many properties the program started out with. Initially, there were some vacant properties. 545 letters were sent to properties. In total, there were 390 parcels that elected to participate in the program, one restrictive covenant, and two life estates requested.

Port of Corpus Christi (the Port) Update

Natasha Fudge, Chief of Construction at the Port of Corpus Christi (the Port) gave an update on demolitions of vacant homes in the neighborhood. She provided attendees a handout that identifies the "Group 7" properties that are being demolished.

- To date, 215 properties have been demolished (houses knocked down; lot grading may not be complete).
- 12 properties remaining to be demolished by KSI. The contract deadline for demolition completion by KSI is March 15, 2020. The other 18 homes have been taken down but sitework may not be complete.
- A CAB member asked why there is a lag with maintenance of lots, including weed removal and clean up. They stated it was not acceptable.
 - Natasha stated she would send the remark to operations. She'll call the contractor to pick up dropped limbs. If there are particular properties that are of concern, she asked that the CAB and community send her the information on those properties. A CAB member stated they should not have to do that as it is her/the Port's job to keep track of these issues.
- A CAB member stated there is an odor in the neighborhood and asked what is being done about the sewer lines.
 - Sewer lines should be cut and capped before they're covered again. The contractor should not be leaving open pipes. The previous contractor left one open, and they were required to resolve the issue.
 - Natasha asked if this was a continuous concern. Neighborhood residents responded yes, it's a continuous smell. The property at 1325 Antelope is of particular concern.
 - A CAB member asked where the line is capped – at ground level, or below? Natasha stated it's not at the ground, it's below, and the depth depends on each property.
 - A CAB member asked if the clean outs are removed as well. The response was yes, they're removed.
- Natasha stated there are three Port employees on the ground overseeing the demolition contractors.
- A CAB member asked what the City's process is for terminating sewer line connections at the property before they get turned over to the Port for demolition. Another CAB member asked if the City flushes the lines before homes are demolished.
 - Natasha stated she did not know the answer, and those would be questions for the City to explain what their procedure is.
- A CAB member asked what the future land use is for demolished properties. Natasha stated she did not know the future of the properties. She was hired to oversee demolitions.
- Natasha stated the Port is working on putting together the next list of parcels to be demolished - about 25-30. This is anticipated to start end of March or early April. That list will be available at the next CAB meeting.

Construction Update

Flatiron Dragados (FDLLC), the developer on the project, was not in attendance at the meeting to give the construction update. Christopher proposed that the CAB send a letter to FDLLC requesting their presence at CAB meetings, as the CAB had requested during previous meetings that they be in attendance to provide the construction update and answer related questions. The motion was seconded. The construction update was given by Joseph Briones, Project Manager with TxDOT on the Harbor Bridge project. A handout with construction updates was shared with attendees (see attachments).

- Lynn Allison is the new Public Information Officer who has been hired by FDLLC.
- The design of the main span and the north/south spans (everything connected to the cables) has been suspended for 30 days. Joseph explained that this was due to the Florida pedestrian bridge collapse (the bridge was designed by FIGG, the same designer on the Harbor Bridge project). The design of the Harbor Bridge project is being analyzed. Joseph explained the limits of the no-build area.
- Christopher stated that the next time there is a media release on important topics related to the Harbor Bridge, it will be shared with the CAB.
- A CAB member brought up drainage issues near Nueces Bay where water was collecting. Joseph stated they would analyze to see if it's within the right-of-way, and if it's not, the concern will be sent to the City to address.
- CAB members stated flooding was occurring at Peabody, Kennedy, and Stillman streets, saying those streets never flooded before. They asked for mud to be cleared. A CAB member expressed frustration that the same issues are brought up at every meeting, documented in the notes, but there is no follow-up.
- One CAB member cited a news article that stated remains were found on the site of the project, at I-37 and Antelope, and asked why work continued on the project. TxDOT responded the remains were from a deceased person that wandered on to the site, and they were not cultural or historic in nature.
- A CAB member asked what the difference was between the CAB and the Community Advisory Committee (CAC). TxDOT responded the CAC was formed during the environmental process and was a precursor to the CAB. The CAB was formed in a more formal way and was the result of the Title VI action.
- A member of the CAB asked how the suspension of design activity on the bridge affects the CAB. Christopher responded the CAB would continue work until the first car drives over the bridge.
- A CAB member asked where they could find information on construction activities that impact them. Joseph stated it could be found on the project website.
- A CAB member commented it did not look as if there was enough clearance at Nueces Bay bridge. Joseph noted the minimum clearance is 16.5 feet. The bridge went up first and the grading will now need to go down. Work in that area is not complete. A CAB member noted that the way it stands now has been causing flooding.
- A CAB member noted there was flooding at Stillman Pedestrian Bridge.
- A CAB member asked for construction safety and inspection reports. They were concerned following a crane collapse and asked if FDLLC is keeping track of accidents. TxDOT stated these are not available to share publicly due to privacy issues.

Update on the Westside Area Development Plan Public Meeting

Staff from the City of Corpus Christi Planning Department were not able to attend the CAB meeting so Christopher gave a recap of the public meeting he attended in December, where the City asked for the community's input on the Westside Area Development Plan.

- The meeting was held on December 12, 2019 at 5:30 p.m. at Martin Middle School. The City worked with their planning consultant to host the meeting and City Manager Peter Zanoni was in attendance.
 - o The project team gave a brief presentation where they outlined the planning process. Their aim was to talk to people and get input from the public.
 - o Several topics that were presented included existing land use of the Westside, which encompasses the Hillcrest neighborhood. Washington Coles was not included in the Westside area. They presented the current transportation plan, park trails, and more.
 - o The City requested input on opportunity areas within Westside and also asked the public to identify areas where bike/ped improvements are desired. The team also requested comments on affordable housing, infrastructure improvements, and what is missing from the Westside.
 - o As far as next steps, Phase 2 will consist of writing a plan and incorporating the community's input. In spring of 2020, another public meeting is planned. Finally, the City will host a public hearing in the summer of 2020 to present the plan, but the public will be able to review it beforehand.
- One CAB member attended the public meeting and stated she was unable to give valuable input about the boundaries because she lived on the wrong side of the street. She said she felt like the City expected this and intentionally did not listen to her. She also said the City knew they needed to be at tonight's CAB meeting and chose not to be.
- The CAB expressed they felt as though the City is treating Hillcrest as an afterthought.
- Dr. Gloria Scott requested the Westside Area Development Plan Public Meeting notes be distributed in hard copy. Christopher stated he would provide 355 copies of the notes, along with pictures of the boards.
- The web address for the City's survey was written on a flip chart and attendees were encouraged to provide their input. The survey asks for input on the Westside Area Development Plan. The web address is cctexas.com/westside
- An attendee stated giving input to the plan is too hard given that it's only online. Summer Lawton, HNTB, shared Annika Yankee's, a City planner leading the project, phone number – (361) 826-3452. This phone number was listed on the Westside Area Development Plan Public Meeting flyer. The CAB can reach out to Ms. Yankee to provide input in other ways that don't include online formats.
- CAB members suggested that the City be notified about what needs to be communicated and addressed at the next CAB meeting.
- The CAB commented that the Northside Livability Plan needs to be taken into account when developing the Westside Area Development Plan. The CAB and the City should meet to make sure relevant information from the Northside Livability Plan is incorporated.

Texas Department of Transportation (TxDOT) Update

- Christopher gave a presentation recapping the background on the Livability Plan and reviewing the past three years of working with the community on the plan. He gave a brief overview of the initial livability workshops, which resulted in the community identifying

livability priorities. Then, he recapped how input was received at CAB meetings and Livability Plan Subcommittee Meetings and how the FHWA and the City of Corpus Christi also provided feedback on the plan. Finally, Christopher stated the plan would be presented to and carried forth by the Hillcrest Residents Association.

Adjournment

- The meeting was adjourned.



Hillcrest | Washington-Coles

Voluntary Real Estate
Acquisition & Relocation Program

Demolition Notification Group 6 – Thirty (30) Parcels

1109 Coke Street
2817 Dempsey Street
2821 Dempsey Street
2827 Dempsey Street
2315 Hatch Street
2500 Hulbirt Street
2501 Hulbirt Street
2823 Hulbirt Street
1426 Kennedy Avenue
2114 Kennedy Avenue

1902 Martin Luther King Drive
2818 Martin Luther King Drive
2821 Moore Street
1901 Nueces Street
1902 Nueces Street
1913 Nueces Street
1916 Nueces Street
1207 Palm Drive
1705 Palm Drive
1304 Peabody Avenue

1305 Peabody Avenue
1403 Peabody Avenue
1414 Peabody Avenue
1700 Peabody Avenue
1707 Peabody Avenue
1712 Peabody Avenue
1819 Stillman Avenue
1905 Stillman Avenue
1306 Van Loan Avenue
1818 Van Loan Avenue

The Port of Corpus Christi Authority (“**PCCA**”) has contracted with KSI Specialties, LLC. (Contractor) to perform demolition and clearing of the properties that the PCCA acquires 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 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**”).

This project has begun. 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 the PCCA at 361.882.5633 or send a message via email to DemoProject@pcca.com

January 9, 2020

CAB Update

Eligibility Confirmed /Declined	390
Selling Interest	386
Life Estate	3
Covenant Interest	1

Offers	
Presented	370
Accepted	299
Acquired	281
Declined	37

Number of Residential Owners Relocated
136

Tenant Relo Packages	Issued	151
	Vacated	143
	Homeownership	19

Completed & Billed (100%)	Structures Down	Engineering Inventory	Pending Environmental Assessment & Abatement
181	182	232	47

